

**TOWN OF OCONOMOWOC BOARD OF SUPERVISORS  
MEETING MINUTES  
May 16, 2011**

Chairman Robert C. Hultquist called the meeting to order at 5:30 p.m. Supervisor present included John Koepke, Brian Wiemer, Jan Husak, and John Roelandts. Also present was Attorney Chapman, Administrator/Planner Herrmann, and Clerk/Treasurer Lesser.

A motion was made by Supervisor Husak to enter, by roll call vote, into Closed Session, pursuant to State Statute 19.85 (1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Supervisor Roelandts seconded the motion.

Supervisor Koepke: Aye

Supervisor Wiemer: Aye

Chairman Hultquist: Aye

Supervisor Husak: Aye

Supervisor Roelandts: Aye

Motion carried unanimously.

**Reconvene to Open Session at 5:55 p.m.**

Those present included Chief Wallis, Highway Superintendent Salzman, Wendi Unger-Baker, Tilley, Virchow, Krause; Mark Mickelson-Yaggy Colby. For audience attendance please see attached sign-in sheet.

All those present stood to recite the Pledge of Allegiance.

Approve Minutes: Supervisor Wiemer made a motion to approve the May 2, 2011 Town Board Meeting & May 9, 2011 Special Town Board Meeting minutes as printed. Supervisor Koepke seconded the motion. Motion carried unanimously.

**Correspondence:** None

**Comments from the Floor on Agenda items or any other items:** Chairman Hultquist asked that any public comments on the Monterey Dam be included under the New Business item #2. There were no other comments.

**OLD BUSINESS:** None

**NEW BUSINESS:**

- 1. Presentation of 2010 Audit – Baker-Tilley:** Wendi Unger explained the audit objective and opinion letter that her firm completed on the Town's financial records for the year 2010. Ms. Unger then explained the revenues and expenses of the general fund and stated that the town budgets to break even. Ms. Unger further explained the financial statement of the utility fund and the report on the internal controls. Supervisor Koepke asked about how to implement more controls in the clerk/treasurer's office when the office is not staffed with multiple personnel. Ms. Unger explained that this letter is normal of any size business, and it's their job to point out some possible changes, and that even the largest companies cannot adhere to the suggestions that are in the letter. Ms. Unger also stated that new rules regarding the GASB54 will require new processes with auditing for 2011, which means that a person outside of the board of supervisors will need to be created to oversee certain processes. Supervisor Roelandts asked for details of this new position that would need to be created. Ms. Unger stated that she will send over information regarding this new requirement which would also require a resolution by the Town Board.
- 2. Discussion on Monterey Dam Removal and Update on Project Status:** Catherine Balthazor, W362N7589 N. Shore Drive; stated that she held discussions with Jeffrey Thornton from SEWRPC about the water level of Ashippun Lake with the removal of the Monterey Dam. Ms. Balthazor handed out some information to the Board and she related some of the highlights of the information. Ms. Balthazor stated that the Ashippun Lake Management District is very interested in working with the town on this issue. Ms. Balthazor also stated that if a more comprehensive study could be completed that the lake association would be willing to absorb the cost. The association is willing to work with the town to remove the silt and stated that the removal of the silt could cost as much as replacing the dam. Ms. Balthazor stated that there have been discussions by the Association members that if the dam was replaced the cost could be assessed back to the lake properties. Mary Nohl, W36351 Saddlebrook; stated that the drop in the lake level could have a devastating effect on the lake and urges the Town Board to proceed cautiously. William Balthazor, W362N7589 N. Shore Dr.; submitted photos showing a measuring of the lake levels, one completed on April 29<sup>th</sup> showing the level according to a ruler at 8" at his pier then on May 16<sup>th</sup> measuring 7". Mr. Balthazor questioned if toxicity tests were being completed on the silt before its being placed along the banks of the Monterey pond. Mark Mickelson of Yaggy Colby stated that tests are being completed to assure that there is not issue with the silt. Supervisor John Roelandts stated that the bog that sits along his shoreline stretches roughly 6' out is completely dry. Ross Peebles, 37788 Mapleton Road; stated that the upland marsh has been drying out for the last couple of years. Chuck Case, 35908 Hwy K; stated that his family settled in the area in 1941, they purchased the land that is now known as Saddlebrook and has fond memories of exploring the river while growing up there. He encouraged everyone to take the time to explore it, it's exceptional and expressed concern that everything possible should be done to

maintain it. Jeff Noskowiak, 36300 S. Shore Drive; the WI-DNR is stating that there will be no change in the lake level, but the syographic curve is missing and without that it's impossible to calculate the drop as reported by Jeff Thornton. Chairman Hultquist stated that the Town did not want to remove the dam, but we were being forced to by the WI-DNR, in 2008 the cost to replace the dam was estimated at \$770,860. Mary Nohl stated that there is money available through grants, and why isn't the Town trying to obtain some of those funds? Administrator/Planner Herrmann answered that the Town was already told by the WI-DNR that the Town would not qualify. Mark Mickelson of Yaggy Colby stated that at a meeting with the WI-DNR he was told that there would be no significant impact by the removal of the dam. John Corning, W362N7519 N. Shore Dr.; asked if the bridge in Monterey is failing, and it was confirmed that the bridge had been in very bad shape for many years. Rick Parra, N52W36278 S. Shore Dr., questioned how long the Town owned the dam, it was reported that the Town purchased the dam from the Roth family in 2009. Mr. Parra wanted the Board to consider the impact of not replacing the dam would have on the 37 properties with the lake levels dropping, how it will affect property values, and he suggested that there may be other residents that would need help and what would the availability be to obtain that help. Administrator/Planner Herrmann stated that the plans are almost complete and the bids will be let August 1<sup>st</sup>.

