

**TOWN OF LODI**  
**TOWN BOARD MEETING MINUTES**  
**MAY 29, 2018**

1. Call to order & roll call: Meeting called to order by Chairman Marx at 6:00 pm. Board members present: Tom Marx, James Brooks, James Bechen, Brian Henry, Jon Plumer. Also present: Dr. Larry Smith, Jeff Clark, Steve Neander, Vernon & Joni Greiber, Dave & Audrey Attoe, Bobbie Jo Lochner from DMB – DeForest; Dick Ketelboeter

2. **Pledge of Allegiance:** lead by Chairman Marx

3. **Citizen Input:** none

4. **Parcel 11022-247: Certified Survey Map (CSM) creating 4 lots. Located in Section 8 between Rapp & Summerville Park Roads, north of Okee Conservation Park, owned by Smith Revocable Trust, c/o Larry Smith:** Marx – the Plan Commission had several meetings on this and recommended a deferred approval at their February 8, 2018 meeting as follows: "*Marx/Pfister motion to recommend Town Board approval of the proposed CSM deferred until such time as the covenants outlined in the recommendations on the staff report are met; MC5-0*". Bechen – the original CSM didn't have a current delineation of the wetlands, so we requested Dr. Smith have a new one done, which did change where they are.

(a) Public Input: none

(b) Town Board discussion, review and any possible action: *Bechen/Plumer motion to approve CSM as presented including "Declaration of Covenants, Conditions and Restrictions for Lots 1, 2, 3 and 4 of Columbia County Survey Map No. \*, Recorded in Volume \* of Certified Surveys, at Page\*, as Document No. \*, Town of Lodi, Columbia County, Wisconsin"; MC 5-0.*

\*map, volume, page and document numbers tbd upon recording by Columbia County Register of Deeds.

5. **Rezone of 0.6-acre Parcel 294 to R-1 Residential for construction of new home. Located in Section 8, located at what was W11641 CTH V. Owned by Vernon & Joni Greiber:** Marx – the Plan Commission discussed this at their meeting on May 8<sup>th</sup>. In May 2017 the Town adopted Resolutions 2017-01 and 2017-03 making amendments to the 2010 Comprehensive Plan, which changed this parcel from Institutional/Public back to C-2 Commercial, with future land use at R-1 Residential. Columbia County has not chosen to make those amendments. At the town attorney's recommendations the Plan Commission did not make a motion on rezoning. But after that, with further consideration by the town attorney, it is suggested that the board make a motion either recommending approval of denial of rezoning to R-1 Single Family.

(a) Public Input: none

(b) Town Board discussion, review and any possible action: *Bechen/Brooks motion to rezone Parcel 11022-294 to R-1 Single Family Residential; MC 5-0.*

6. **Steve Neander re: changes to driveway off Lindsay Road into Knutson Field (airport) for safety:** Marx – the gate into the airport has been changed for safety reason. Previously if a vehicle, especially a truck or something with a trailer, pulled into the driveway up to the gate they'd be sticking out into the road. Also with this change to where the gate is, they will be connecting the culvert under the airport driveway and the adjacent farm field access culvert, also for safety and water flow. I've talked to our town engineer regarding whether this

culvert connection would be okay and the right size, which he said it would be. The total cost is approximately \$1,475, and the group leasing the airport is asking if the town would be willing to pay for any part of this cost.

Neander – a couple years ago a woman lost control on Lindsay Road because a car was sticking out from the driveway, went down in the ditch, and almost hit the person unlocking the airport gate.

Brooks – my only concern is that Lindsay Road is a busy road, and would this prevent us from ever widening the road?

