

Minutes Town of Stella Regular Town Board Meeting held on October 11, 2016, at 5p.m.

Present: Chairman Dave Brunette, Supervisors Bob Goodin and Rich Hirman, Treasurer Kathy Baker, and Clerk Amy Zdroik

Town residents: Secluded Land Company Representative, Jack Akers; Oneida County Planning and Zoning Representatives, Karl Jennrich and Scott Ridderbush; Al Ring; Jill Rassbach; Ken Rassbach; Jerome Kuczmariski; Susie Kuczmariski; and Stella Fire Chief, Joe Jorgensen.

Chair Dave Brunette called the Regular Town Board Meeting to order at 5:00 p.m.

- **Approve Agenda and Meeting Noticed.** Clerk verified the meeting was noticed on the three (3) town bulletin boards. A MOTION WAS MADE by Supervisor Goodin, seconded by Supervisor Hirman to approve Agenda. Motion carried by voice vote.
- **Approve Minutes.** Clerk Zdroik distributed minutes from the **September 13, 2016, Regular Town Board Meeting**. There were no changes to the minutes. A MOTION WAS MADE by Chair Brunette to approve the Regular Town Board Meeting minutes, seconded by Supervisor Goodin. Motion carried.
- **Treasurer Report for September 2016.** Treasurer Baker gave the report of the Town of Stella Revenue and Expense accounts for the month ending September 30, 2016. A MOTION WAS MADE by Chair Brunette, seconded by Supervisor Goodin, to approve the September 2016 Treasurer's Report as read. Motion carried by voice vote.
- **Secluded Land Company Discussion Regarding Jennie Raisen Lake Development.** Secluded Land Company Representative, Jack Akers, provided a certified survey map for The Boards' review which showed a decrease from 31 to 25 lots now available for sale. Secluded has to provided public access but the statute doesn't require specific quality of public access. Currently public access to Creek along Township line. Secluded will be providing easement (private road) that the Town does not need to maintain. There will be 10,000 square feet of buildable area in the proposed subdivision. The certified survey map is still in review at the County level. The County was waiting to hear from the Town regarding five acre backlot requirement. County will schedule a meeting for preliminary review of certified survey map. Citizen Jerome Kuczmariski asked if a berm would be provided next to his son, Matt Kuczmariski's property. Secluded stated that it was not required but they will still provide a berm and trees. The trees in the natural drainage area will remain. Oneida County Representative, Karl Jennrich commented that there were not any requirements from the County. Both Supervisors Goodin and Hirman commented they do not support an outside developer coming into township and building a subdivision along a small lake. Supervisor Goodin asked County if subdivision would have been approved if the 200 foot requirement was still in affect regarding building next to water. County responded, "Yes." Per the certified survey map, there are ten waterfront lots available for sale. Supervisor Goodin also commented there was not any natural gas and that holding tanks/LP tanks would be required. Concerned with heavy trucks running along town road. Secluded commented holding tanks would not be required because the proposed subdivision is in a high and dry area. Citizen Ken Rassbach expressed his concern with the future quality of the lake and hunting once public access is provided. Concerns of trespassing and polluting as well. Twenty-five lots are available for sale however unsure how many people will purchase the lots. Plat map still in preliminary stage. Board will need to approve final map. A MOTION WAS MADE by Chair Brunette to approve the **Preliminary** Certified Survey Map of Jennie Raisen Shores from Secluded Land Company, seconded by Supervisor Goodin with prejudice. Motion carried by voice vote. Secluded will follow-up will final plat map.

