

Town Board Meeting Minutes
September 6, 2016, at the Rockland Town Hall
Called to order by Chairman Cashman at 7:46 p.m.
Adjourned at 9:22 p.m.

The Clerk, Treasurer, and all Board members were present along with Bob Gerbers, Tim Ambrosius (CQM), Scott Jewitt, and other members of the public. Clerk Charette verified that the meeting was properly noticed; the agenda was presented after the pledge of allegiance was recited.

Minutes from August 15, 2016, Town Board meeting

M/M by Supervisor Lasee to approve the minutes from the August 15, 2016, Town Board meeting as presented; seconded by Chairman Cashman. Motion carried.

Conditional Use Permit request from Scott Jewitt, Owner, to allow Panic Chambers to host community haunted farm on Parcel R-179-1, 5581 CTH W, De Pere, Wisconsin in October 2017

A public hearing was held on this item at 6:30 p.m. this evening wherein members of the public provided testimony in person and via e-mail. The Board also received a petition from members of the public who opposed granting the conditional use permit.

Chairman Cashman stated that the haunted farm is a great idea but is not located in the right location. There are too many residences located near the proposed location. Cashman also believes that the haunted farm will grow out of this location in the future as it gains in popularity.

Supervisor Lasee thanked the applicants for bringing this proposal to the Town and complimented them for the job they did in addressing everyone's questions. Lasee concurred that the proposal is located in the wrong location. Lasee stated that if a new enterprise comes into the area, it needs to not interfere with the quality of life. Lasee is concerned for the neighbors and their concern for their safety, level of traffic and noise brought into the area by this event.

Supervisor Van Vonderen stated that she is voting no on the proposal. There is no guarantee that the Applicants can give the neighbors that nothing will go wrong. She is concerned for the risk the Applicants are taking in that if granted, the conditional use permit would only be issued for one year. The Applicants are entering into a long term lease with the owner, Scott Jewitt. Van Vonderen complimented the Applicants for their professionalism and great presentation. She concurred that this was not the right location for this proposal.

Scott Jewitt clarified that he is charging the Applicants \$0.00 for the lease. Jewitt will receive a portion of the proceeds from the sales of tickets for the haunted farm.

M/M by Chairman Cashman to deny the Conditional Use Permit request from Scott Jewitt, Owner, to allow Panic Chambers to host community haunted farm on Parcel R-179-1, 5581 CTH W.; seconded by Supervisor Lasee. Motion carried. Roll Call Vote: Chairman Cashman- Aye; Supervisor Van Vonderen-Aye; Supervisor Lasee-Aye.

Application for Payment #3 from RC Excavating for work done on Hickory Ridge Area Drainage Improvement Project

Tim Ambrosius, CQM, Inc., conducted a walk-through of the residential properties involved in this project on August 10th. At that time, a punch list was created and distributed to RC Excavating, Chairman Cashman and Ayres Associates. Thereafter, the contractor paved the roads and driveways. On August 19th, Ambrosius contacted RC Excavating to question why the items on the punch list had not been completed. The contractor

stated that he wanted to wait until after Labor Day. Ambrosius called Willems Landscaping to provide an estimate on completing the landscaping. Willems refused the contract because they are working with RC Excavating to complete the landscaping. RC Excavating estimates it will take 7-10 days to complete the punch list. They intend to begin work on the punch list today. RC excavating is requesting \$109,080.50 for full payment less the retainage being held. Ambrosius recommended that the Town not pay RC Excavating until the work is completely done.

Chairman Cashman stated that much of the work, other than the ditching work, could have been done in the past three weeks. Cashman also stated that the Town should have been contacted when the contractor or Ayres knew there would be an overage on the driveway/roadway restoration costs.

Kory Derenne, 3943 Stonewall Drive, stated that some of the additional costs for the driveway/roadway restoration may have been because RC Excavating goofed up on his property.

Rick Noel, 3900 Stonewall Drive, stated that the Board gave an extension until July 25, 2016, and today is September 6, 2016, yet the work is not done.

Kory Derenne asked that the Town Board take a ride through the subdivision. Derenne stated that the e-mat is settled and when cutting his lawn last night he got stuck in his ditch. Derenne stated that the ditches are not draining as they should.

Amy Jo Derenne, 3950 Stonewall Drive, wondered when the pile of gravel located in front of their home will be moved. She also questioned whether the electric dog fence will be repaired. Cashman explained that Northeast Asphalt made a mistake and cut out the gravel in front of their property. RC Excavating did not communicate to Northeast Asphalt not to cut out this area. Carter Trucking filled in the area last week. Cashman noted that he believes the electric dog fence is on the punch list to be completed.

M/M by Chairman Cashman to withhold application for Payment #3 from RC Excavating for work done on Hickory Ridge Area Drainage Improvement Project until further notice; seconded by Supervisor Lasee. Motion carried.

Extension of Sanitation and Recycling Agreement with Harter's Fox Valley Disposal through September 30, 2021

The Town Board reviewed the proposed contract and recommended the following changes:

- 1) Length of contract should extend to December 31, 2021 rather than September 30, 2021
- 2) Harter's to pay all tipping fees and retain the recycling refunds
- 3) Specify the size of cart to be provided
- 4) Request that tonnage of refuse and recycling be reported monthly
- 5) Eliminate language that allows Harter's to collect on holidays
- 6) Harter's will retain ownership of the carts that they provide to residents

Discussion also was had on the request to charge a fuel surcharge when CNG exceeded \$2.00. The Board could not reach a conclusion on this provision. Clerk Charette will revise the contract and send to Harter's to execute.