Bechen – I'm all for safety, but why would the town pay for this? Marx – because the town owns the land. Goeske – Lodi/Lakeland Aero Club has a current 100-year lease on the property. Plumer – I'm for paying a portion. Neander – we'll providing all the labor at no cost to the town. *Bechen/Henry motion to approve an amount not to exceed \$1,500; MC 5-0*

**7. Vacating of approx. 20' x 150' town-owned "public walk" located between Parcel 1211 @ W10708 E. Harmony Drive (Richard S. & Alice F. Ketelboeter) and Parcel 1159 @ W10716 E. Harmony Drive (Todd A. Anderson):** Marx – at the April 2018 Annual Town Meeting the people voted to approve vacating of this public walk. The interested parties would be responsible for the costs of the Certified Survey Map of the public walk. Anderson to Ketelboeter – are you willing to split the cost with me? Ketelboeter – “no, you (Anderson) can have it”. I've maintained that property for many years and I think my labor is worth something. Goeske – back in 2010, after the board decided not to vacate at that time, Ketelboeter presented the town with a bill for his labor for many years. The board voted to not pay anything to Ketelboeter because there was no agreement or contract for him to do that work and be paid for it. Marx – that subject can be put on the next Town Board agenda.

**8. Town official bank:**

**(a) WI Local Government Investment Program (LGIP):** The WI Dept. of Administration offers this LGIP for Wisconsin counties, municipalities, school districts and other local government units. By pooling investments funds, local governments may be able to realize generally higher yields over time. Local government funds are pooled with state funds for greater purchasing power; creating greater earnings potential and increased efficiencies for all pool participants. Local governments have the best of both worlds ... overnight availability and improved earnings. There are no minimum of maximum dollar limits for deposits and withdrawals.

Goeske – When I began working for the Town in 2005, almost all of the town's money was kept in 5 different LGIP accounts, and money was wire transferred to general checking and payroll checking accounts the town had at Associated Bank as needed to cover checks printed. But several years ago the LGIP had severe issues with its insurance to cover the accounts, and almost every municipality, school, etc... withdrew their monies from the LGIP, as did the Town. I do not know if at this time the LGIP has insurance to protect our funds; I do know that recently the LGIP interest rate has been higher than most financial institutions.

**(b) DeForest-Morrisonville Bank (DMB):** Brooks – several months ago DMB requested to meet with Marx and Goeske; Marx couldn't make it, and Brooks happened to come into the office. So they met with Brooks and Goeske.

The municipal rate is 1.73% as of June 1st, based on the LGIP rate, and is adjusted monthly as does the LGIP. We're growing as a bank and would like to provide you the services we provide. You never speak to a machine, you always talk to a real person, such as remote deposit at no fee. There is a fee for ACH's of \$10/batch. Checking is free.

Marx – we have a number of accounts in the bank. What fees are related to your accounts? There are no fees, the Money Market accounts you're allowed up to 6 withdrawals per account per month.

Brian Henry – what services do we need. Goeske – we currently have 7 Money Market accounts and 2 checking accounts.

Marx – do you do business with any other municipalities? Pete – yes, but we cannot tell you which ones. But we could give you a referral reference from one or more of them.

Marx – what do you provide to insure our funds. Pete – we can provide a Letter of Credit also.

The interest rate matching the LGIP has no minimum balance that has to be in that account to get that interest rate.

Marx – if the LGIP dropped like it did in 2016 & 2017 would that be what you offered also? We'd work with you to get better interest rates than the LGIP.

**(c) Wisconsin River Bank (WRB):** Stormer – what I put together for you is just some basic information on the accounts you currently have over the past year. Your General Checking and Payroll Checking accounts currently are earning no interest, I'd suggest moving them to NOW checking accounts. Interest rates on NOW accounts have been increasing. We also offer remote deposit of checks at no cost. We also offer a deposit currier service in the area who will come to your business and pick up cash deposits, at a \$50 per pickup fee. You also could be using our E-Corp services for paying payroll or automatically paying vendors at no cost, or accept credit card payments. There's a municipal credit card that is now available that doesn't require a personal guarantee. We can offer you 1% interest over our board rate (which is currently .9%) which puts you at or above the LGIP. We currently do not charge you any service charge fees on any of your accounts. Goeske – we do get charged \$10 for NSF checks submitted to the town. Bechler – I think we shouldn't be charged that fee with as much money we have in our accounts at your bank. Brooks – WHY have you not offered all this to us until you heard that the town was possibly going to change banks, it frustrates me? Stormer – it's a 2-way street, no one from the town came to me and said they were unhappy with our services, our fees, services, etc... What we currently offer to the town is different than anyone else we provide services for. I only heard the town was looking at other financial institutions through the grapevine (rumor mill). I'll be honest and say we should have been reviewing our services to you. But I want to keep your business. I moved to the Sauk office and have been away from this end of the business for awhile, but have been looking at accounts that haven't been updated. Henry – what kind of yearly service do you provide for review of accounts, do you have anyone who follows up on this? Stormer – that has not been going on, we're a small bank and trying to grow in the community. and in the process of restructuring due to retirements. The deposits side of the bank has not been reviewed. Plumer – I share Brooks concerns, we shouldn't be having this discussion with WRB. Bechen – I agree, we need to maximize the town's money in our accounts. I think we should have a dedicated account advisor to review our accounts quarter with the Town Chairman. We don't have the time or expertise to review them all ourselves, we rely on you to provide that for us. Stormer – I give you my promise that I WILL be your account manager. Marx –