- **Tenderfoot Road Flooding Due to Beavers Update.** Supervisor Goodin contacted the Railroad on October 4, 2016, regarding the matter. Supervisor Hirman reviewed the flooded area on October 10, 2016, and did not observe any signs of repair. Water still moving slowly. Supervisor Goodin will follow-up with the Railroad. Supervisor Goodin contacted town resident, Tom Fedderly, regarding beaver control. Supervisor Goodin also contacted the DNR on beaver control and their policy. The season is from April-October 1 and the cost is \$750/year and will probably increase next year. It is too late for the DNR to perform any services. Supervisor Goodin commented to continue with trapping because it is cheaper. However, no town residents want to trap because trapping is not profitable. Town to offer \$50/hide to trap.
- **Culvert Replacement on Berger Road Update.** Supervisor Goodin contacted Oettinger Excavating & Septic, Inc. regarding culvert that still needs to be replaced.
- **Town of Stella Holiday Party December 10, 2016.** Chair Brunette will provide linens. Supervisor Goodin ordered mailing labels and waiting for bill.
- **Development Deerhorn Road.** Chair Brunette received building permit from Citizen Rockwell. New building will need to be built upon footprint of old building remaining next to lake. Supervisor Goodin wants the trees removed so the Fire Department can get in. Supervisor Hirman stated ETI Custom Builders, LLC is the contractor and that some trees will have to be removed in order to bring in building materials.
- **WI Towns Association State Transportation Fund Meeting on September 29, 2016.** Chair Brunette attended the meeting. Every town under population of 50,000 is scheduled for road repair. None of the elected officials attended the meeting. According to Governor Walker's new budget, towns will receive an increase of money received per mile for road work. There will be a hold on big city construction. Estimated increase is \$88/mile. Approximately 38 miles of Stella town road. Discussed at meeting that funding should be increased to \$5,000/mile. Towns/County roads make up 54% of state but only receive 4% of state aid. Chair Brunette shared examples of Town of Stella road improvements with other attendees at the meeting.
- **Hogan & Melms, LLP Letter.** Chair Brunette discussed letter received from Town Attorney regarding the Jennie Raisen Lake Development and requirements of five acre backlots. If Secluded decided not to change backlots to five acres, the plat map would still be approved. There is nothing the Town can do and the proposed subdivision is the best case scenario. Unsure whether County would have supported the Town because rules must be followed in accordance with Act 55.
- **Stella Lake Association Discussion Regarding District Formation.** Supervisor Hirman discussed requirements for forming a Lake District association. A petition would be presented to all Stella Lake property owners and they would vote in support or against forming a Lake District association. An approval of 42% or more would be required to form a Lake District association. Treasurer Baker asked the purpose of forming a Lake District association. Supervisor Hirman discussed that the Lake District association would have the right to tax property owners an additional tax (special assessment) to maintain the lake. Stella Lake currently has an association (volunteer based) that pays to have the lake stocked with fish. The formation of a Lake District association would not affect The Town. Supervisor Hirman asked if an ordinance is required. Chair Brunette discussed The Town would collect and disburse the funds (special assessment).
- **Town Hall Rentals.** Town residents, Cindy and Mike Carroll, will rent town hall for December 3, 2016. Supervisor Hirman will bug bomb the hall beforehand due to problems with flies.
- **Pothole on Gagen Road.** Supervisor Hirman discussed that Town of Piehl would not be fixing Ginty Lake Road.

- **Spafford Road Repair Update.** Supervisor Hirman unsure whether Oettinger Excavating & Septic, Inc. will repair rip rap.
- **Budget Discussion.** Chair Brunette discussed assessment costs regarding a full evaluation of the township to be conducted from tax years 2018-2020. The costs should be included in the budget and split between two years due to the significant cost. A MOTION WAS MADE by Chair Brunette, seconded by Supervisor Hirman, to approve splitting full evaluation costs for the township between two years. Supervisor Goodin proposed setting aside \$5000 in the budget for the Fire Department in order to rehabilitate the Brush Truck.
- **Fire Department.** Chief Joe Jorgensen sworn in and accepted new position. No formal motion. Chief Jorgensen discussed Fire Department sold old tanker. . Supervisor Goodin had to apply for a new title in order to sell the old tanker.
- **General Election November 8, 2016 – Approval of New Poll Worker - Action Required.** Clerk Zdroik discussed approval of new poll worker, Michael Trefz, for General Election. A MOTION WAS MADE by Chair Brunette, seconded by Supervisor Hirman, to approve Michael Trefz as a new poll worker.
- **Fall Dump Clean-Up Discussion.** Town resident, Allan Ring, has a key for the town dump if any resident would like to use it. Mainly used for yard waste. No formal posting required by Town Clerk.
- **Comprehensive Plan Letter.** Chair Brunette given letter from Clerk Zdroik regarding Comprehensive Plan (future of town). Chair Brunette will review the letter and follow-up with the Board at next meeting.
- **Discussion Land Purchase by Town of Stella.** Supervisor Hirman discussed whether the Town was interested in purchasing the property for sale next to the Town Hall and Fire Station. Treasurer Baker will look into the cost of purchasing the property.
- **Approve September 2016 Bills for Payment.** Invoices reviewed and approved for payment.
- **Set Date for Next Town Board Meeting – Alternate Date Due to General Election and Set Date for Budget Meeting.** Date will be Wednesday, November 16, 2016, at 5 p.m.
- **Adjournment.** A motion to adjourn was made by Chair Brunette, seconded by Supervisor Goodin. Motion carried by voice vote. Meeting adjourned at 6:27 p.m.

Respectfully submitted to the best of my ability and knowledge:

Submitted by
Amy Zdroik, Clerk