

The Ledgeview Town Board held a meeting on **Tuesday, September 16, 2014, at 4:30 p.m.** at the Municipal Building located at 3700 Dickinson Road, De Pere, WI 54115.

A. CALL TO ORDER

The meeting was called to order by Chairman Danen at 4:30 p.m.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by all in attendance.

C. ROLL CALL

Members present were Chairman Philip J. Danen, and Supervisors Richard Huxford, Andy Schlag, and Ken Geurts. Renee Van Rossum arrived at 4:38 p.m.

Staff present were Clerk/Administrator Sarah Burdette, Engineer Scott Brosteau, Treasurer Luann Pansier, and Deputy Clerk Charlotte Nelson.

D. AGENDA APPROVAL

MOTION by Danen/Schlag to move the contract with Fair Market Assessments to after Public Comment and to keep the remainder of the agenda the same. No further discussion. Motion carried in a voice vote, 4-0.

CONSENT AGENDA

1. Regular Board meeting minutes:
 - a. September 2, 2014 Town Board Minutes.
2. Committee/Commission Reports: None.
3. Operator's Licenses:
 - a. August 30, 2014 - September 11, 2014
4. Other Committee minutes. Accept and place on file.
 - a. September 3, 2014 Sanitary District Commission Meeting Minutes.
 - b. September 10, 2014 Zoning & Planning Commission Meeting Minutes.
 - c. September 10, 2014 Joint Informational Meeting / Work Session on Tax Incremental Financing (TIF).

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.

MOTION by Huxford/Geurts to approve the consent agenda. No further discussion. Motion carried in a voice vote, 4-0.

PUBLIC COMMENT:

Eric Allen, 4377 Scray Hill Road - Mr. Allen is concerned about the safety on Scray Hill Road, especially for the kids. There are ice cream trucks and lemonade stands all the time on Scray Hill and the roadway isn't wide enough to accommodate both at the same time. Mr. Allen claims that the end of his driveway was damaged by trucks using the space to move over for oncoming traffic. Mr. Allen understands that the speed limit has been reduced but there are no signs indicating that. The signs have been ordered, however, the lower speed limit isn't enforceable until they're installed. Mr. Allen would like the board to keep the children's safety in mind for the future of Scray Hill Road.

Jean Bonacci, 3800 Dickinson Road - Ms. Bonacci wanted to speak on Old Business Item #1 regarding draft ordinance 2014-008 to codify various duties, responsibilities, and procedures of Town Government Article IV. It was decided that the meeting would be opened for public comment when the item was up for discussion.

Approved at the October 6, 2014 Town Board Meeting.

NEW BUSINESS:

4. Recommendation to approve the contract between Town of Ledgeview and Fair Market Assessments for a full revaluation of assessments.

Mr. Denor presented the board a contract as a result of discussions had at the September 2nd Town Board meeting. This contract is for a town wide revaluation of the assessments by Fair Market Assessments. The work would begin in 2016 with completion in 2017. The board decided to pursue this revaluation because the costs could be spread over a three year time period; 2015, 2016, and 2017. Approving the contract now will officially prescribe money to be allocated in the budget process over the three years. There was discussion on whether or not the money could just be set aside in the budget without having to sign the contract now because it will encumber future boards who may have a different opinion. Denor explained that signing the contract now has benefits to it; 1-it get Ledgeview on their schedule, 2- Fair Market Assessments is able to give a cost savings because they are Ledgeview's contracted assessor, and 3 - due to the large size of Ledgeview, there is a possibility the revaluation process will be started in 2015 to allow enough time to meet the 2017 deadline. Again the reason for the revaluation is to be more equitable to the residents by leveling the assessments. No further discussion. MOTION by Danen/Geurts to approve the contract between Town of Ledgeview and Fair Market Assessments for a full revaluation of assessments. Motion carried in a voice vote, 5-0.

PUBLIC HEARINGS/ACTION:

1. To hear comment on the application from LedgeFest, Inc., for a Temporary Class "B" / "Class B" Retailer's License for the sale of fermented malt beverages at the LedgeFest Festival to be held on Saturday, September 27, 2014 at the Olde School Square located at 2200 Dickinson Road, De Pere, WI 54115, from 11:00 am to 5:00 pm.