I'm looking at your rates. You say you'd give us 1% above your rates, and those rates are based on the amount in the account. How often do the rates change? Stormer – there is no set time when the rates update. Bechen – our General Checking account has an average balance of \$112,000 and we've received NO interest on it. That's the kind of thing that should have been noticed by the bank. Marx – with what you're offering with the additional 1% you'd meet or exceed the LGIP. Stormer – I'd like to sit down with you and discuss your accounts and how they're set up.

*Brooks/Plumer motion to table until the June meeting; MC 5-0.*

**9. Transfer Site Liaison:** Marx – the reason I added this to the agenda is because there's been several issues at the Transfer Site, and previously there was a Transfer Site Committee (which has dissolved) and then unofficially former Town Board Supervisor Robert Benson served as a liaison between the Transfer Site and the Board. So I'd like to officially appoint someone to serve as the Liaison between the Transfer Site and the Town Board. I'd like to appoint Brian Henry, he has offered to do this.

*Brooks/Bechen motion to appoint Brian Henry as Transfer Site Liaison; MC 5-0.*

**10. Town logo:** Brooks – when I started 3 years ago the town had no “brand” or sign. We tried to run a contest to get students or the public to submit logo designs. I think the sign now out in front of our building would make an excellent logo for letterhead, address labels, “welcome to” signs, etc... Marx – is it possible we could create a logo from a picture of the sign ourselves? Does everyone agree to using the sign as our logo. All – yes. Brooks – to go with any of the companies I've contacted we're talking to \$500 - \$800 in costs. Plumer – we should see if there's anyone local who does this. Brooks – how would you like me to proceed. Plumer – I think we should see if we can find someone local, and come back with costs at next month's meeting.

**11. Animal Control re: cats:** Marx – I did discuss this with our Animal Control Officer Gary Paepke. He said that if we don't pick up the stray cats they breed and breed and ... Bechen – but to-date this year we've paid \$500 to trap cats. I think we should discontinue picking up cats and taking them to the CCHS. Plumer – maybe this is something we should ask the residents what they think we should do. But now seeing the costs I'd agree we shouldn't be picking them up.

*Bechen/Brooks motion that the Town of Lodi immediately discontinue capturing or picking up stray cats and taking them to CCHS; MC 5-0.*

**12. Columbia County Road Aid 2018 application:** *Bechen/Plumer motion to approve application to be applied towards work being done on Red Cedar Drive and Real Short Road; MC 5-0.*

**13. 2018-2019 Intoxicating Liquors, Fermented Malt Beverages & Tobacco Products License renewals:**

- (a) Amaron's Inc. (Harmony Grove BP) - N2695 Park Street - Rattan S. Ghotra
  - (i) Class A Combination Intoxicating Liquor & Fermented Malt Beverage license
  - (ii) Tobacco Products license
- (b) Fitz's Pub & Grill, Inc. - W11602 County Road V - Mark Obois
  - (i) Class B Combination Intoxicating Liquor & Fermented Malt Beverage
- (c) KD's Bar & Grill, LLC - N1434 Fair Street - Katie Larrabee-Lane
  - (i) Class B Combination Intoxicating Liquor & Fermented Malt Beverage

- (d) Lucky's on the Lake, LLC - W11579 County Road V - Rodney Ripley
  - (i) Class B Combination Intoxicating Liquor & Fermented Malt Beverage
  
- (d) Smokey Hollow Campground, LLC - W9935 McGowan Road - Bud Styer
  - (i) Class B Combination Intoxicating Liquor & Fermented Malt Beverage
  - (ii) Tobacco Products license

