

**TOWN OF LODI  
TOWN BOARD MEETING MINUTES  
SEPTEMBER 25, 2018**

**1. Call to order & roll call:** Meeting called to order by Chairman Marx. Town Board members present: Tom Marx, James Brooks, James Bechen, Brian Henry, Jon Plumer. Audience: Roberta Arnold, Neil Heskin, Joan Zavoral, Gene Fleming, Ingrid Fleming.

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

**3. Citizen Input:** Gene Fleming (W10593 E. Harmony re: Greg Morris @ N2705 Tonja Drive property - there are multiple inoperable vehicles still sitting around his property. I have a letter to present to the Town Board signed by other neighbors, plus there are a few neighbors here with me tonight. Nicole Bushman (W10583 E. Harmony) – it’s a real eyesore, and not good for those trying to sell homes in the area. Gene Fleming – he also still hasn’t finished some of the remodel projects on the home he started on 2 years ago. Marx – we have no ordinances that require it to be sided, etc. Ingrid Fleming – that’s ridiculous, somewhere in the ordinances it says “completed in a timely manner”. Gene Fleming – you are responsible for protecting our property values, and properties like this devalue us.

**4. Lodi Women's Club Library:** Neil Heskin - I am on the Library Board of Directors. Over 90% of the library’s budgeted costs are in 3 categories: 70% wages, 10% South Central Library System, and 10% library materials, 10% miscellaneous supplies. 52% of the people who use the library are from the City of Lodi, 31% are from the Town of Lodi, the remainder are from Dane, Sauk, etc. If you want a book and it’s not there, the library will get it for you. One of the biggest services we provide is internet service, including people who sit outside the building because they can get reception on their personal devices. The Town receives an allocation from the SCLS which is sent to the library. For about 20 the years the Town has donated an additional \$6,000 each year. We’re asking for an increase to \$12,000 for the 2019 budget year. Brooks – is the Town of West Point part of the library? Heskin – yes, or they use Sauk. Zavoral – Town of Dekorra, Town of Dane both contribute to our library. Brooks – we’d like to see a chart of what other municipalities are donating annually. Zavoral – we can do that. Marx – how much does Columbia County give to the library for the Town of Lodi? Zavoral – it isn’t specific to the Town of Lodi, they’re required to cover 70% of the library’s cost. Brooks – so we are already taxed for this by Columbia County. Marx – we’d like to know what that 70% the county is giving to the library for the municipalities and calculate what 31% of that for the Town of Lodi usage would be. We’d also like to receive a copy of the library’s budget for 2019 (and possibly 2018), we haven’t received one for many years. Zavoral – you can also go to the library and ask for help when you get a new tablet, etc... and have questions. Plumer – we heard this last year, and still haven’t heard what you’re asking for and why, where has and does your money go?

**5. Town official bank:** Marx – we put this on the agenda, as Brooks reminded me that WRB stated when we talked to them back in May that they’d keep in regular contact with us; which has not been done since. Deputy C/T Jay Gawlikoski has experience working with DMB in the past and wasn’t happy with their customer service. So he arranged for Tara Schneidewind from Settlers Bank (Windsor) to appear before the board tonight. The founders of the bank decided they wanted to be different than other banks. We focus on customer service, you will always know who you are to speak to and get that person each time. I’ve prepared a services proposal that shows first an Interest Paid Comparison between current rates and interest for the month of August WRB vs Settlers Bank, showing you would have received \$275.75 more interest in August from us than you did from WRB. There are no fees and no minimum balances on accounts, and no wire transfer fees. You can also get the remote deposit capability, which deposits checks the same day if scanned by 6 p.m.

There's a \$50/month fee for that, but for a municipality we can waive that fee. Our online banking is very user friendly, and safeguarded as to whom can access it. Bechen – I like the idea we can wire money from a local bank to Settlers. Plumer – we just want a bank that will take care of us and provide excellent services. Bechen – we were told last May by our current bank that we'd receive at least quarterly overview of our accounts and what we could do different, 4 months later we've heard nothing. Schneidewind – we can schedule to visit every quarter. Plumer – I'd feel better with quarterly contact. Brooks – I'm impressed with the presentation this evening, but I'd like DMB to talk to Jay about his concerns, to give them a fair chance, he wasn't working for the Town at the time they came before the board. Marx (to Jay) – what is your comparison from your experiences with DMB vs Settlers. Jay – DMB kept sending us notices regarding accounts that don't have a lot of activity and saying the accounts were dormant and could be turned over to the State. Marx – so what does the board want to do? Brooks – DMB doesn't have to come back before the board, but maybe at least talk to Jay before we make a decision. Henry – I'm always interested in making sure the taxpayers money gets the best interest possible, no fees, and is kept somewhere safe. Schneidewind – no fee charged to the Town for NSF checks submitted to the Town. Marx – I and/or Jay can talk to DMB; Settlers can provide a proposal for the Town Board to take action on. Jay – the checking account we use at WRB we just purchased 1,000 checks. Marx – we can continue to use that checking account at WRB, since they do have a better interest rate on our general checking than Settlers can offer.

