

TOWN OF WEST POINT
TOWN BOARD MEETING MINUTES
February 8, 2024

Pursuant to Wisconsin State Statute 19.84, the Town Board of the Town of West Point held their regular monthly meeting on Thursday, February 8, 2024, at the West Point Town Hall and via Zoom. The meeting was published in the Enterprise, the Star News, posted in the three designated places in the Town and on the Town's website.

The Town Board meeting was called to order by Ashley Nedeau-Owen - Town Chairman, at 7:00 p.m. The Town Board members present at the Town Hall were: Ashley Nedeau-Owen - Town Chairman, Kevin Kessler - 1st Supervisor, Scott Earnest - 2nd Supervisor, John Ungrodt - 3rd Supervisor, and David Lendved - 4th Supervisor. Also present were Taffy Buchanan - Town Clerk and Sharon Richmond - Town Treasurer.

The Pledge of Allegiance was said.

A motion was made by Scott Earnest to approve the agenda moving “#12 Assessor's Plat – Levying Special Assessment” up to after “#10 CSM Review for Marcus Bentley – Parcel #11040-669.01”, 2nd by John Ungrodt – motion carried unanimously.

Citizen Input – Randy Robertson, N2145 Pustaver Road, gave an update on the UTV routes, big signs are up and the end route signs should be up in March; he also asked about lowering the speed limit on State Highway 188, the Town Chair suggested to contact the WisDOT. Steve Wilcox, W13159 East Lake Drive, encouraged the Town Board to adopt a short-term rental ordinance. Tim Dallman, W13151 East Lake Drive, wondered who would take the complaints about the short-term rentals; the Town Chair stated Columbia County Planning & Zoning should be contacted. Chuck Wherrey, W13138 East Lake Drive, suggested a pier be added to the Alerey subdivision boat launch area.

Copies of the January 11, 2024, Town Board Meeting minutes were emailed to each Town Board member prior to the meeting for their review. A motion was made by David Lendved to approve the January 11, 2024 Town Board Meeting minutes as presented, 2nd by Scott Earnest - motion carried unanimously.

Correspondence – The Town received the LAFD Fire Chief Report dated January 16, 2024. The Clerk submitted the State of Wisconsin CY 2023 Housing Survey to the Wisconsin DOA; in 2023, 10 single-family homes, 3 two-unit structures, and 3 mobile homes were added and 3 single-family homes were deleted in West Point.

The Treasurer, Sharon Richmond presented the following report: General Fund as of January 31, 2024 - \$1,962,328.82; Coronavirus Recovery Acct (ARPA Funds) - \$208,290.42 and is in a 6-month CD (matures 7/18/24); Park Fund \$2,727.00; Historical Society is \$7,769.69; and Savannah Tree is \$1,170.97 and is in a 1-year CD (matures 5/24/24 and will move to General Fund). The Town Treasurer and Town Clerk reconciled the bank accounts for the month of January.

The bills were reviewed by each town board member prior to the town board meeting. A copy of the bills, deposits, and budget for 2024 were given to each town board member for their information. A motion was made by Kevin Kessler to approve paying the bills as presented, 2nd Scott Earnest – motion carried unanimously.

Columbia County Report – Doug Richmond stated that a rezoning for the Town of Lodi was approved that was very controversial. The County Highway is willing to do the small bridge/ culvert inventory that is required for the State program. The CUP for Tourist Rooming House will go before the Columbia County Planning & Zoning Committee not the full County Board, and they place many conditions on them.

A CSM for Marcus Bentley – Parcel #11040-669.01 was presented for approval. The Plan Commission at their February 1, 2024 meeting, recommended to the Town Board to approve the CSM acknowledging that the approval does not include anything with the docks or piers. Since this parcel is part of the area the Town ordered an Assessor's Plat to be done on, the Town Attorney advised the Town Board of a few options to proceed: 1. Take action to exclude parcel and exempt from Assessor's Plat; 2. Reject application because there is already an Assessor's Plat in-process; 3. Approve but continue with the Assessor's Plat that would contain the parcel and set the boundaries; 4. No action and after 90 days it would be deemed to be approved; or 5. Approve conditionally that the boundaries lines on parcel on the CSM are consistent with the Assessor's Plat that is in progress. Marcus Bentley (via Zoom) stated his incentive for the process he took was timing, not cost and does not object to being included in the Assessor's Plat. A motion was made by Kevin Kessler to approve the CSM acknowledging that the approval does not include anything with the docks or piers and subject to the understanding the

parcel is part of the Assessor's Plat according to existing Town Board Resolution, 2nd by Scott Earnest – motion approved unanimously.

The Town Attorney sent a memo dated January 25, 2024 stating the formula for calculating the special assessment to be imposed for the Assessor's Plat according to Wisconsin State Statutes. The statute reads:

“The actual and necessary costs and expenses of making assessor's plats shall be paid out of the treasury of the city, village, town, or county whose governing body ordered the plat, and all or any part of such cost may be charged to the land, without inclusion of improvements, so platted in the proportion that the last assessed valuation of each parcel bears to the last assessed total valuation of all lands included in the assessor's plat, and collected as a special assessment on such land.”

A motion was made by David Lendved that the Town Board will follow the statutory requirements in allocating the special assessments for the parcels included in the Assessor's Plat, 2nd by Scott Earnest. The Clerk will send out a letter to the parcel owners included in the Assessor's Plat explaining the formula and letting them know we will be depositing the checks that they contributed to the Assessor's Plat.