*Bechen/Henry motion to approve all licenses listed above; MC 5-0.*

**14. Town Hall mortgage and budget line adjustments:** Marx – several months ago the comment was made by Bechen that we should pay off the balance of the Town Hall mortgage loan. And recently we decided to approve hiring a 20-hours/week Deputy Clerk-Treasurer. Goeske has calculated that the extra monies needed in the Deputy Clerk-Treasurer lines of the budget is right around \$5,000. If we paid off the balance of the mortgage we'd have the \$1,155/month we've been paying on the loan x 8 months = \$9,240.00 that we could use towards the Deputy C/T budget lines. There's currently \$230,594.38 in the Undesignated Fund. If we paid the \$71,797.90 balance of the loan that'd take that Undesignated Fund to \$158,796.48, which is a healthy 17.5% of our annual budget. I talked to our auditor and she said 15-16% is the suggested amount a municipality should have set aside.

*Bechen/Brooks motion to pay \$71,797.90 from the Undesignated Fund to pay off the balance of the municipal loan; Roll call vote: Marx – yes, Brooks – yes, Bechen – yes, Henry – yes, Plumer – yes; MC 5-0.*

#### **15. Chairman Reports:**

Ditch on CTH V/Harmony Grove: I received a call regarding the ditch on CTH V near the Welcome to Harmony Grove sign. I talked to Bill Statz of CCHD and he will look into it and send a letter to the homeowner who is filling in that ditch, which is on county highway right of way.

Michael Lane: I've also received calls from Reg Rand regarding his driveway on Martin Lane being undermined by washout from the road. Bechen – awhile back someone with a tanker truck dumped a large amount of water onto the road (someone working for the sanitary district) and it washed out Rand's driveway. The sanitary district fixed it, but it's washing out again. Marx – I haven't heard back from Rand lately.

Michael Park: Bechen and I went and checked out a sinkhole reported by neighboring residents that may or may not be in Michael Park. It almost looks like there's a spring flowing from it. The first thing we're going to do is have Grothman survey that area and determine whether it's on town park property or private property. It also looks like an old dilapidated pier that could be on the waterfront the town owns there.

Lakeview Drive & Hill Street: the gravel washes out and goes down onto the road. The county came back and cleaned it up, then it rained again and washed it all out again. So Bill Statz is going to check it out and see what a more permanent repair can be done to prevent the town from having to keep going back and cleaning it up.

Rodney Drive cul-de-sac: all of the residents on this cul-de-sac have been asking when the town is going to pave this cul-de-sac, after it wasn't done back in when the rest of Rodney Drive.

Rodney Drive: the ponding issue at the home next to the BP on Rodney Drive is being looked into further due to water main breaks in that area.

Lodi PD: in our last invoice for the Lodi PD there was a charge for 10 hours they did an emergency transport to Oshkosh. When the Lodi PD is working in the Town of Lodi they let the CCSD know, and the sheriff doesn't respond to any calls during that time, the Lodi PD becomes our primary provider during those hours. It just happened that this emergency transport happened while the Lodi PD was serving our area.

Roads: Bechen – I drove down to Fair St. recently and noticed our digital sign. Is it helping? Brooks – I talked to Karen Koehn who lives near the sign and she says it has helped. So can we move the sign to N. Lake Point drive, buy 1-2 more so we can have one facing each direction. Brooks – if we buy 2 or more I believe we get a discount. I will look into it and get back to the board next month.

Deputy Clerk-Treasurer: Goeske has hired Jay Gawlikoski as the new Deputy Clerk-Treasurer, beginning June 4<sup>th</sup>.

**16. Clerk-Treasurer Reports:**

(a) Town Board meeting minutes of April 24, 2018: *Plumer/Henry motion to approve; MC 5-0.* Bechen – permit #18-15 is for new garage doors on a 2<sup>nd</sup> garage @ W10933 Arbor Valley. But the property owner installed those doors on the side of the garage facing CTH V, but his driveway to his home is on Arbor Valley. I have seen the owner use the CTH V as access from those garage doors. We need to notify CCHD to send a letter that he can't do that, no 2<sup>nd</sup> access to a property.