Amendments to Farmland Preservation Plan zoning map

The Board reviewed the farmland preservation area map provided by Brown County and the recommendations made by Bob Gerbers, Zoning Administrator. Gerbers recommended that the following parcels meet the criteria listed in ATCP 4912, Wis. Admin. Code., and should be included in the farmland preservation area. The parcels listed are R-11, R-17, R-120, R-121, R-147, R-149, R-192-1, R-289-1, R-309 and R-353 are were highlighted in pink on the map. The Board found that these parcels met the criteria of the program.

Gerbers also questioned whether the Board should consider removing certain areas located in the southern part of the Town from the farmland preservation area. Discussion was had on the purpose of the Farmland Preservation program, the tax credits provided under it, and whether certain properties may want to be removed from the Farmland Preservation area.

M/M by Chairman Cashman to amend Rockland's Farmland Preservation Plan map to add parcels R-11, R-17, R-120, R-121, R-147, R-149, R-192-1, R-289-1, R-309 and parcel R-353 into farmland preservation; seconded by Supervisor Lasee. Motion carried.

Memorandum from Allyson Watson, CNRED Educator, Brown County UW-Extension

Clerk Charette provided the Board with a copy of the August 30, 2016 memorandum from Allyson Watson.

M/M by Supervisor Lasee to acknowledge that the document has been received and then thank Ms. Watson for her work on it. No second received.

The Board chose to take more time to review it and then determine what action should be taken at a future meeting.

2017 Property Tax Agreement with Brown County

Treasurer Van Dyck explained that a revised property tax agreement has been proposed by Brown County for 2017 which would require the municipality to pay \$.85 per tax bill plus postage. A meeting with the County Treasurer is scheduled for October 4, 2016. Treasurer Van Dyck is waiting to hear back from Treasurer Zeller as to when they need this agreement signed.

M/M by Supervisor Van Vonderen to table the 2017 Property Tax Agreement with Brown County until after the October 4, 2016, meeting and after the deadline for signature is received from the County Treasurer; seconded by Supervisor Lasee. Motion carried.

Set dates for budget workshop meetings, Budget Public Hearing and Special Town Elector meeting

The following dates were set for the Budget Workshop meetings: Wednesday, September 28th @6:30 p.m. and Monday, October 24th @ 6:30 p.m. The Budget Public Hearing was set for Wednesday, November 16th @ 7:30 p.m. with the Special Elector meeting and the Town Board meeting to follow.

Building/Zoning Report

Bob Gerbers provided a written Building Permits report for August to the Board. A total of \$3,030.00 was collected of which \$2,100.00 was paid to Gerbers for inspections.

Chairman's Report

Chairman Cashman reported that the signs for Masse Drive and Hoskens Drive need to be replaced. Cashman is also investigating run off that coming from a farm adjacent to Jim Blauet's property. The ditch will need to be cleaned out.

Chairman Cashman reported that the old Town Hall was burned down over the weekend. Carter's Trucking has been asked to provide a quote for the clean-up.

Treasurer's Report

Treasurer Van Dyck reported that the Town has 1) received \$820.00 for dog licenses; 2) received the August payment settlement of \$127,000.00; and 3) has spent \$131,021.05 toward the Hickory Ridge project this year.

M/M by Chairman Cashman to receive the Treasurer's report; seconded by Supervisor Van Vonderen Motion carried.

Announcements and Distribution of Correspondence-

Clerk Charette reminded the Board of the regional Turnout for Transportation meeting on September 29, 2016 at 7:00 p.m. Location is yet to be determined.

Items for future meetings- Harter's Contract, Cashman Drive application for payment; signs

Public comment-

Treasurer Van Dyck stated that Customer Appreciation lunches are being provided by Brown County at the Waste Transfer Station on September 13th and the Recycling Facility on September 14th from 10:00 a.m. to 2:00 p.m.

Scott Jewitt expressed his appreciation for the work that all individuals from the Town, especially Bob Gerbers, provided on his conditional use permit request.

Terry Vertz questioned whether the dirt being hauled onto the Willems property on CTH PP requires a permit. Chairman Cashman stated that Willems is applying for permits with the Town to build a home on the property in the future.

Chairman Cashman informed the Board that the roof of the town hall was repaired to fix a leak.

Voucher in Payment of Bills

Clerk Charette provided the voucher for approval.

M/M by Chairman to approve the voucher for checks #9598-9636 for a total of \$14,600.63 with no voided checks and no online payments; seconded by Supervisor Lasee. Motion carried.

Adjournment

M/M by Chairman Cashman to adjourn the meeting at 9:22 p.m.; seconded by Supervisor Van Vonderen. Motion carried.

All minutes have been taken truthfully and honestly and to the best of my knowledge and ability.

Jann B. Charette, Clerk

Minutes approved as written / with corrections (**strike one**) by the Town Board on Monday, September 19, 2016.

Dennis J. Cashman, Chairman