

TOWN OF IXONIA MONTHLY TOWN BOARD MINUTES

November 9, 2015

TIME & PLACE: The regular Town Board Meeting of the Town of Ixonia was called to order by Chairman Perry Goetsch at 7:00 P.M. at the Town Hall located at W1195 Marietta Avenue pursuant to notice requirements of Wisconsin State Statute 19.84 Public Notice.

ATTENDANCE: Present with Chairman Perry Goetsch was Supervisors Carl Jaeger, Brian Derge, Jeff Taylor, Peter Mark and Clerk Donna Hann. Also, in attendance were 17 citizens.

ITEM #3: PLEDGE OF ALLEGIANCE

ITEM #4: APPROVAL OF MINUTES – Peter Mark made a motion to approve the minutes, seconded by Brian Derge. Motion carried.

ITEM #5: REVIEW AND POSSIBLE APPROVAL OF TREASURER REPORTS FOR:

- A) Town of Ixonia
- B) Utility District #1
- C) Utility District #2

Tabled until next month's meeting.

ITEM #6: COUNTY SHERIFF'S REPORT AND/OR COUNTY SUPERVISOR'S REPORT – No County Sheriff was present. County Supervisor Amy Rinard was present. Tuesday, November 10th the County will be adopting the 2016 County Budget. The tax levy will be \$26.7 million which is just about even with last year's tax levy. The tax rate will be \$4.32 per \$1000 of equalized value which is actual a reduction of 7 cents from last year's tax rate. Last month the County Board approved the rezoning with the conditional use of the 5.76 acre parcel at Hwy 16 and North Road that was proposed to be a mini warehouse business.

ITEM #7: PLANNING COMMISSION

- A) East 97th Place, LLC, owner; 012-0816-2723-005 & 012-0816-2723-006; Petitioner Seeks a Land Use Permit For Outside Storage and Expansion of Current Dust Free Surface Area. The Parcels are 3.412 & 2.858 Acres located at W1265 Linden Rd, Ixonia and is currently Zoned I-Industrial. Eric Reimer, Sr. Equipment Facility Manager of Mortenson Construction is seeking approval for outside storage and to expand the current dust free surface area to about another acre to allow for additional storage of additional equipment and storage containers. Jeff Taylor asked if the area is currently fenced in. Mr. Reimer replied that the entire area is fenced with some berms built up on the north side of the property to block the view of the current equipment being stored there. Perry Goetsch asked the Town Engineer, Brandon Foss of R. A. Smith if the Town needs to be concerned with impervious surface. Peter Mark asked if crushed asphalt is considered an impervious surface. Brandon said he wasn't sure if he could answer that, gravel no, asphalt or concrete yea, millings not sure. He is guessing the answer is no because millings start out pervious but after a year pack down and become impervious. If the additional acre is impervious surface then a storm water plan would be required. Mr. Reimer stated that there is a drainage system currently in place. Perry suggested having the Engineer look into the storm water plan before sending a recommendation on to the County. Brandon asked Mr. Reimer when the last improvement was done and if a storm water management report was done. Mr. Reimer stated the last time anything was done was in 2006 when the building was built. He was going to see if he could obtain a copy of the report that was done at that time. This was passed unanimously by the Planning Commission. Brian Derge made a motion to approve the expansion of the current dust free surface and to allow the expansion of outdoor storage based on a suitable storm water plan is looked at and approved by the Town Engineer. Peter Mark seconded the motion. Motion carried.
- B) 12 Gauge Construction, LLC, Tenant/Pedone Investments LLC, owner/occupant; 012-0816-2723-004; Petitioner Seeks a Conditional Use For a Construction Company to be an Additional Tenant to Existing Property. The Parcel is 3.414 Acres located at W1223 Linden Rd, Ixonia and is Currently Zoned I-Industrial. Frank Pedone is asking the Board to approve a conditional use permit for a new tenant, 12 Gauge Construction. They do commercial and residential construction. Peter Mark asked if the only change is for the different occupancy inside the building, nothing will change outside. Mr. Pedone stated that his building is 3 units, he occupies one of the units and 12 Gauge Construction would occupy the other 2 units. Peter Mark asked what the current conditional use on this property is. Clerk, Donna Hann stated that the current conditional use applies to Mr. Pedone's office business and storage. The property also has an area that is currently not dust free. Mr. Pedone stated that the dust free surface will be taken care of in Spring. By the end of the week a fence will be installed for the outside storage area. Brian Derge made a motion to approve the conditional use permit for 12 Gauge Construction LLC. Seconded by Carl Jaeger. Peter Mark asked if there could be a requirement added to the approval to have the dust free surface completed by a certain date. The Planning Commission had recommended June 2016. Motion carried with the dust free overflow to be completed by June of 2016.