(b) 2018 Revenues vs. Expenditures as of May 25, 2018:

	<u>01/01/18-05/25/18</u>	<u>% of Budget</u>
Revenues:	\$680,284.10	68.17%
Expenses:	\$330,535.96	33.13%
BALANCE:	<u>\$349,748.13</u>	

(c) Payment of Bills: Bechen – Stranders had increased the monthly rates on our porta-potties (parks and transfer site), so I spoke with the owner (Marc Hamilton) and he said that was a billing error and we are to stay at the 2017 rates.

*Bechen/Henry motion to approve Debits #2018-18 through 2018-22 + Checks #22165 through 22194 totaling \$32,471.51; MC 5-0.*

(d) 2018 Building Permits to-date: see Attachment A on page 8

(e) 2018 Animal Control Officer Log: none

(f) Communications: 05/24/18 Email and information received regarding Capstone Project. The WI Dept. of Planning and Landscape Architecture at the University of Wisconsin - Madison is continuing its long history of design and planning outreach and is currently pursuing opportunities for service projects to be considered for the 2018-2019 Senior Capstone Project.

**17. Commissions/Committees/Districts/Departments:**

(a) Plan Commission (Marx/Bechen): met on May 8th re: Gallagher certified survey map, Greiber rezone, Ordinance 2018-02 re: Erosion Control, and Ordinance 2018-03 Storm Water Management. Minutes on file.

(b) Park Commission (Bechen): met on May 16th. 2 more pieces of playground equipment are still to be installed at Madeline Summers Park. A new set of swings should be installed soon at Lewis Byrnes Park. Minutes on file.

(c) Any other commission/committee/district/department reports: LAFD Commission met on May 9th; EMS Commission met on May 22nd; minutes on file. Ad Hoc Building Committee met on May 9th; chose 2 companies to bring information to the 3 municipalities. Marx – I was told that EMS sent a letter out stating they didn’t want to be involved in a joint building. Plumer – that letter is in draft state currently. Minutes on file

**18. Upcoming meeting date(s):** see Attachment B on page 9

**19. Future agenda item(s):** Paying Ketelboeter for maintaining the public walk between his house and Todd Anderson’s; closed session re LAFD; town bank;

**20. Adjourn:** *Bechen/Plumer motion to adjourn at 9:20 p.m.; MC 5-0.*

*April D. Goeske*  
Clerk-Treasurer

**ATTACHMENT A**

DATE	18-	OWNER(S) and/or CONTRACTOR	ADDRESS	COST	DESCRIPTION
01/04/18	01	DENNIS & MARY HARRIS	W11533 Island View	25,000	finish basement
01/04/18	02	JACK JOHNSON	N2715 Cross	500	service upgrade
01/15/18	03	GREGORY SCHMITZ	W11550 Demyneck	5,000	shed
01/15/18	04	JOE FOBES/VICKIE NICHOLS	W11514 Demyneck	125,000	SINGLE FAMILY RESIDENCE
01/15/18	05	JOE FOBES/VICKIE NICHOLS	W11514 Demyneck	(62,400)	raze home
01/16/18	06	DENNIS & KAREN NEFF	N2847 Demyneck	30,000	kitchen/bath remodel
01/22/18	07	STEVEN DICK	N2106 Back Forty	15,000	garage electrical
01/24/18	08	KATIE LARRABEE-LANE	N1434 Fair	20,000	raze garage/new garage
01/29/18	09	TYLER HAARKLAU/KIMBERLY LEHR	W10906 Lakeview	1,500	garage electrical
01/30/18	10	GREGORY SCHMITZ	W11550 Lakeview	2,500	basement elec/plumb
02/13/18	11	GERALD & DONNA WRZESZCZ	N2507 Rapp	800	electrical repairs
02/13/18	12	KYLE & AMANDA PASKEY	W9797 CTH K	35,000	garage/electric
02/28/18	13	PAUL & DIANE LARSON	W11064 N. Lake Point	80,000	detached garage
02/28/18	14	DUSTIN ALVERAZ	N2715 Cross	15,000	interior remodel
03/05/18	15	DEREK & DEANN DREGER	W10933 Arbor Valley	1,000	add garage door openings
03/07/18	16	SCOTT BOLICK/BRITTANY LOTHE	W11395 CTH V	25,000	basement remodel
03/13/18	17	THOMAS & RUTH THIELKE	W11545 Island View	9,000	elevator shaft modification
03/13/18	18	BILL GROVES (FRANCIS GROVES TRUST)	W11373 CTH J	1,000	electric service upgrade
03/15/18	19	TOM & LUCY JASINSKI	N2859 N. Lake Point	625,000	SINGLE FAMILY RESIDENCE
03/15/18	20	CHRIS & NICOLE JUNE	W11043 Deer Run	287,000	SINGLE FAMILY RESIDENCE
03/26/18	21	COLUMBIA COUNTY HIGHWAY DEPT.	W11698 CTH V	(8,000)	raze home
03/29/18	22	TOM DUNN & JANE ZAVORAL	N1533 Pleasant Valley	54,415	swimming pool