**6. Market revaluation of real estate in Town:** Marx – I want people to understand how the system works. You have an assessed value (by our assessor) and then an equalized value (set by the State of WI), and the different between them is the % of Average Assessment Ratio "shown on all real estate tax bills in the "Average Assmt. Ratio" box) of assessment. When that difference gets to 10% or more you are out of compliance, and the State of WI gives you us 3 years to have a revaluation done or the State will come in to do it. I talked to Wayne Koehler of Accurate. We currently have 2 years on our current contract. They're suggesting that we do a market revaluation in 2020. But if we change our contract now, then we're taking the chance that the market could drop and then our % difference would change, and a revaluation wouldn't be needed during 2019-2020-2021. Plumer – every town, city and village meeting I've attended recently has had this on their agenda because of the market increases. Bechen – I think the market is going to keep going up. Marx – I'm just saying that if we sign a revised 3-year contract to do a market revaluation in 2019 or 2020 or 2021, paying \$10,200 over those 3 years for that revaluation, and the housing market tanks like it did in 2008 and we don't need the revaluation, then we'll have thrown \$10,200 out the door. Henry – I think we should go ahead with it.

*Bechen/Brooks motion to keep current contract we have and look at this again in August 2019; MC 5-0.*

**7. Transfer Site fees:** Henry – fees should not be odd numbers of dollars, such as the dehumidifier fee of \$18, we do not keep change at the Transfer Site. Also issues with consistency of what is charged for loads that are brought into the construction dumpsters. Bechen – why do we not charge a fee for printers, INSERT when we do charge for a computer monitor. Brooks – we based our fees (and non-fees) on what the County charges for these items. Bechen – I think we should charge \$5 for all electronics (except the \$20 for televisions). Brooks – we're only charging \$20 for a hot tub, I'm not sure what the county would charge. I think \$20 is quite cheap for the size and the room it takes up in the bin. Henry – we get a lot of mattresses and box springs, and we only charge \$5 each. Gene Fleming – the fee used to be \$20 for mattresses and box springs a couple years back. Ingrid Fleming – I understand our fees might need to be adjusted; but everyone pays taxes to get services, so what services are our taxes providing for. Bechen – people don't understand or know exactly how much we pay for everything at the Transfer Site to be hauled away. Henry – I'd suggest mattresses and box springs should be \$10 each; and non-freon appliances to \$0, and freon appliances to \$20; and \$40 for hot tubs; car seats \$0, and all electronics (except TV @ \$20) to \$5 each.

*Bechen/Plumer motion to approve as stated above; MC 5-0.*

**8. Roads (including, but not limited to):**

- (a) **Tree trimming:** Marx – I talked to Jeff Herrling of Crackfilling Service, who will do \$25,000 of crackfilling yet in 2019, but will only bill us \$12,000 in 2019 and then bill us the other \$13,000 after January 1, 2019. I also talked to Don Nichols of CCHD regarding Richards Road. He states that road is deteriorating faster than normal due to trees and brush that overhang the road and keep the road wet and icy in the winter. We received an estimate for CCHD of \$15,371.61 to do brushing on Richards Road from Kohn Road to CTH JV. Bechen – do we have to do the entire \$15,000+ trimming? Marx – no, we can set another amount and tell them what we want done. Bechen – at least do the south side of the road.

*Bechen/Plumer motion to have CCHD do the brushing on Richards Road on the south side of the road only; MC 5-0.*

- 9 Driveway slope issue at W11043 Deer Run Dr., owned by Chris & Nicole June:** Marx – I did not ask the homeowners nor our building inspector or engineer to attend tonight, I'm giving you the background of this issue and asking the board what next step they want to take. The driveway permit issued had a driveway with an 8% slope, what was built is 20%, in violation of our ordinances. Bechen – the part of the driveway that is in the road right-of-way also violates the County's ordinances that doesn't allow that portion to be greater than 8% slope. Marx – I have spoken with the Town Attorney and he has provided us input as to what actions we could take. Also provided to you is the emails regarding this matter since 8/3/18 to-date. Leaving this driveway as it is opens the town to possible future liability issues. My suggestion would be that we have the Town Attorney send the homeowners a letter. We've had presented to us a development that would require disturbing greater than 20% slope, and that isn't going forward because of that.

