

Draft
Town of Vermont Board Meeting

January 11, 2021

7:00 P.M.

Due to Covid 19 this meeting is via conference call. Call in to the meeting by dialing (608) 422-4798

In attendance: Karen, Alex, Doug, John, and Scott

1. Call to order and certification of notice posting

Karen called the meeting to order at 7:00 pm. Katie certified that the meeting had been posted in three locations, the town website, the door of town hall and emailed to subscribers.

2. Approval of agenda

John motioned to approve the agenda. Motion carried 5-0

3. Approval of December minutes

Karen moved to approve the December minutes. The minutes were approved 5-0

4. Chairman's report and acknowledgments

Thanks for the excellent new issue of the Vermont Voice.

Some information is available on property tax relief for groups who may be struggling. Residents may contact the clerk or treasurer if they need more information.

Karen also provided an overview on how property tax amounts are determined.

About three quarters of property tax dollars are assessed by other entities, such as school and fire districts and while collected by the township, simply pass through our hands.

While the individual assessed value of a property is part of the equation, the equalized value also contributes. It is determined by looking at the market value of all the properties in a particular area. This is updated annually. After the Black Earth flooding, the Equalized Value in Black Earth and Berry dropped slightly, while values in the Town of Vermont have increased, leading to Vermont residents carrying a slightly greater percentage of the tax burden within the Wisconsin Heights School District. As the district adopted a referendum for a new school building that was reflected on this year's tax bills, many Vermont residents saw substantial increases.

5. Citizens' Input

none

6. Treasurer's report

Deposits were 1,270,825.88 for the month of December, bringing the total account balance to \$1,645,642.79. Our estimated reserve balance is \$349,339.

Alex motioned to approve the treasurer's report. Motion carried 5-0

7. Clerk's report

We are preparing for the April board election with Karen and Alex running unopposed to retain their seats. Scott Moe has opted not to run for reelection and Autumn McGree will be running for his seat. We will also begin work on the Feb primary over the next week or so, scheduling poll workers and preparing absentee ballots. As the only race is the primary for superintendent of public instruction, it should be relatively low turnout compared to most of the 2020 elections.

Significant expenses this month included our levy payment to the Mount Horeb Fire Department, various annual fees, dues and registration renewals, our annual contribution to Dane County Senior Services, and a small repair to the furnace in Town Hall, which continues to function well enough to forego replacement in the near future.

Karen motioned to approve the clerks report. Motion carried 5-0

8. Payment of bills

9. Doug moved to pay the bills. Motion carried 5-0

10. Patrolman Report, Mt. Horeb Fire Department, Black Earth Fire District and District 1 EMS Reports

Jack has been working on tree trimming and signage repair and getting the bid package for the IH truck and plow.

The Mount Horeb Fire Department has money available to hire an additional EMT, which should reduce overtime costs.

District 1 staff have received their Covid vaccinations.

11. Zoning change and homesite application – 4693 County Hwy FF – David and Julie Moyer

The Moyers are doing some rezoning to plan for the future. Karen Motioned to approve rezoning 28.25 acres from FP 35 to FP 1. Motion carried 5-0. Karen motioned to approve rezoning 2.98 acres from FP35 to RR2. Motion carried 5-0. Karen motioned to approve rezoning 3.28 acres from FP 35 to RR2. Motion carried 5-0.

12. Zoning change, homesite and driveway application – Steven and Susan Smith – 4012 County Hwy JJ, Lot 3

John made a motion to approve rezoning 2.54 acres from FP35 to RR2. Motion carried 5-0. Karen made a motion to approve their homesite, with a Ridgetop Protection agreement on file, and the motion carried 5-0. Karen made a motion to approve the driveway application for the portion from the shared drive to the homesite and the motion carried 5-0.

13. Zoning Change and homesite application –Jamie Dahlk - Blue Mounds Trail

Karen made a motion to approve the rezone of 2.41 acres from FP 35 to RR2. The motion carried 5-0. Scott motioned to approve the homesite, which will also be in a ridgetop protection zone. The motion carried 5-0.

