

TOWN OF IXONIA MONTHLY TOWN BOARD MINUTES

August 13, 2012

TIME & PLACE: The regular Town Board Meeting of the Town of Ixonia and Sanitary District #2 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, Joe Mallow, Peter Mark, Clerk Donna Hann and Attorney Riffle. Also, in attendance were about 15 citizens.

ITEM #3: PLEDGE OF ALLEGIANCE

ITEM #4: APPROVAL OF MINUTES AND TREASURER'S REPORT FOR TOWN OF IXONIA – Peter Mark made a motion to accept the minutes as presented. Seconded by Joe Mallow. Motion carried. Joe Mallow made a motion to approve the treasurers reports subject to audit. Seconded by Peter Mark. Motion carried subject to audit.

- A) Review and Possible Action on Upgrading Payroll Reporting to be an Online System – Donna Hann reported that the Town has used Payroll Date Service to process payroll for the past several years. The company is offering a new service to process payroll. Currently payroll is done by hand on a worksheet, scanned and emailed to Payroll Data Service. The new service would allow for payroll to be done online at no additional cost. Peter Mark questioned the time involved using the new service. The new service would be quicker and eliminate the steps of creating a worksheet, scanning and emailing. There would be training involved to learn the new system. Brian Derge questioned if the computer system happened to be down how payroll would be completed. Donna Hann stated that she would be able to still do it the old way if needed. Peter Mark made a motion to approve the new service offered by Payroll Data Services. Seconded by Brian Derge. Motion carried.

ITEM #5: SANITARY DISTRICT #2

A) Approval of Expenditures Report and Reconciled Balances – Jodi Jaeger reported that \$95,941.31 was taken from the ISB Savings account and put into a new Capital Fund Checking Account. This action was recommended by the auditor

and approved by the Board earlier this year. Peter Mark made a motion to accept the expenditures report and reconciled balances. Seconded by Joe Mallow. Motion carried subject to audit.

- B) Update on Action of Licensing Fee to the City of Oconomowoc – A letter has been drafted and signed by Perry Goetsch and George Stumpf. The letter will be sent after it has been signed by Roger Mayer who is waiting for the approval of his lawyer who is on vacation.

ITEM #6: COUNTY SHERIFF'S REPORT AND/OR COUNTY SUPERVISOR'S REPORT. Jefferson County Sheriff & County Supervisor were not present.

ITEM #7: PLANNING COMMISION

- A) Create A Pack Foods; P&G Land Management, Parcel #012-0816-2811-003. Petitioner Seeks to Build An Addition to An Existing Building Located In The Industrial Park. The Property is located at W1344 Industrial Drive, Ixonia; is 11.924 acres and is Zoned I-Industrial. – Paul Grzeszczak of Briohn Design Group is working with Glenn Cochrane of P&G Land Management and Create A Pack Foods on their proposed addition. The Planning Commission has approved the plans pending submission of a Storm Water Management Plan and Erosion Control Plan to be approved by R.A. Smith. The main addition would be 42,000 sq. ft. of manufacturing space. Additional docks and parking will be needed. The building will be painted to look like one building. There will be additional offices, a break room and restrooms. The Town received approval of the Storm Water Management Plan and Erosion Control Plan from Chris Stamborski of R.A. Smith. Attorney Riffle stated that he is still working with Chris Stamborski in regards to finalizing the Storm Water Management Plan. Paul Grzeszczak stated that one aspect of the Storm Water Management Plan is to insure that if the building is sold the plan would transfer to the new owners. Peter Mark made a motion to approve the site plan as presented with the addition of any recommendations from R.A. Smith and Attorney Riffle. Seconded by Joe Mallow. Motion carried.
- B) Review and Possible Action on Zoning Ordinance Text Amendment – Peter Mark made a motion to approve the text amendment which will allow county parks use permitted under A-T zoning for Jefferson County. Seconded by Joe Mallow. Motion carried.