3. **Consider and Act on Certified Survey Map for Robert Reddelien – W394 N4988 Reddelien Road:** Administrator/Planner Herrmann explained that this CSM will create a lot for Dan Reddelein from his father's parcel, and is recommending approval to the Town Board. Supervisor Wiemer made a motion to approve the CSM for Robert Reddelein. Supervisor Koepke seconded the motion. Motion carried unanimously.
4. **Consider and Act on waiver to not show the remnant parcel on CSM for Robert Reddelien – W394 N4988 Reddelien Road:** Administrator/Planner Herrmann stated that he recommends approval to the Town Board. Supervisor Roelandts made a motion to approve the waiver to not show the remnant parcel on the CSM for Robert Reddelein. Supervisor Wiemer seconded the motion. Motion carried unanimously.
5. **Consider and Act on Bid for Marks Road:** It was noted that the cost for repairing Marks road will be shared with the City of Oconomowoc, the city bid out the project and will inspect the project. The project includes pulverizing and repaving of Marks Road. Mark Mickelson from Yaggy Colby is comfortable with the bids. Total project cost is \$98,578.10 and the Town's share will be 50%. Supervisor Koepke made a motion to approve the bid for Marks Road. Supervisor Wiemer seconded the motion. Motion carried unanimously.
6. **Consider and Act on Special Event Application for Kenny's Gin Mill Classic Car Show; W380N8453 Mill Street, On June 12<sup>th</sup>, 2011 11 a.m. to 8 p.m.:** Supervisor Husak made a motion to approve the special event application for Kenny's Gin Mill classic car show to be held on June 12<sup>th</sup>. Supervisor Roelandts seconded the motion. Motion carried unanimously.
7. **Consider and Act on Special Event Application for Bertrand's Point Comfort Customer Appreciation Day; N52W35002 Lake Dr, on June 26<sup>th</sup>, 2011 12 p.m. to 8:00 p.m.:** Supervisor Roelandts made a motion to approve the special event license for Bertrand's Pont Comfort customer appreciation day to be held on June 26<sup>th</sup>. Supervisor Husak seconded the motion. Motion carried unanimously.
8. **Consider and Act on Resolution to Include Jaeckles Drive in the Town of Oconomowoc Utility District No. 1:** Administrator/Planner Herrmann stated that this resolution if approved would allow the Town to extend sanitary sewer services to the properties obtained from the Town of Summit. It was noted that the sewer hook-up fee for 2011 is \$15,939.00, a cost study should be completed to verify that the Town is charging adequately enough for hook-up fees and quarterly service fees. Yaggy Colby could conduct the survey for the Town. Supervisor Husak made a motion to approve the resolution including the properties from the Town of Summit into utility district no. 1 and to have a rate study completed to verify the Town's charges. Supervisor Wiemer seconded the motion. Motion carried unanimously.
9. **Chairman Hultquist:** Nothing
10. **Supervisor Reports**
  - a. **John Koepke:** Nothing
  - b. **Brian Wiemer:** Nothing
  - c. **Janis Husak:** Nothing
  - d. **John Roelandts:** Nothing
11. **Attorney Chapman:** Nothing
12. **Highway Superintendent Salzman**
  - a. **Consider and Act on Signs for Mapleton:** Highway Superintendent Salzman stated that he received a request to have 4 signs installed to indicate the unincorporated area of Mapleton. Signs would cost \$115.00 each and would be installed by the County. Supervisor Husak made a motion to approve the purchase and installation of 4 signs indicating the Mapleton area. Supervisor Koepke seconded the motion. Motion carried unanimously.
  - b. **Consider and Act on Repairs to Downtown Okauchee Area – Light Pole, Tree Guard, etc.:** Highway Superintendent Salzman stated that an accident that occurred on April 17<sup>th</sup> caused \$12,000 in damages in Okauchee and how to find the funds to complete the repairs. The Board stated that a claim should be submitted to the Town's insurance company.
  - c. **Consider and Act on Bids for Seal Coating:** Scott's Construction was the low bidder with a bid of \$49,728.75, Fahrner Asphalt Sealers had a bid of \$51,450.00. Supervisor Koepke made a motion to approve the resolution awarding Scott Construction the bid for seal coating within the Town. Supervisor Roelandts seconded the motion. Motion carried unanimously.
13. **Police Chief Wallis:** Requested that on the next agenda the hiring of Officer Kassens from a part-time employee to a full-time employee be considered.

14. **Administrator/Planner Herrmann:** Stated that the zoning code is complete and will be scheduling the public hearing jointly with the Town Board and the Plan Commission on June 20<sup>th</sup>. The informational meeting from 4:30 to 5:30 p.m. with the Plan Commission meeting at 5:30 p.m. and the Town Board meeting at 6:00 p.m.
15. **Clerk/Treasurer Lesser**
  - a. **Consider and Act on New Bartender's License Applications for Melissa Freson, Kimberly Neder, Karen Tologeski, and Betty Stacks:** Supervisor Wiemer made a motion to approve the submitted operator license applications with approval recommendation by Chief Wallis. Supervisor Husak seconded the motion. Motion carried unanimously.
16. **Approve Vouchers and Checks:** Supervisor Wiemer made a motion to approve vouchers and check subject to Administrator/Planner Herrmann's approval. Supervisor Koepke seconded the motion. Motion carried unanimously.
17. **Adjourn:** Supervisor Roelandts made a motion to approve adjournment at 7:50 p.m. Supervisor Husak seconded the motion. Motion carried unanimously.

Respectfully submitted,

Jo Ann Lesser, WCMC  
Clerk/Treasurer