

Minutes
Town of Vermont Board Meeting
December 11, 2017 – 7:00 p.m. – 4017 County Road JJ

Call to Order and Certification of Notice Posting

Called to order by Karen Carlock at 7:00 p.m. Agenda was posted on the town website, the door of Town Hall, emailed to the online subscribers and a meeting notice was posted at State Bank of Cross Plains, Public Library, and Post Office in Black Earth and Farmers Savings Bank and Public Library in Mt. Horeb.

Present: Todd Culliton, John Hallick, Karen Carlock (Chair), Jenna Schmidt (Treasurer), Chris Christian (Clerk), and Scott Moe

Absent: Doug Meier

Approval of Agenda

Todd moved to approve the agenda, Scott seconded and motion approved 4-0.

Approval of Minutes

Todd moved to approve November minutes, John seconded and motion approved 4-0.

Chairman's Report and Acknowledgments

Nothing to report.

Citizens' Input

Nathan McGree, a potential buyer for Tyrol Basin, came to introduce himself, talk about his plans, and see if the Board had any questions. If successful in his purchase bid, he hopes to increase year round events at Tyrol, adding seasonal events (i.e. haunted house, etc.), tubing, increasing weddings, and keeping it family friendly and non-corporate. Karen asked about increased parking and Nathan indicated that if tubing plan goes into effect that they would increase parking, potentially with purchase of more land.

Treasurer's Report

Jenna reported that largest activity was deposit of loan proceeds. The last shared revenue payment was received and there was transfer activity. Licenses and permits slightly above budget due to building permits and miscellaneous revenue almost \$3000 above budget due to interest income and assessment searches.

Karen inquired about invoice from Black Earth Fire Department; no invoice has been received. Karen moved that we authorize writing a check for approximate amount of

\$116,144.00 so we are prepared to pay when invoiced; John seconded and motion passed 4-0. Chris will follow up with BEFD.

Jenna indicated that we submitted all mill rate information to Dane County, they have processed property tax bills and she will stuff envelopes and get bills out no later than Monday. From last year to this year, levy amounts and mill rates have been fairly consistent; biggest changes are for Black Earth Fire Department, due to the truck expenditure and Mt. Horeb School District, due to a passed referendum. Town of Vermont amounts decreased because of the BEFD requirement. There was a slight increase in assessed value (just over one percent) for Black Earth and Mt. Horeb. Karen moved to approve Treasurer's Report and Scott seconded with motion passing 4-0.

Clerk's Report

Chris reported Vermont gained four new residents in November. She is finishing online election training for 2018.

Payment of Bills

John made a motion to approve payment of the bills, Todd seconded and motion passed 4-0.

Update from Town Assessor and 2018-2019 Maintenance Assessment Contract

Steve Mahlik, Town Assessor, and his partner, Dave, came to provide an update. He went and checked out a property where the owners requested credit for pastureland from years past; he determined that it did not qualify as pasture. Karen mentioned that we have been in maintenance for several years; Steve said we remain in maintenance until we decide to do another reevaluation. He said to look at the assessment ratio, he thinks we are in the low 90s, market is improving. When you go below 90% or above 110% of market value for four years in a row you have to do a reevaluation.

Steve indicated that we may want to consider an updated reevaluation; John asked about potential cost of this. Steve is going to put together a proposal for us, maybe for 2020. Everyone looked at the Maintenance Assessment Contract; terms and conditions are the same. Todd made a motion to approve 2018-2019 Maintenance Assessment Contract, Karen seconded, and motion passed 4-0.

Vermont Citizens ATC Committee Update

Work by the ATC Citizen Action Committee is continuing, various meetings and activities are going on to provide education to the county board. IMEPC planning a local energy forum to educating folks on alternatives to the transmission lines and focusing

on opposition to ATC. There is a subcommittee doing the planning and trying to nail down a strategy for the event. The group is looking for approval from Town of Vermont Board (and all of their town boards) for planning the event. John made a motion to give IMEPC approval to plan a local energy forum, Todd seconded, and motion approved 4-0.