ITEM #8: REVIEW AND POSSIBLE ACTION ON PROPOSED WE ENERGIES EASEMENT ON TOWN HALL PROPERTY – We Energies is looking to place a small building to the east of the Town Hall parking lot to house utilities currently located along Marietta Avenue in front of the Town Hall. Peter Mark asked why the building would need fencing. We Energies prefers the building is fenced for security reasons. Not putting up a fence could be discussed. The type of fencing can also be discussed. We Energies would like to know if the Town Board is opposed to this site or if they can move forward with the project. Carl Jaeger made a motion to enter into discussion with We Energies for the use of Town property for relocating gas lines. Seconded by Brian Derge. Motion carried.

ITEM #9: UTILITY DISTRICT #1 and UTILITY DISTRICT #2

- A) Utility Operator Report – Jodi Jaeger reported on behalf of Brian Genz that sand replacement went well after finally receiving permitting from the DNR. He hopes to present the Board with the final cost of the project at next month's meeting. Brian has received a few complaints about odor from the plant. He is contacting United Liquid Waste to pump the sludge sometime this year yet to take care of those complaints.
- B) Engineer Report – No Engineer Report
- C) Review and Possible Action on Updated User Charge for Utility District #2 for 2016 charges. Engineer, Brandon Foss reviewed the sewer user charge report with the Board. Utility District #2 has 415 residential customers, 8 apartment customers (64 REU's) and 9 Mary Lane customers for a total of 488 REU's. There are two non-residential customers that equate to 5 REU's for a total combined 493 REU's. There are no metered customers, no septic or hauling. Annual flow from Ixonia Utility #2 to Oconomowoc for treatment is 28.58 million gallons. Utility District #2 currently has no debt service. The replacement cost for Utility District #2 is estimated to be \$353,000. This includes 4 lift stations and a generator. The DNR requires that the replacement fund be funded to at least 50%. Capital assets in Utility District #2 are estimated to be valued at 5.6 million dollars. This includes manholes, wet wells, sewer mains and force mains. Operating Expenses for Utility District #2 are estimate to be \$272,167. Brandon is recommending that \$10,333 be placed in the Replacement Fund annually and \$5000 placed in the Capital Outlay Fund annually. This brings total expenses for the year to \$287,500. Brandon is recommending the Board raise rates to Utility District #2 from \$129.00 to \$143.00 per quarter to cover expenses. That increase would give Ixonia Utility District #2 a balanced budget. Ixonia Utility District #2 pays a license fee to Oconomowoc in the amount of \$55,147 as well as treatment expenses in the amount of \$126,000. Both of these expenses increase each year making the user rate increase necessary. A rate increase has not happened in Ixonia Utility District #2 for over 6 years. Peter Mark made a motion to increase the rate to \$143.00 a quarter. Seconded by Jeff Taylor. Jodi Jaeger asked if the Board could make the rate increase \$141.00 or \$144.00 instead of \$143.00 so that the rate per month would be an even dollar amount. Peter Mark amended his motion to be a rate increase of \$141.00 per quarter. Motion carried.

