

A. CALL TO ORDER, ROLL CALL, AND PLEDGE OF ALLEGIANCE.

The Ledgeview Town Board held a meeting on **Tuesday, July 16, 2013, at 4:30 p.m.** at the Municipal Building located at 3700 Dickinson Road, De Pere, WI 54115.

The meeting was called to order at 4:30 p.m. by acting Chairman Andy Schlag.

B. PLEDGE OF ALLEGIANCE.

All members present recited the Pledge of Allegiance.

C. ROLL CALL.

Members present were Richard Huxford, Andy Schlag and Renee Van Rossum. Marc Hess and Phil Danen were excused.

Staff present were Sarah Burdette, Clerk/Administrator, Nancy Hawley, Deputy Clerk and Scott Brosteau, Town Engineer.

D. VERIFY/MODIFY/APPROVE AGENDA.

MOTION made by Huxford, seconded by Van Rossum to approve the agenda. The motion carried unanimously.

CONSENT AGENDA

1. Regular Board Meeting Minutes: July 1, 2013.
2. Routine Reports:
3. Committee/Commission Reports:
4. Operator's Licenses:
 - a. July 1, 2013 through July 16, 2013.
5. Other Committee minutes. Accept and place on file.
 - a. Personnel Committee, June 5, 2013.
 - b. Park and Recreation Committee, June 13, 2013.
 - c. Ledgeview Sanitary District No. 2, June 3, 2013, June 6, 2013, June 13, 2013 and July 3, 2013.
6. Public Amusements and Shows Application Form from Cellcom for a Cellcom Customer Appreciation Event, Wednesday, July 24, 2013, 10:00 a.m. - 7:00 p.m. in the Chicago Street Pub & Grill parking lot, 1850 Dickinson Road, De Pere, WI 54115.
7. Public Amusements and Shows Application Form - Outdoor Corn Roast Event, Friday, July 26, 2013, 4:00 p.m. - 11:00 p.m. at the Graystone Ale House parking lot or frontage road, 3711 Monroe Road, De Pere, WI 54115.

All items listed under "Consent Agenda" are considered to be routine and non-controversial by the Town Board and will be approved by one motion. There will be no separate discussion. If discussion is desired by members, that item will be removed from the consent agenda and discussed separately immediately after consent agenda is approved.

Hawley informed the Board that the approved minutes from the June 18, 2013, Town Board meeting should be corrected so that under the Public Comment section, comments made by Mary Beth Ryan should indicate that the Speed Limit Study completed by the Brown County Sheriff's Department was done at the request of residents living on Ledgeview Road in May, 2013 not April, 2013. She also indicated that the 35 mph speed limit on Ledgeview Road was changed to 25 mph in October 2012.

MOTION made by Van Rossum, seconded by Huxford to approve the Consent Agenda with the indicated changes to the June 18, 2013, minutes and with the condition that the locations of the public

amusements events be inspected by the Town of Ledgeview Building Inspector and Fire Chief prior to the events. The motion carried unanimously.

COMMITTEE/COMMISSION REPORTS:

1. Zoning and Planning Commission, July 10, 2013.

Burdette explained that the Zoning and Planning Commission meeting discussed the update to the draft Agriculture Farmlands Preservation Ordinance. In addition, they discussed amendments to the Ordinances regarding fences, pools, ponds and hot tubs and spas as well as amendments regarding protest petitions, non-conforming uses and Institutional Zoning as discussed in previous meetings. Public Hearings on the amendments will be held on August 5, 2013.

MOTION made by Schlag, seconded by Van Rossum to accept the Zoning and Planning Commission report for July 10, 2013, and place it on file. The motion carried unanimously.

PUBLIC HEARINGS: None.

PUBLIC COMMENT:

T.J. Parins, 3585 Meadow Sound Drive, questioned if the Board would allow public comment during consideration of Old Business Item 1.c. The Board will open the floor at that time.