ITEM #8: REVIEW AND POSSIBLE ACTION ON DEVELOPERS AGREEMENT WITH AR DEVELOPMENT, LLC, N27 W24075 PAUL COURT, SUITE 200, PEWAUKEE, WI 53072 FOR PHASE 2 OF AUTUMN RIDGE SUBDIVISION Cory O'Donnell of AR Developments asked for review and approval of the developers agreement for the 27 lots approved for phase 2 of Autumn Ridge Subdivision. After reviewing the agreement earlier in the day, Attorney Riffle recommended four changes. The first dealt with the completion of the base grade by November 1 instead of December 1. The second proposed change related to collection of impact fees in accordance to the Town Ordinance which has been changed to reflect the law. The third change is to take Mary Gesvain's name off the signature list and add Donna Hann. After reviewing the letter of credit Attorney Riffle recommended using the same form done in the past. The Town Engineer has accepted the amounts put into the letter of credit. Attorney Riffle feels everything is in place to go ahead and approve the project going forward upon receipt of the letter of credit done in its usual form in the amount agreed to by the engineer. Perry Goetsch stated that he had a lot of problems with the Developer's Agreement. The first concern is snow plowing. Being that these are cul de sacs the Town cannot plow up to the new asphalt and expect AR Developments to plow the cul de sacs. The Town needs a place to turn around. There needs to be some type of agreement where the Town is allowed to plow on the new lift of asphalt and at the same time not be held responsible for any damage that occurs to the new asphalt. Another concern is fill

piles. The Town would like to be sure that the fill pile on Timber Ridge will be completely used up and that no additional fill piles will be placed on any adjoining lands as there has been in the past. Another concern is signage. The Town would like to be able to take care of the signs needed and bill the developer. Brian Derge asked Dave Waller if he had any concerns regarding the plowing of the cul de sacs. Dave Waller stated that the manholes must be at surface level to avoid damage to the plows. Perry Goetsch stated the agreement refers to 15 model homes being built which was meant for Phase 1 not Phase 2. Section 11 should be omitted in its entirety. Donna Hann brought up the confusion of Phase 1 paying a certain impact fee and Phase 2 paying another impact fee. Phase 1 lots have already paid a \$500.00 impact fee while Phase 2 lots will be paid when sold. Perry Goetsch voiced his concern of receiving information at the last minute and not being able to look it over thoroughly. Cory O'Donnell stated that the information provided to the Town is a compilation of information they have already seen. Perry Goetsch asked if Sanitary #1 had any input. Dorothy Genz stated that she had received an email from Dave Sauer stating he did not have enough time to look over the information provided. Perry Goetsch asked the Board if they felt comfortable approving this or waiting until next month. Peter Mark felt that a lot of changes were made and a decision should wait to be made until next month. Cory O'Donnell stated that the plat cannot be recorded until the Town has been satisfied with everything they need and have asked for in this development. All of the revisions and changes would need to be in place before the Town would sign off on the plat. Cory O'Donnell asked for a motion contingent on the changes being made and approved. AR Development would like to move forward with this project this year rather than waiting until next year to begin. Brian Derge said he would rather see a special meeting be held once Sanitary District #1 has had their meeting and the Board has had more time to look over the agreement. Joe Mallow agreed that a lot of information was received and he would feel more comfortable being able to look it over. Tabled until next month.

ITEM #9: REVIEW AND POSSIBLE ACTION ON LETTER OF CREDIT WITH AR DEVELOPMENT, LLC, N27 W24075 PAUL COURT, SUITE 200, PEWAUKEE, WI 53072 FOR PHASE 2 OF AUTUMN RIDGE SUBDIVISION (See Item #8)

ITEM #10: PARK & REC

- A) Review and Possible Action to Advertise in the Park Restrooms – Wes Kehl explained to the Board that Park & Rec is looking to place advertising in the buildings as a source of revenue to reduce the cost of supplies or whatever they decide to use the money for. Wes Kehl showed the Board a sample of the holder that would be attached to the wall or bathroom door. There are currently 5 people interested in advertising using this method. An agreement or contract will need to be written up. Attorney Riffle cautioned that the Town is a governmental entity which means the signs need to be content neutral. Anyone who wants to advertise will have to be allowed to do so no matter what the content or organization being advertised. Perry Goetsch suggested Wes Kehl go back to the Park & Rec Board for further discussion and bring it back to the Board early next year to be looked at again.