The public hearing was open by Danen at 4:49 p.m. After three calls for public comment, none were heard. The public hearing was closed by Danen at 4:51 p.m. MOTION by Geurts/Van Rossum to approve the Temporary Class "B"/"Class B" Retailer's license for LedgeFest. No further discussion. Motion carried in a voice vote, 5-0.

COMMUNICATIONS:

1. Village of Allouez correspondence dated September 9, 2014 regarding a resolution Supporting State Legislation Relating to a Uniform Policy for the Residency of Registered Sex Offenders.

This was put on the agenda as information only. The Village of Allouez passed a resolution supporting state legislation relating to uniform policy for the residency of registered sex offenders and forwarded the resolution onto the Governor and elected representatives in the Senate and Assembly. Allouez is encouraging other Brown County municipalities to do the same. The board concurred with Allouez and requested a similar resolution for a future agenda. No action taken.

ZONING AND PLANNING COMMISSION ITEMS: None.

NOTES: There will be a public hearing on the October 6, 2014 Town Board Agenda to re-zone some parcels along Creamery Road to R-1 to comply with the current standard zoning district for single-family residential properties connected to sanitary sewer.

OLD BUSINESS:

1. Discussion Only: Follow up on draft ordinance 2014-008 to codify various duties, responsibilities and procedures of Town Government, Article IV.

MOTION by Danen/Schlag to open the meeting up for public comment. No further discussion. Motion carried in a voice vote, 5-0. At 4:54 p.m., the meeting was opened for public comment.

Ms. Bonacci expressed her frustration that there isn't enough opportunity for public input or discussion once an item reaches the Town Board, and feels there should be more public comments considered prior to the board taking action. Danen explained that this Town Board is more open to public comment than

most, and that it relies on committees to consider public concerns. Ms. Bonacci was advised to watch the committee level agendas and to attend committee meetings to make comments on items she's interested in. All agendas are posted on the town's website, and at the three designated posting locations on the Friday prior the next week's meetings. If more information is desired for a particular issue, e-mails can be sent to town staff and/or committee members. However, once the item reaches the Town Board, there has been a considerable amount of research, review, and discussion that has been done, and it is ready for action. The board is elected to make decisions on policies and procedures when the item is ready for action.

MOTION by Danen/Schlag to close the meeting to public comment and bring the discussion back to the board. No further discussion. Motion carried in a voice vote, 5-0. At 5:23 pm, the meeting was closed to public comment.

With regard to Article IV of Chapter 2, the language reads well. There were two main paragraphs that were discussed:

- §2-20.D(2) - Special Meetings of the Town Board - A special meeting of the Town Board may be requested in writing with two supervisor signatures. This language should be written clearer.
- §2-20.L(8) and (9) - Specific Rules of Conduct at Town Board or Town Meetings - Limiting a speaker to items off the agenda and to three minutes were discussed at length. There is language included in the paragraphs giving the board discretion to allow extending the length of time a person can speak and to allow for public comment on any items on or off the agenda. Therefore, it was decided that there is sufficient latitude for the board to make procedural decisions as the meeting transpired. No changes are necessary.

Changes will be addressed when the entire chapter is up for review. Article 2 of Chapter 2 will be on the next agenda.

2. **Discussion Only: Follow up on Tax Incremental Financing (TIF) Informational / Work Session held September 10, 2014.**

Danen and Van Rossum gave an overview of the previous Joint TIF meeting held September 10, 2014. The group is to the point where there's been two potential locations where a TIF district could be implemented and it's to the discretion of the Town Board to indicate which of these areas should be researched as the potential first TIF district. The areas identified were:

- CTH GV/Bower Creek Area as a Mixed Use TIF
- I-43/MM Area as an Business Park TIF

The board needs to assure that the first TIF District that's developed is going to be successful in order to provide incentive for future districts. The board decided that the Town Planner and Engineer, both with Mead & Hunt, should work together with staff to develop a TIF Implementation Plan for the CTH GV/Bower Creek Area. Once a plan has been developed, this group should work with the Zoning & Planning Commission.