14. Review, consideration and possible approval of amendments to Deed of Restrictions and Covenants for Tyrol Basin. If/when the Town of Vermont board approves amendments, Dane County Zoning will be the next body to review and consider the proposed amendments.

John motioned to approve Section 8: Sound Amplification (text below). The motion carried 5-0

There shall be no permanent installation of speakers for the amplification of sound beyond a distance of 75 feet from any building within the GC-zoned area (hereafter “**Chalet Area**”) except for the case where a public address system is supplied for purpose of providing safety and emergency announcements exclusively. The intent is to permit use of amplified sound in the GC-zoned Chalet Area for regular recreational operations and Events, and in the RE-zoned area for Events specified in Paragraphs 4.a. through 4.c. only, provided the volume is kept to Reasonable Levels.

1. “Reasonable Levels” shall be defined as sound not exceeding the following decibel levels, measured using “A” weighting (“dBA”) over a 30-second average, at the lot line, with the exception of the lot lines located within the exterior boundaries of the Property:
 - i. Between the hours of 8:00 a.m. and 9:00 p.m., 65 dBA.
 - ii. From May 1 – September 30, for up to 10 evenings, between the hours of 9:00 p.m. to 11:00 p.m., 65 dBA.
 - iii. There shall be no amplified sound in either the GC-zoned Chalet Area or in the RE-zoned area between the hours of 9 PM – 8 AM, with the exception of safety and emergency announcements and 8.a.ii. above.
1. In the event that the Town and Tyrol agree to impose different sound amplification regulations by separate agreement or permit, the regulations in such separate agreement shall control.
2. For the sake of clarity, this restriction applies only to sound emitted through speakers or other sound amplification equipment. It does not apply to noise created by equipment reasonably necessary for Tyrol’s business (such as snowmaking equipment) or to non-amplified voices.

John made a motion to approve the complete and amended Deed of Restrictions and Covenants with Tyrol Properties. Motion carried 5-0.

15. Review of 2015-2020 Land Use Petitions

Karen provided an overview of Land Use Petitions from recent years. Numbers were up for 2020 compared to previous years, and the Town of Vermont population is steadily growing, though still lower than it was ten years ago.

Because the town is designated a Farmland Preservation District, we may need to look at the overall size of parcels we are rezoning as residential in order to avoid “running out.”

Additionally, the limited available building sites make living in Vermont significantly less affordable and increases the tax burden on residents. As a discussion question for the future, the town may address issues that affect affordability such as reviewing policies on mobile/tiny homes, in-law suites, etc.

16. Possible approval of revised Land Use Intent Form

This will be revisited next month after a discussion of the acreage recommendation with Dane County.

17. Town policy regarding property tax overpayments

Current town policy has required the town to issue a paper check for all tax payment overages. This can cause significant bookkeeping complications when checks for very small amounts are never cashed.

Scott made a motion that overpayments of less than five dollars will not be refunded unless a written request is made. The policy will go into effect immediately. Motion carried 5-0.

18. IH Truck replacement

The current IH plow truck is a 2013. If a new 2022 IH truck is ordered it could be delivered to Burke Truck for the buildout by April and the buildout could be complete by the end of 2021. Burke Truck needs 50% down on delivery and the remaining payment could be made at the beginning of 2022. The truck as delivered from International costs \$99,581.90. The total Burke package is \$85,616.20. The total cost for the truck is \$185,198.10. The sale of the current truck should bring between 35 and 40 thousand. With the reserve accrual from 2020, the town has sufficient funds to cover the full cost.

Karen made a motion that the town order the IH truck as specified in the proposal from Burke. Motion carried 5-0.

19. Agenda Items for Feb Meeting

Carryover and reserve accrual

Cooperative Boundary Agreement Template (tentative)

Land Use Intend Form

20. Adjournment

Alex made a motion to adjourn. Motion carried 5-0. Meeting adjourned at 8:48

Posted:

Katie Zelle, Clerk

Notice Published: Jan 7, 2021