ITEM #10: TRANSFER SITE

- A) Review and Possible Action on New Storage Building – The Transfer Site Committee is asking the Board to allow them to move forward in building a storage shed at the Transfer Site. The Transfer Site currently has a little over \$36,000 in the Equipment Fund to pay for the building. Perry Goetsch spoke with Attorney Stan Riffle who stated it's a Class I notice and less than \$25,000 does not require bid packets. Brian Derge made a motion to move forward with the storage building for the Transfer Site. Seconded by Carl Jaeger. Motion carried.

ITEM #11: FIRE DEPARTMENT

- A) Review and Possible Action on Firefighter Application for Kayla Bingham – Dave Schilling is asking the Board to approve an application for Kayla Bingham to join the Ixonia Fire Department. Carl Jaeger made a motion to approve the application for Kayla Bingham. Seconded by Brian Derge. Motion carried.

ITEM #12: HIGHWAY DEPT

- A) Highway Dept Report – Jodi Jaeger reported on behalf of Dennis Lillge that the Genz Road cul de sac is finished at a cost of around \$3000.00. The Highway Department is working on getting the trucks and equipment service and ready for winter. The Highway Department spent two weeks helping Ixonia Utility District #1 with sand bed replacement.

ITEM #13: REVIEW AND POSSIBLE ACTION ON SPECIAL EVENT PERMIT FOR LAKE COUNTRY TRIATHLON AUGUST 13, 2016. Sean Osborne of Silver Circle Sports Events, LLC is asking the Board to approve a special event application to hold the bike portion of a triathlon on a few of the Town roads. The roads travelled would be Ski Slide Road, Brand Road and County Road CW. The event will be held on August 13, 2016 with riders on Ixonia roads from 7:00 A.M. to 11:00 A.M. The Town will be named as additional insured in their policy. Perry Goetsch asked if they use the local police force to monitor the race. Mr. Osborne stated there will be over 100 volunteers helping with the event and for municipalities without a police force they will reach out to the local sheriff's department to advise placement of the volunteers. Carl Jaeger asked about the rules the bikers are required to follow. Mr. Osborne stated that the riders have to stay to the right of the road and the roads will remain open. Jeff Taylor asked if the bikers will be riding through the intersections without stopping for traffic. Mr. Osborne stated that officers will be placed at intersections. They are expecting 500 participants. Jeff Taylor made a motion to approve the special event application for the Lake Country Triathlon. Seconded by Brian Derge. Motion carried.

ITEM #14: REVIEW AND POSSIBLE ACTION ON CONTRACT WITH WATERTOWN HUMANE SOCIETY FOR 2016 – Donna Hann is recommending the Board approve the contract with the Watertown Humane Society for 2016. There is a 2% increase in fees compared to 2015 everything else remained the same. Peter Mark made a motion to approve the 2016 contract with the Watertown Humane Society. Seconded by Brian Derge. Motion carried.

ITEM #15: REVIEW AND POSSIBLE ACTION ON OPERATOR'S LICENSE FOR ANDREW KARTANOS, CRUISIN 16 BP LLC – Donna Hann is recommending approval of an operator's license for Andrew Kartanos. Carl Jaeger made a motion to approve an operator's license for Andrew Kartanos. Seconded by Brian Derge. Motion carried.

ITEM #16: SET DATES – Transfer Site Meeting, November 10, 2015 @ 1:00 p.m.; Budget Hearing, Monday, November 16, 2015 @ 7:00 p.m.; Jefferson County Highway Department Open House at the Ixonia Town Hall, Tuesday, November 17 from 5-7:00 P.M.; Planning Commission on Wednesday, November 18, 2015 @ 7:00 p.m.; Park & Rec Meeting Tuesday,

November 24, 2015 @ 7:00 p.m.; Ixonia Town Hall will be closed Thursday, November 26 & 27, 2015; Town Board Meeting Monday, December 14, 2015 @ 7:00 p.m.

ITEM #15: ADJOURN – Peter Mark made a motion to adjourn. Seconded by Brian Derge. Motion carried.

Chairman, Perry Goetsch

Supervisor, Jeff Taylor

Supervisor, Peter Mark

Supervisor, Brian Derge

Supervisor, Carl Jaeger

Clerk, Donna Hann