*Brooks/Bechen motion to have the Town Attorney send a letter to the homeowners notifying them that they are in violation of our ordinance(s), with Chairman Tom Marx reading letter prior to it being sent to the owner; MC 5-0.*

- 10. Closed session per 19.85(1)(i) "Considering any and all matters related to acts by businesses which, if discussed in public, could adversely affect the business, its employees or former employees.":** *Brooks/Henry motion to go into closed session; MC 5-0.*

**11. Motion to return to Open Session:**

**12. Any action on closed session matter:** none

- 13. Chairman Reports:** Pleasant Valley Road is being prepped 9/27/18, paved 9/28/18 shouldering 10/5/18; Town Engineer Katie MacDonald will be present for those.

During recent storms a tree on town-owned property fell onto a home next to it and damaged their gutter. The homeowner only asked the town to come clean up the downed tree and haul it away. Therefore, that town-owned property was brought to my attention as a large 1.2- acre lot that there is no desire to develop into a park and is buildable for a home. There is a tiny little .03-acre triangular piece next to it that is designated "park". These may be on a future Town Meeting regarding selling the property.

Thought there was possibly another violation of the no concrete in the 3' of a driveway closest to a road, but this was found to not be reasonable due to this property having curb and gutter.

Stumps on Red Cedar Drive: the county wanted about \$1,000 to remove them, Kevin Sopha stopped in and said he'd do it right away for \$500, as he was in the area doing other similar work.

Transfer Site Supervisor Rick Waugh resigned as of 9/18/18, Town Board Supervisor Brian Henry and Clerk-Treasurer April Goeske have been covering shifts for now. Tom Marx and James Bechen have also offered to work there if needed. James Bechen is taking care of parks for now also, including weekly picking up of trash.

#### **14. Clerk-Treasurer Reports:**

- (a) **Town Board meeting minutes of August 28, 2018:** James Bechen was in earlier today and brought up the following errors that will be corrected in agenda item #7 change from "...people came to board meetings..." to "people called the Town Hall office and board members...", and #9 the line "Plumer - how about making them mobile? Brooks - the problem is theft of the units, and the holes the posts going into filling up and becoming unusable." should be moved to the end of agenda item #10.

*Bechen/Plumer motion to approve with above corrections; MC 5-0.*

- (b) **2018 Revenues vs. Expenditures as of September 21, 2018:**

(c) **Payment of Bills:** *Bechen/Henry motion to approve checks #22320 through #22355 + to-be-paid checks listed totaling \$29,726.02; MC 5-0; plus Debit/Credit card transactions DC 2018-33 through DC 2018-34 totaling \$196.55 (for a total of \$29,922.57); MC 5-0.*

(d) **2018 Building Permits to-date:** See ATTACHMENT A at end of minutes.

(e) **2018 Animal Control Officer Log:** nothing to report

(f) **Communications:** none

#### **15. Commissions/Committees/Districts/Departments:**

(a) **Plan Commission (Marx/Bechen):** did not meet in September, Kris Krause has asked to move the October 9th meeting to October 16th.

(b) **Park Commission (Bechen):** A few small projects will be completed yet this year, we've done everything planned for this year and have come under budget. We also make a recommendation that the town-owned property at the intersection of Red Cedar and Back Forty be left as green space, not converted to a park. We also recommend no park is needed on the town-owned property on Deer Run Drive.

(b) **Any other commission/committee/district/department reports:** Transfer Site (Brian Henry) – I'm working on cleaning up the Transfer Site, getting fluorescent lightbulbs and large batteries picked up. Otherwise everything is running smoothly.

LAFD/LAEMS (Brooks) – I will contact \_\_\_\_\_ to begin immediately with the study.

**18. Upcoming meeting date(s):** Plan Commission on Tuesday, October 16<sup>th</sup> @ 6:00 PM; Park Commission on Wednesday, October 17<sup>th</sup>; Special Town Board Meeting (2019 Budget) on Monday, October 22<sup>nd</sup> @ 6:00 p.m.

**19. Future agenda item(s):** Mack Road vacation, revision to driveway ordinance, handicap accessible door, Town logo, revise dog license fees,