ITEM 11: HIGHWAY DEPARTMENT

- A) Review and Possible Action on Payment for Payment No. 1 to Wolf Paving 2012 Town Road Improvements – Dave Waller stated that he was OK with making this payment as long as the Engineer doesn't have a problem with it. River Valley turned out very well, Chris Stamborski approved payment. Ski Slide Road is not done. Peter Mark made a motion to make the payment of \$69,470.93 for River Valley Road. Seconded by Joe Mallow. Motion carried.
- B) Review and Possible Action on Repairs on Gopher Hill Road – The section of Gopher Hill Road between River Valley and Green Valley has been undercut and stone laid. Dave Waller is asking the Board what they would like to see done to this section for the remaining part of this year. He is suggesting putting the 8" gravel lift on this section. The other road projects came in under budget. The undercutting and stone on Gopher Hill has been paid for. Dave Waller is asking if the material for the 8" gravel lift rock needs to come from his budget for road materials or is there money available. Paving on Hillcrest has not been finished. The money can be taken from budgeted road materials but it will mean putting other projects on hold. If there is \$10,000 from coming in under budget that money could be used for the 8" lift rather than taking it from road materials. The 8" lift could be done either way and needs to be done soon so it gets rained on and goes through a freeze thaw. The money will be taken from road materials. It will be black topped next year. Peter Mark made a motion to approve the 8" lift on Gopher Hill Road between River Valley and Green Valley Road and pave next year. Seconded by Brian Derge. Motion carried.
- C) Review and Possible Action on County Road Aid Petition Money – Dave Waller reported that years ago Jefferson County used to do all the paving and seal coating for the Town and there were no complaints. The last couple of years the Town has used contractors that have not done as good of a job. The County Aid Petition money could be used to match our funds. Seal coating bids from the County are close to those of a contractor. This was not a budget item and will need to be taken from the General Fund. Perry Goetsch made a motion to be a part of the County Road Aid Petition for the coming year. Seconded by Brian Derge. Motion carried.

ITEM #12: REVIEW AND POSSIBLE ACTION ON SPECIAL EVENT APPLICATION FOR CARSHOW @ CRUISIN' 16 BP WITH PARKING AT GAS STATION & CARWASH & AMERICAN STREET. DJ PROVIDING MUSIC OUTSIDE – Cars will be parked along the north side of American Street. Traffic will still be able to access BP and Morton Building. Carl Jaeger made a motion to approve the Special Event Application for Cruisin 16 BP with American Street being accessible to through traffic. Brian Derge seconded the motion. Motion carried.

ITEM #13: REVIEW AND POSSIBLE ACTION ON PICNIC LICENSE FOR IXONIA YOUTH BASEBALL FOR CRUISIN' 16 BP CAR SHOW – Ixonia Youth Baseball is requesting a picnic license to set up a concession stand at Cruisin 16 BP during the car show held August 25, 2012. Donna Hann stated that they will be selling alcohol and is concerned with where the alcohol will be consumed. Alcohol may be consumed in the same area it is purchased as stated on the application. Carl Jaeger made a motion to approve the picnic license for Ixonia Youth Baseball. Seconded by Brian Derge. Motion carried.

ITEM #14: REVIEW AND POSSIBLE ACTION ON OPERATOR'S LICENSE FOR OSCAR ARELLANO, GEORGINA'S – Donna Hann did a background check and recommended approval. Brian Derge made a motion to approve the operator's license for Oscar Arellano. Seconded by Carl Jaeger. Motion carried.

ITEM #15: SET DATES: Partisan Primary, August 14, 2012 @ 7:00 AM; Park & Rec Meeting, August 28, 2012 @ 7:00 PM; Sanitary District #1, August 30, 2012 @ 7:00 PM; Closed September 3, 2012; Town Board Meeting, September 10, 2012 @ 7:00 PM.

ITEM #16: ADJOURN – Peter Mark made the motion to adjourn, Brian Derge seconded the motion. Meeting adjourned

Chairman, Perry Goetsch

Supervisor, Peter Mark

Supervisor, Joe Mallow

Supervisor, Brian Derge

Supervisor, Carl Jaeger

Clerk, Donna Hann