03/29/18	23	THOMAS & LUCY JASINSKI	N2859 N. Lake Point	(24,100)	raze home
03/20/18	24	ARTHUR & MARY BAUMAN	N2782 N. Lake Point	1,000	electric upgrade
04/05/18	25	STEVEN CRAMER	W10486 STH 60	95,000	ag storage building
04/10/18	26	JAMES SAWYER	W10595 River	2,620	fence
04/16/18	27	TED & JANE POELMA	N2815 Demyonck		bath remodel
04/16/18	28	TONY GALLAGHER	W11527 CTH V		finish basement
04/16/18	29	BEN & JESSICA STREET	W11619 Demyonck	15,000	deck
04/18/18	30	JEFF & ANDREA SIMMONS	W11614 Demyonck	30,000	finish lower level
04/23/18	31	GENE & INGRID FLEMING	W10593 E. Harmony	10,000	garage addition
04/23/18	32	WILLIAM & KATHY SELLNER	W11494 Reynolds	60,000	pool
04/23/18	33	TRAVIS TROY & MEGAN FECHT	N636 STH 113	8,000	kitchen remodel
04/23/18	34	PREMIER BUILDERS	W10995 Lakeview	35,000	remodel
04/27/18	35	DEAN STRANDER	N2535 CTH V	1,000	electric service upgrade
05/01/18	36	WILLIAM & KATHY SELLNER	W11494 Reynolds		deck
05/03/18	37	STEVE SCHILZ/DIONNE BOEDEKER	W11515 Demyonck	288,000	SINGLE FAMILY RESIDENCE
05/07/18	38	KP CATTLE EXCHANGE LLC (PROSA)	W11453 Reynolds	30,000	Ag shed
05/07/18	39	ERIK & DANYEL O'CONNOR	Parcel 290.101 High Point		access/driveway
05/09/18	40	MITCH & ASHLEY TANNER	W10962 Arbor Valley	15,000	detached garage
05/09/18	41	JACK & VICKI HILL	W10939 Arbor Valley	12,000	shed
05/09/18	42	BRAD & NICOLE SKRUM	N1738 STH 113	(154,500)	raze home
05/09/18	43	BRAD & NICOLE SKRUM	N1738 STH 113	290,000	SINGLE FAMILY RESIDENCE
05/10/18	44	MIKE FORSLUND	N2857 N. Lake Point	10,000	remodel
05/10/18	45	JAMES SKAAR	W11452 Bay	3,000	electric service upgrade
05/14/18	46	ROBERT NOLAN / LOIS BEECHAM	W11074 Rodney	100,000	remodel
05/22/18	47	ERIK & DANYEL O'CONNOR	W11387 High Point	800,000	SINGLE FAMILY RESIDENCE
			<b>YEAR-TO-DATE:</b>	<b>2,914,335</b>	

## ATTACHMENT B JUNE 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 <b>5:00 pm Last day/time to vote early in-person in clerk's office for 06/12/18 election</b>	2
3	4	5	6 <b>10:00 am Public Test of Election Equipment @ Town Hall</b>	7	8	9

10	11	12 7 am - 8 pm Special Election <hr/> 6:00 pm Plan Commission @ Okee School	13 5:00 pm Fire Commission @ Fire Station	14	15	16
17	18	19	20	21	22	23
24	25	26 6:00 pm Town Board @ Town Hall	27	28	29	30