

August 13, 2019

Town Chair Bryce Black called the regular Town Board meeting to order at 6:40 p.m. at the Frankfort Town Hall on Tuesday, August 13, 2019.

Other Board members present were Donna Juleff and Josh Manor. Town Clerk Maureen Manore was present. Richard McDermott arrived at 7:20 p.m.

Also present were Richie Bignell, Jessica Bignell, Evan Mercer and Mark Garlick.

Minutes

The draft minutes from the July 9, 2019, meeting were read. The minutes stood as written.

Financial Report

Treasurer's report for July was read. The ending balance was \$272,802.70. The ending bank balance for July was verified against the bank statement.

Citizens' Concerns

Bryce Black heard concerns about the ATV signs from several citizens. This will be addressed under the ATV/UTV Route Sign Placement agenda item. Bryce Black also had one complaint about the roads which will be addressed under Road Reports.

Town Property Assessment

Town Assessor Mark Garlick stated that a full revaluation was done in the Town in 2013 to bring the property value assessments back into compliance with WI Dept. of Revenue's estimate of Frankfort's equalized value (which is based on a ratio of assessed values to actual sale prices). Currently the Town is at 89% compliance with DOR's figure. If a Town is out of compliance by over 10% for 5 years, the State will force a revaluation. Mark Garlick said that the problem with waiting that long is that there will be a big swing in value change and subsequently, in taxes. He suggested doing what is called a "market reval." He would adjust all properties' assessed values by a consistent percentage, bringing the Town into compliance without the necessity of visiting every property. He would still send out notices to all taxpayers and hold two open book events. This method would cost the Town \$4,200.00 instead of \$10,000.00 for a full revaluation, and the typical taxpayer would see very little variation in their bill. This cost would be in addition to the regular "maintenance" assessment work Garlick does every year. He suggested that since this does not need to be addressed immediately, the Board could revisit the issue next year. The Board agreed to wait until next year.

Liquor License Request – Richie Bignell

Rich Bignell said that he has been calling his neighbors to ask their opinions on opening a bar on his property. He reported that so far no one has objected. Town Zoning Administrator Dan Fedderly has received the Conditional Use Application from the Bignells. He has contacted them with concerns about driveway access on County Road D, and suggested they contact the County Highway Commissioner to ensure it meets commercial access standards. The Commissioner was contacted and told them he would come by this week to inspect.

Dan Fedderly also said the Bignells need a plan for adequate on site parking.

The Bignells asked what price is charged for transferring a license. At this point the Board has not set a fee schedule.

Donna Juleff made a motion to change the order of the agenda and make ATV/UTV Route Sign Placement Certification the next item. Josh Manor seconded and the motion carried.

ATV/UTV Route Sign Placement Certification

Bryce Black stated that at the last Town Board meeting the Board discussed the state of the signing installed for the ATV Routes and that the Board should have been more involved in deciding the placement of the signs.

Evan Mercer said that the Pepin County Highway Department took it upon themselves to place the signs. The usual person that put up these signs was not there and his replacement was not familiar with this type of sign placement. Mercer tried to go along and assist but was left behind a lot. Donna Juleff and Curt Stine had toured the route after the signs were placed. They listed the Town roads that need a "Not a Route" sign, including most of the non-route roads and lanes intersecting the routes.

Bryce Black suggested that Donna Juleff meet with Even Mercer and someone from the Highway Department to work out the sign placement problem. Both Donna Juleff and Even Mercer agreed. Bryce Black has received a few complaints about ATVs being on unposted roads.

Bryce Black said that the Town of Pepin's 2014 ATV Route ordinance stated that "on all roads shared with another jurisdiction, the most restrictive ordinance shall apply." Black said he thought Pepin's recent amendment of their ordinance to open all Town roads as ATV routes left this provision in place. Evan Mercer said he thought this provision had been rescinded.

Report on Other Meetings Attended

Bryce Black attended the Wisconsin Towns Association Council as the Pepin County Unit Chair on August 2nd and 3rd. Discussions included General Transportation Aid increases of 10%, proposed livestock siting rules, WTA dues going up and a one-time state grant in the works of \$75 million, \$39 million for towns, with only a 10% match needed.

Mining Agreement Report

There was nothing new to report.

Road Reports

There will be a round of Local Road Improvement Project (LRIP) grants this fall and the Town might be eligible to participate.

The Pepin County Highway Department intends to crack seal early this fall.

The culvert work needed on Elk Creek Road may be started next week.

Greg Bechel blasted rock last week and will bring in a crusher on Monday. Bryce Black told him we needed 2,400 yards. Bechel sent a bill for the crushed rock they delivered and spread on Stafford Lane. The bill was for \$1,197.00 and will be applied toward the Personal Property tax he still owes the Town.

The Board looked at the Road Tour spreadsheet information and decided to rock Holmes Lane and Cut Off Road.

Richard McDermott reported that there is a tree down on Cut Off Road blocking the road.

Josh Manor reported that quite a bit of rock from Wiskerchen Lane washed down onto Elk Creek Road in a recent rainstorm.

Little Plum Lutheran Cemetery Report

There was nothing new to report.

Pay Bills

The Town bills were reviewed and paid.

The next board meeting was set for September 10, 2019, at 6:30 p.m. The tentative Town Board meeting agenda will cover: Town Board Minutes, Financial Report, Citizens' Concerns, Report on Other Meetings Attended, Mining Agreement Report, Road Reports, Liquor License Request, ATV/UTV Route Sign Placement/Certification and Pay Bills.

The Chair adjourned the meeting.

Time 9:00 p.m.

Maureen Manore, Clerk