**20. Adjourn:** *Plumer/Brooks motion to adjourn at 9:00 p.m.; MC 5-0.*

*April D. Goeske*  
Clerk-Treasurer

**ATTACHMENT A**  
**Building Permits 01/01/18 - 09/27/18**

ISSUE DATE	# 18-	OWNER(S) AND/OR CONTRACTOR	SITE ADDRESS	PROJECT COST	PROJECT 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 Demyck	5,000	shed
01/15/18	04	JOE FOBES/VICKIE NICHOLS	W11514 Demyck	125,000	SINGLE FAMILY RESIDENCE 1
01/15/18	05	JOE FOBES/VICKIE NICHOLS	W11514 Demyck	(62,400)	raze home
01/16/18	06	DENNIS & KAREN NEFF	N2847 Demyck	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 (F. 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 2
03/15/18	20	CHRIS & NICOLE JUNE	W11043 Deer Run	287,000	SINGLE FAMILY RESIDENCE 3
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 Demyck		bath remodel
04/16/18	28	TONY GALLAGHER	W11527 CTH V		finish basement
04/16/18	29	BEN & JESSICA STREET	W11619 Demyck	15,000	deck
04/18/18	30	JEFF & ANDREA SIMMONS	W11614 Demyck	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 Demyck	288,000	SINGLE FAMILY RESIDENCE 4
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	0	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 5
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 6
05/29/18	48	DIANN SYPULA	N2682 Smith	2,500	deck
06/07/18	49	BRADY CUMMINGS	N2780 Cross		fence
06/14/18	50	JOHN & PEGGY ANKER	W10984 Eagle	2,000	deck
06/14/18	51	MICHAEL & SARAH FORSLUND	N2857 N. Lake Point	2,500	electric service upgrade
06/14/18	52	RANDY & LINDA PATRICK	W10729 CTH V	2,000	ramp
06/18/18	53	JUSTIN & HEATHER SCHILLING	W11355 Red Cedar	2,000	electric service upgrade
06/18/18	54	DANIEL & KATHLEEN VAUGHT	W11040 Rodney		shed
06/25/18	55	DEAN LIZOTTE	W10982 Bayview	200	electric service upgrade
07/10/18	56	GENE & GRETCHEN EDWARDS	W10909 W. Harmony	4,000	bath remodel
07/11/18	57	RICHARD ZOERNER	N2550 CTH V	0	access/driveway
07/11/18	58	BARBARA DREMEL	W11041 Rodney	0	access/driveway
07/11/18	59	DAMIAN & JOY WEYER	W11026 CTH V	560,000	SINGLE FAMILY RESIDENCE 7
07/16/18	60	MICHAEL POTTER	W11043 W. Harmony	8,000	bath remodel
07/23/18	61	ROBERT BLOSSER	Smith Rd.	0	access/driveway
07/23/18	62	JAMES WAGNER	N1755 Ryan	15,000	bath remodel
07/31/18	63	VERNON & JONI GREIBER	W11641 CTH V	400,000	SINGLE FAMILY RESIDENCE 8
08/14/18	64	ROBERT BISHOP	W10522 River	10,000	kitchen remodel
08/20/18	65	STEVEN & JOYCE CRAMER	W10486 STH 60	1,000	Ag electric
08/20/18	66	JAMES & BONNIE WAGNER	N1755 Ryan	20,000	remodel
08/23/18	67	DANIEL & HEIDI (MABIN) PARSONS	W10921 Arbor Valley	1,300	shed
09/04/18	68	JAMES DAWSON/SUZY PIORIER	N2841 Lakepoint	2,000	deck
09/06/18	69	JAMES & MARY WARTINBEE	W11406 Bay	(84,200)	raze home
09/10/18	70	JOHN & TANYA SEBERT	W10918 Lakeview	20,000	basement finish
09/10/18	71	TIM & TERESA ESCHER	N2360 Summerville Park	5,000	deck repairs
09/10/18	72	PAUL KUEHN	Shamrock Road	0	access/driveway
09/12/18	73	BARBARA SCHWEITZER	W10797 E. Harmony	242,400	SINGLE FAMILY RESIDENCE 9
09/17/18	74	THOMAS LANGE	N2132 Shamrock	400,000	SINGLE FAMILY RESIDENCE 10
09/19/18	75	PETER FRANKLIN	CTH V	0	driveway
09/20/18	76	JAMES & MARY WARTINBEE	W11406 Bay	700,000	SINGLE FAMILY RESIDENCE 11

09/25/18	<b>77</b>	WILLIAM & AMY JO KERRY	N2728 Demyck	10,000	deck, additions & repairs
09/25/18	<b>78</b>	KYLE KURT & LINDSAY MANNING	W11207 STH 60	200,000	SINGLE FAMILY RESIDENCE 12
09/26/18	<b>79</b>	SHERYL PLAYTER	W10995 W. Harmony	13,000	bathroom remodel
09/27/18	<b>80</b>	PETER & JULIE FRANKLIN	W11036 CTH V	375,000	SINGLE FAMILY RESIDENCE 13
in process	<b>xx</b>	<b>PAUL KUEHN CONSTRUCTION INC</b>	<b>Shamrock Road</b>	<b>279,000</b>	SINGLE FAMILY RESIDENCE 14

YEAR-TO-DATE: 6,107,035