NEW BUSINESS:

1. **Resolution regarding Area Development Plan approved on April 16, 2013 for parcel D-446-1.**

This resolution is the result of a mediation of pending court action. This resolution only agrees to no further Area Development Plan mapping for parcel D-446-1 which as approved on April 16, 2013. This resolution does not prohibit anyone else from submitting future plans. The issue with the town's involvement is the extension of the road. MOTION by Van Rossum/Geurts to approve the resolution. No further discussion. Motion carried in a voice vote, 5-0.

2. Recommendation to approve agreement between Town of Ledgeview and De Pere Baseball Inc. regarding improvements to the Ledgeview Park baseball field.

De Pere Baseball Inc. would like to make some improvements to the Ledgeview Park baseball field and such improvements have been memorialized in the pending agreement as drafted by Chairman Danen and Larry Lueck from De Pere Baseball. The board would be approving the final version that is before them. MOTION by Geurts/Huxford to approve the contract. No further discussion. Motion carried in a voice vote, 5-0.

3. Recommendation on appointment of Ledgeview Representation to Brown County Planning Board of Commissioners.

Due to the reorganization of the Brown County Planning Commission, the Town of Ledgeview has been provided its own seat on the Commission. The Town Board is now tasked with appointing an individual to this position effective at the Commission's October meeting. Staff reached out to several Zoning & Planning Commissioners, with Mark Handeland offering to be the representative. MOTION by Geurts/Schlag to appoint Mark Handeland as Ledgeview's representative to the Brown County Planning Board of Commissioners effective with their October meeting. No further discussion. Motion carried in a voice vote, 5-0.

TOWN ORDINANCES

1. SECOND READING:

a. Ordinance 2014-019, Amend Chapter 79, Section 13 Institutional Signs and Section 16 Design, Construction and Erection Standards

Text amendment ordinance relating to the requirements of institutional signs and design, construction and erection standards for only those building zoned institutional. This amendment allows for additional signs so the buildings can be easily located. Danen explained that this is a result of the De Pere Middle School losing a back entrance sign to the building due to weather. No changes were recommended. The ordinance should forward to the next meeting for the third and final review.

REPORTS:

Clerk/Administrator:

- Budget Workshop will be held October 21st after the Town Board Meeting. Staff is continuing to work on preparing a draft of the budget.
- Speaker system has been ordered and should be installed for the October 6th Town Board Meeting.
- November 4th Election preparation is underway.
- Brown County Sheriff's Department Simple Event Incident List was included in the packet.
- Central Water Storage Facility Monthly Construction Report for August, 2014 is included in the packet.

Deputy Clerk:

- Gave a brief tutorial on the new Calendar of Events added to the website. Dates, times, locations, and agendas can be found on the new calendar.
- Voter ID was reinstated for the November 4th Election.

Engineer:

- Meadow Ridge phase 1 paving is complete. Dorner is working on phase 2.
- Belle Isle - received a complaint Friday about the dirt on the roadway. There will be a future DNR walk-through because a complaint was filed with the DNR. Also received a complaint about the number of trucks on Chase and Bingham.
- Scray Hill Road - Brosteau is working with Danen and Janssen regarding the mud near Central Brown County Water Storage Tank Project on Scray Hill Road. They will do whatever the board wants them to do to keep the roadway clear of debris. The board took that under advisement.
- CTH PP roundabout is scheduled to open on Friday, weather permitting.

Treasurer:

- Working on the 2015 budget.
- Cash report was included in the packet. Everything is at status quo. Expense categories are about fifty-percent which is good.

Board Comments:

Huxford:

- Receiving positive feedback on the highway grass cutting.

Danen:

- Receiving negative feedback from contractors who use Scray Hill Road as a truck route. The comments are regarding the speed limit decrease. Hoping everyone can get along.

APPROVAL OF THE VOUCHERS:

MOTION by Schlag/Van Rossum to approve the vouchers. No further discussion. Motion carried in a voice vote, 5-0.

ADJOURNMENT:

MOTION by Danen/Schlag to adjourn. No further discussion. Motion carried in a voice vote, 5-0. Meeting adjourned at 5:57 p.m.

Charlotte K. Nelson, Deputy Clerk
Town of Ledgeview, Brown County, WI