Bill Van De Yacht, 4151 Ledgecrest, indicated that he would like input from the Board regarding his property on Dickinson Road and the possibility of rezoning it to R-3 to accommodate apartment buildings. He indicated that he didn't feel commercial zoning would be practical at the site. He questioned the current single family residence to apartment ratio. Mr. Van De Yacht was informed that he should research different options available and then return and present them to the Board.

Bernadine Van De Yacht, 4151 Ledgecrest, indicated that she felt that apartments would generate more revenue at the Dickinson Road site than commercial facilities.

Joan Pansier, 3870 Dickinson Road, questioned if the cul-de-sac for the Reserve at Meadow Ridge development was legally approved with the Zoning and Planning Commission and with the Town Board.

Jason Pansier, 3870 Dickinson Road, questioned the status of the driveway permits that have been submitted to the Town.

COMMUNICATIONS:

1. Communication from Ledgeview Facility, LLC regarding potential eminent domain procedures. Burdette indicated that correspondence has been received from Ledgeview Facility, LLC. There is no Board action required.

OLD BUSINESS:

1. Discussion/possible action:

- a. Operator license re Rebecca Mott.

Hawley indicated that she has not yet received any communication from the applicant regarding her operator license application. She will attempt to make contact with the applicant prior to the next Town Board meeting.

MOTION made by Schlag, seconded by Huxford to table the operator license application for Rebecca Mott to a future meeting in order to obtain additional information from the applicant. The motion carried unanimously.

- b. Reconsideration of operator license re Cerra LeRoy.

Hawley indicated that the applicant had filed a new application containing all required information.

MOTION made by Schlag, seconded by Van Rossum to approve the operator license application for Cerra LeRoy. The motion carried unanimously.

- c. Phase I Developer's Agreement between Town of Ledgeview and Radue Homes for the residential subdivision - The Reserve at Meadow Ridge.

4:45 p.m.

MOTION made by Schlag, seconded by Van Rossum to open the floor to public discussion. The motion carried unanimously.

T.J.Parins, 3585 Meadow Sound Drive, questioned why the Town was looking at one potential buyer of the Outlot 6 conservancy property. He indicated that there could possibly be other interested buyers. Mr. Parins questioned the provision in the Developer's Agreement that allowed the development to be split into two sections and asked if the split would have to come before the Town Board for approval. Mr. Parins was also concerned about selling a conservancy to a developer without determining if there were any other interested buyers.

Curt Czachor, 3580 Meadow Sound Drive, expressed his concern regarding vacating a conservancy and indicated that there could be other potential buyers of the property.

Ryan Radue, developer of the Reserve at Meadow Ridge, and the intended purchaser of the conservancy property indicated that he was not adverse to any other buyer purchasing the property. He indicated that the purchase was not for development purposes. He indicated that the two phases of the Agreement were designed so that the project could start immediately after approval and that any delays due to required permitting would not hinder work on the project but the project could continue until such time as all necessary information was completed.

T.J.Parins, 3585 Meadow Sound Drive, indicated that if the property was vacated, an easement at the north access point of the Reserve at Meadow Ridge subdivision would be necessary to provide access to the future park on the Gersek parcel.

5:07 p.m.

MOTION made by Schlag, seconded by Van Rossum to close the floor to public discussion. The motion carried unanimously.

Discussion by the Board concerned easements, the nature of Town conservancies, the split provision in the Developer's Agreement, the roadway connection to CTH V and Sanitary District involvement with the project.

MOTION made by Schlag, seconded by Huxford to approve Phase I Developer's Agreement between Town of Ledgeview and Radue Homes for the residential subdivision - The Reserve at Meadow Ridge. The motion carried unanimously.

2. Proposed Town Ordinance - third reading
 - a. "An Ordinance to Create an Economic Development Grant for Reimbursement of Minimum Statutory Fee for Reserve "Class B" Liquor Licenses.
Hawley explained that the revised ordinance containing the Board's requirements has not yet been received from the Town Attorney. She recommended that the Board table action on the Ordinance until a future meeting.