A Conditional Use Permit for a Tourist Rooming House for James Park, Parcel #11040-807 on East Lake Drive was presented for approval. The Plan Commission at their February 1, 2024 meeting, recommended to the Town Board to recommend to Columbia County to approve the CUP with conditions. A motion was made by Kevin Kessler to recommend to Columbia County the approval of the CUP for James Park, Parcel #11040-807, with the seventeen conditions suggest for consideration in the County Summary Report and the additional 3 conditions: 1. Proof of liability insurance covering rentals; 2. No outdoor fires or fire pits; 3. Provide name and phone number of contact person that can be on site within 30 minutes, 2nd by David Lendved – motion carried unanimously.

The Town Engineer and Town Chair will be meeting on February 15, 2024 at 3:30pm via “Team Meeting” to go over the Slack Road project; the Clerk will notice the meeting in case any Town Board members would like to attend.

The State of Wisconsin has begun a program in 2024 to inventory and assess small local bridges and culverts that have a span between 6 and 20 feet. Chris Hardy, Columbia County Highway Commissioner, sent the “WisDOT Small Bridge / Culvert Program Local Government Inventory Collection Indication Form” to the

Town so we can indicate before April 15, 2024 who the Town will utilize to collect and input the data. Local municipalities can choose either to do it themselves, hire the county highway department, or hire a private vendor to collect and input the data for their municipality. A motion was made by David Lendved to have the County collect and input the inventory data on the 6-20ft bridges / culverts, 2nd by John Ungrodt – motion carried unanimously.

Ashley Nedeau-Owen will talk with the Town Engineer about doing a final inspection of Schoepp Road so the Town can submit the final payment to S&L Underground and close out the Schoepp Road Project.

The State has road funding program called ARIP that the Town could apply for, if the Town can identify a road that needs repair that has large agricultural use. The Board suggested East Harmon, Chrisler, Unke, and Juniper.

The yearly contracts for mowing Selwood Park with Scott Ness, Ryan Park and the Transfer Site with Curtis Ryan were up for renewal. A motion was made by Kevin Kessler to approve the renewal of all three mowing contracts at the costs presented, 2nd by John Ungrodt – motion carried unanimously.

The yearly Town Hall Cropland Lease with Hartmann Farms was up for renewal. A motion was made by David Lendved to approve the renewal of the Town Hall Cropland lease as presented, 2nd by Scott Earnest – motion carried unanimously.

The 2024 Haz-mat Agreement was sent to the Town for payment and signature. The Town will send the payment but will postpone action on signing the agreement until after the Town Attorney looks at it and advises the Town.

The following operator license application for Sunset Harbor Bar & Grill was presented to the Town Board for consideration: Matthew A Kolmorgen. The applicant presented has attended an alcohol awareness class. A motion was made by Kevin Kessler to approve the operator's license for Matthew A. Kolmorgen, 2nd by David Lendved – motion carried unanimously.

Reports:

Lodi Fire Commission – David Lendved reported they met on January 17, 2024. The Commission received an update on the negotiations on the potential

site of the new fire department from the Mayor of Lodi. The Commission did a line-by-line review of the most current revision of the draft IGA, it took about 2 hours. The Town of West Point will be drafting the next revision. They confirmed the new Fire Department officers the Fire Chief recommended. They approved the service agreement for the accounting services from the City of Lodi. They received a letter dated 12/23/23 from the IRS approving the 501c(3) application.

Sauk Fire District – David Lendved reported they met on January 17, 2024. They did an insurance review, to possibly help reduce the premium. The Town of West Point had 22 calls in 2023 and that was about 10% of there overall calls. They completed 292 of the 300 fire inspections. They approved the officer elections. The Commission approved paying for firefighter’s appreciation meal. The revised IGA will be submitted to the municipalities for their approval.

Sauk Prairie Ambulance – no report

Lodi EMS Commission – John Ungrodt reported on the January 18th, 2024 meeting. The EMS has had some resignations, but there were not any staffing issues. They are looking into replacing the flooring at the EMS building.

Plan Commission – Kevin Kessler reported on the February 1, 2024 Plan Commission meeting. The Plan Commission recommended approval on the Bentley CSM and on the James Park CUP. The Plan Commission also had an informal presentation for a rezone and CUP for Crystal Lake Park (Schoepp’s Cottonwood Resort) but did not take any action.

Transfer Site Report – no report

Park & Open Space Committee – no report

The Town Chair did not have a chance to talk with the owners to get an update on the Tree Cutting Violation at N2061 Centennial Court. The Town Chair will look at neighboring properties to see if they have violations also.

The Sauk Fire District is in the process of revising their Inter-Governmental Agreement and would like suggestions on any possible changes needed. The Town would like a stipulation in the agreement that a majority of the municipalities would need to approve the Fire District budget. The Town suggested 2/3 of the representatives in attendance of the budget meeting would need to approve the

budget. Mike Fehrenbach suggested that the preliminary budget get sent out by September to the municipalities and then the municipalities can suggest their representative to approve or disapprove and then it would be up to the representative to “hash out” any disagreements. The Board also recommended that the agreement states that a firefighter cannot serve on the Commission.

“Lodi Area Fire Department Inter-Governmental Agreement” and “Lodi Area EMS Inter-Governmental Agreement” were postponed.

The next regular town board meeting will be on Thursday, March 14, 2024, at 7:00pm, on the agenda is: SFD IGA, LAEMS IGA, LAFD IGA, Transfer Site Pasture Land Lease Agreement, tree cutting violation Centennial Court, Town roads, and any other business that can be legally added to the agenda.

A motion was made by David Lendved to adjourn the February 8, 2024, Town Board meeting at 10:37pm, 2nd by Kevin Kessler – motion carried unanimously.

Respectfully Submitted By
Taffy Buchanan, Town Clerk