Patrolman, Fire District, EMS and Town Liaison Reports

Jack reported that there have been two storms, there has been maintenance on the trucks, and the two –way radios work well. Scott mentioned that the radios are going to be set up so that Jack can call other townships if he needs to.

District One- Scott indicated everything is on track. Looking at a new ambulance next year. Scott was given information on a new system where there is a new chassis but they keep the body for two or three switches, which is beneficial for those who need to learn where everything is. John wants to put together a comparison between MHFD, BEFD, EMS 1; it would be nice to have a comparison for citizens.

Gary provided his last report along with files and thumb drives. The groundbreaking was a nice event, no surprises so far.

Revision to Zoning Petition for Don Parrell

We discussed the revised request to change to A-4. Scott made a motion to approve Dane County's recommended zoning change to A-4, John seconded and motion passed 4-0.

Mount Horeb Fire Board Appointment

With the sale of Gary Breed's property and his subsequent move out of the area, Karen made a motion to approve appointment of John Hallick to the Mount Horeb Fire Board, Todd seconded, and motion passed 4-0.

Mount Horeb Fire long-term planning

Karen said that Jenny doesn't not have our portion of MHFD payment yet. MHFD took full amount of the loan that was offered to them. Karen said that Jenny indicated initial bid was just for construction costs; there were also architectural fees, fee for land purchase, etc. Gary explained that the USDA loan includes the term of making extra payments for a ten year period to accumulate a one year cushion; there are bigger payments for first ten years but one year is taken off the end.

Review of Reserve Fund Allocations for 2018

We want to make sure we have clear allocations for our reserve fund. We have a contingency fund and an unallocated fund; may want to eliminate one. We need to allocate more for Jack's retirement. Every year we put in more for replacement trucks and chipsealing/overlay. Karen made a motion that we: eliminate chipsealing/overlay category and move \$10,000 to the road maintenance category; also take \$7,000 land purchase category and move it to the patrolman health insurance/retirement category; also move \$300 District One revenue sharing into the unallocated category, and the \$5,000 contingency fund into the unallocated category. Scott seconded and the motion passed 4-0.

Holding Tank Deposits and Returns

Karen prefaced the holding tank discussion with the reason this topic came up: current Tyrol Basin owners asked for their deposit back. Per discussion with Mark Sherven, original intent of collecting the holding tank deposit was to keep the money with the property until someone eliminated the holding tank. The topic went to the Planning Commission PC recommended that we no longer collect a holding tank deposit fee. We currently have \$6000 in our reserve for holding tank refunds. We have no system in place for refunding deposits or knowing who is owed. Todd made a motion that we no longer collect a holding tank deposit fee, John seconded and motion passed 4-0. Gary Schuetz inquired whether this decision requires an ordinance change. We agreed to address this issue again in future meeting.

Woods Mower Replacement Proposal Evaluation

Jack recommended that we purchase the new woods mower, based on the age of our machine and the cost of new tires which would be needed soon, in addition to the reduced trade-in value if we wait longer. Scott indicated he was waiting for a tire estimate but hadn't heard back. \$10,000 has been allocated for the woods mower in the 2018 budget. We agreed to wait until Scott's estimate comes back and address in January.

Potential Development Right Calculation Clarification

Question from a resident regarding zoning parcels that were created prior to 01/01/1985 and they were each allowed a PDR per our Comprehensive Plan and the question was whether those parcels were removed from the calculation of total acreage of contiguous property owned in 01/01/1985. This went to the PC. The resulting decision was they are removed from the calculation of property owned at 01/01/1985 and current reading of Comprehensive Plan confirms this.

Agenda Items for January Meeting

- Fire Department comparison
- Woods Mower replacement

Adjournment

Scott moved to adjourn and John seconded, with motion being approved 4-0 and meeting adjourned at 8:44 p.m.