MOTION made by Van Rossum, seconded by Huxford to table "An Ordinance to Create an Economic Development Grant for Reimbursement of Minimum Statutory Fee for Reserve "Class B" Liquor Licenses until a future meeting after the revised Ordinance has been received. The motion carried unanimously.

NEW BUSINESS:

1. Discussion/possible action:
 - a. Town of Ledgeview Annual Budget and Finance Policy and related calendar for 2014 budget preparations.
Burdette provided the Board with a preliminary timeline regarding the meetings for discussion of the 2014 budget.

NO TOWN BOARD ACTION NEEDED AT THIS TIME

- b. Award street lighting bid CTH GV project.

Bids were received for the street and trail lighting on GV-9. Three bids were received: Bodart Electric at \$385,559.00; Northern Electric at \$418,364.00; and Elmstar at \$452,225.00. WPS has also provided a cost for the lighting on the street only for installation and a monthly service fee. Comparing cost it is advantageous for the Town to have the street lighting put in by WPS. WPS does not do trail lighting so award contract to Bodart for trail lighting only at their bid price if Bodart is acceptable to this.

MOTION made by Van Rossum, seconded by Huxford to award Bodart for the trail lighting and to have Wisconsin Public Service install and maintain the main line lighting. The motion carried unanimously.

REPORTS: Clerk/Administrator, Staff Updates and Board Comments.

A. Clerk/Administrator:

1. a. The five-year contract with Advanced Disposal Services for trash and recycling services expires on December 31, 2013, and allows for an extension for any number of years. They would like a five-year extension of the contract which our contract calls for. Burdette has met with the contractor and would like to negotiate in good faith for rates. The Town Board agreed and granted her the ability to negotiate with the contractor.
- b. Board received the monthly cash flow report. There were no questions.
- c. The new Administrator for the Village of Belleview is Angela Gorall. Burdette anticipates a positive working relationship with her.
- d. The court hearing on the vacation of Outlot 6 of the Plat of Meadow Ridge will be held on Wednesday, July 17, 2013, at 3:00 p.m.
- e. There was a closed session meeting of the Central Brown County Water Authority (CBCWA) on Wednesday, July 10, 2013. The authority will hold discussion on a possible settlement of pending litigation.
- f. Interviews have been held for firms regarding contract planning services, planning and Zoning and Economic Development. The results are being scored and results will be presented to the Board for final approval.
- g. The Newsletter will go out next week.
- h. A response in the Kuehne claim is due next week. The Town insurance carrier attorney is preparing the Town's response.

B. Town Engineer:

- a. The CTH G bridge project is progressing. The Town wants to put in a trail to connect with the sidewalk on the bridge but the County was reluctant to work with the Town on extending sidewalk and curb past the proposed beam guard to make this connection. This has since been worked out and the County will include this as part of the bridge project with the cost going to the Town.
- b. There was a request from a resident for the Town to install a three-way stop sign on the corner of Ledgeview Road and Winding Waters Way. Brosteau indicated that according to law, stop signs are not to be used for speed control. Also, both roads must have an equal amount of traffic in order to warrant this type of sign. In this case, there is more traffic on Ledgeview Road than on Winding Waters Way. Brosteau will contact the resident and explain the results of the research.
- c. The Request for Proposals (RFP) for the construction management portion addition to the Town Hall will be sent out for bid in August with a Special Meeting of the Electors scheduled for September 3, 2013. If approved, the award will be made at this meeting and work will start in November.
- d. The sidewalks are completed on Swan Road and Ledgeview Road. Northeast Asphalt will do the milling on Thursday with paving next week.

C. Town of Ledgeview Fire Chief

- a. The radio project has been pushed back. The annual cookout will be held at BMO Harris Bank on Friday, August 2, 2013.

APPROVAL OF THE VOUCHERS:

MOTION made by Schlag, seconded by Huxford to approve vouchers. The motion carried unanimously.

ADJOURNMENT:

MOTION made by Van Rossum, seconded by Schlag to adjourn the meeting at 5:45 p.m. The motion carried unanimously.

Nancy L. Hawley, CMC, WCMC, Deputy Clerk
Town of Ledgeview