

# TOWN OF ST. GERMAIN

OFFICE OF THE CLERK  
P.O. BOX 7

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[www.townofstgermain.org](http://www.townofstgermain.org)

## MINUTES SPECIAL TOWN BOARD MEETING: FEBRUARY 28, 2017

1. **Call to Order:** Chairman Tom Christensen called the meeting to order at 1:00 P.M.
2. **Pledge of Allegiance**
3. **Roll Call, Establish a Quorum:** Tom Christensen, John Vojta, Ted Ritter, Jim Swenson, Doug Olson, Marion Janssen, Town Treasurer, Tom Martens, town Clerk. There were also 10 other people in attendance.
4. **Open Meeting Verification:** Mr. Christensen noted that he had posted the meeting agenda at three locations in town on February 27, 2017 prior to 11:00 A.M...
5. **Approval of the Agenda:** Motion Swenson seconded Olson that the agenda be approved in any order at the discretion of the chairman. By a voice vote Yes – 5, No – 0. Motion carried.
6. **Citizens' Comments:** Penny Wiesmann asked that when the road limits are posted that they also be posted on the town's website.
7. **Town Board Member Concerns:** Mr. Vojta asked Mr. Martens if the internet problem had been resolved. Tim Ebert had told Mr. Vojta that there might be an issue with issuing the pay checks this Friday. Mr. Martens said the SonicNet had resolved the problem at the tower on Pedycourt Road.
8. **Discussion Action Items**
  - a. **New bike trail starting in the community area going north to Half Mile Road:** Ann Small stated that the proposed trail would be about .85 mile long. The cost of blacktopping would be around \$160,000/mi and the cost of gravel would be around \$91,000/mi. The bike trail and a proposed ATV trail would have a buffer of trees between them. However, since the strip of land is only 50 feet wide and each trail would be at least 12 feet wide, there wouldn't be much room for the buffer. Mr. Vojta thought that some money could be saved if the town crew did the clearing and excavating. The ATV club would be on its own, but possibly would save money if the ATV trail was cleared at the same time. Mr. Ritter asked who was going to be paying for the ATV trail. Mr. Christensen said that the ATV club would be on its own. Ms. Small said that once things are more final the committee could work on getting grant money. The plan is for the town board, committee and any other interested residents to walk the property to see just how the trails might be laid out. Bob Schell added that the plan was for this portion of the bike trail to be done in 2018. However, since the ATV club wants to move forward with its trail, the non-motorized trail committee has been put into a position of needing to work on the bike trail this year.
  - b. **Contract with Funktion Design Studio for consultant fees concerning the Red Brick School and the Community Center:** Mr. Christensen had received a contract from Funktion concerning the study that was to be done for the Red Brick Schoolhouse and the Community Center. The fee would be \$5,000 plus reimbursable expenses. Mr. Ritter asked if there was a timeline. When Funktion appeared at a town board meeting, it had been discussed that there would be a proposal to present to the electors at the April Elector meeting. Obviously, that deadline is not going to be met. Mr. Swenson thought that possibly a 30-day time limit could be set for the stakeholder meetings and a 60 to 90-day time limit be set for the completion of the report. Mr. Christensen thought that the report might take six months. Mr. Christensen will notify Funktion that he will sign the contract as soon as they provide a timeline. Mr. Christensen will give an update at the March town board meeting.
  - c. **Terms of a long term lease agreement with the Chamber of Commerce concerning their construction of a new Chamber Building on Town Property:** Mr. Christensen stated that the Chamber of Commerce has found out that if it has a long term lease agreement with the town for the use of the land, the Chamber can borrow money to build the new Chamber building on town property. Bruce Weber stated that nothing has changed since his last report and that the Chamber wants to move forward. Jon Strom stated that the Chamber would need to have renters insurance. Once the mortgage is paid off, the Chamber would turn the building over to the town. The mortgage would be a five-year mortgage with a 20 to 30 year lease agreement. Mr. Strom suggested that two town board members and two chamber members should meet with Attorney Steve Garbowicz to work out the terms of the lease agreement. Mr. Vojta stated that at this time the town does the yard clean up, grading of the parking lot, repair/patch the blacktop driveway, does the mowing and

plowing and any tree removal. The town does not do any maintenance on the statue or any landscaping. The town maintains the small shelter building. It was the consensus of the town board that those items should continue status quo. Mr. Christensen thought that the legal fees and any other fees incurred should be split 50-50 between the town and chamber. Motion Vojta seconded Olson to have Attorney Garbowicz prepare a long term lease agreement between the Town of St. Germain and the St. Germain Chamber of Commerce for review by both parties and that all fees between both parties be split 50-50. By a voice vote Yes – 5, No – 0. Motion carried.

- d. **Permit Fee during the period of time Road Limits are in effect:** Mr. Ritter thought that if fees were going to be charged for exemptions from the road limits, that there should be an ordinance. Mr. Ritter also thought that the road limits should also be included in that ordinance. Mr. Vojta asked that the zoning committee work on the ordinance. Mr. Ritter said that in his opinion, the zoning committee should not be asked to write ordinances that have nothing to do with zoning. Mr. Ritter volunteered to write an ordinance. It would not be completed for the road limit season this year. Mr. Ritter and Mr. Vojta will meet with Tim Ebert to discuss the proposed ordinance.
- e. **Recent Letter to the Editor in the Lakeland Times from Will Maines:** Mr. Christensen said that since he didn't know if everyone purchased the Lakeland Times, he had sent copies of a letter to the editor that was addressed to the St. Germain Town Board from Plum Lake town chairman Will Maines. Mr. Vojta stated that he had talked to Plum Lake Fire Chief Kevin Rasmussen and supervisor Gary Schmidt. Mr. Schmidt told Mr. Vojta that everyone should relax. Mr. Schmidt would be back in April and thought that the two towns could get together then. Mr. Christensen said that the only way that the two towns could manage the ambulance together would be if an EMC district would be formed. Mr. Ritter thought that it had to be joint effort and that the two towns should still meet. Mr. Christensen will let the Plum Lake town board know that he and fire chief Tim Gebhardt would still like to meet with the fire chief from Plum Lake as well as representatives from the town board.

**9. Closed Session – Adjourn to closed session in accordance with Sections 19.85 (1) (e) of the Wisconsin Statutes to consider the replacement of the Lost Creek culvert on Big St. Germain Drive.**

**(e) Deliberating or negotiating the purchase of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session:** Motion Christensen seconded Vojta that the meeting be adjourned into closed session at 2:40 P.M. By a roll call vote: Mr. Olson – yes; Mr. Swenson – yes; Mr. Vojta – Yes; Mr. Ritter – Yes; Mr. Christensen – Yes. Motion carried.

**10. Reconvene to Open Session - Reconvene to open session to take such action(s) as the Board deems appropriate, following consideration given in closed session:** Motion Olson seconded Swenson that the meeting be reconvened into open session at 3:08 P.M. By a voice vote: Yes – 5; No – 0. Motion carried.

Motion Christensen seconded Vojta to agree to amend the updated change order with Legacy Construction by agreeing to amend paragraph #6 to read as follows: “The parties agree that the project completion date will be May 22, 2017 barring any issues with the availability of Hotmix asphalt delivery, weather permitting, and weight limitations on roadways.” and that the request to remove paragraph #7 be denied. By a voice vote Yes – 5; No – 0. Motion carried.

**11. Adjournment:** Motion Vojta seconded Olson that the meeting be adjourned. By a voice vote Yes – 5, No – 0. Motion carried. Meeting 3:10 P.M.

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Town Clerk

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Chairman

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Supervisor

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