

TOWN OF CLAYTON
Public Hearing and Special Town Electors Meeting
Proposed CY 2013 Town of Clayton Budget
Meeting Minutes
7:00 P.M. – 8:42 P.M. on Wednesday, November 7th, 2012
8358 County Road T Larsen, WI 54947

- 1) Call to Order – Public Hearing
Called to order at 7:00 p.m. by Chairperson Luebke.
- 2) Call to Order:
 - a) Pledge of Allegiance
 - b) Verification of Notice
 - c) Meeting Roll
 - i) Roll: Town Board

Chairperson Luebke	PRESENT
Supervisor Lettau	PRESENT
Supervisor Grundman	PRESENT
Supervisor Schmidt	PRESENT
Supervisor Geise	PRESENT
 - ii) Roll: Staff

Administrator Johnston	PRESENT
Treasurer Bowen	PRESENT
Town Engineer Miller	PRESENT
- 3) Public Hearing on the Proposed 2013 Town of Clayton Budget
 - a) Review of the Draft CY 2013 Town of Clayton Budget:
 - i) Summary
 - ii) Revenues
 - iii) Expenses
 - iv) Capital Expenses
 - Discussed the process of preparing the Levy Worksheet
 - Discussed/Reviewed the Budget Summary
 - Discussed/Reviewed the Revenues and Expenses
 - Discussed/Reviewed the Capital Expenses
 - Reviewed the Transportation Budget
 - Discussed the Tax Levy and Mill Rate
 - Reviewed the Fund Balance Reserve Accounts
 - b) Public Input

Ben Hamblin, 2986 Shady Lane, Neenah, WI 54956

 - Asked for clarification on the \$750,000 for Annual Street Reconstruction for the CY 2013 Capital Budget
 - The estimated cost for the Westfield Ridge project and the Braun Court project schedule for CY 2013
 - c) Adjourn the Public Hearing
 - Adjourned Public Hearing at 7:18 p.m.

4) Public Hearing on Resolution # 2012-016 A Resolution creating a Town-Wide Storm Water Management Utility Ordinance for the Town of Clayton to generate the funds needed to repair and maintain the Town's Storm Water Management facilities (roadside ditches, field drainage ditches, drainage swales, and ponds).

a) Review of the Draft Storm Water Management Utility Ordinance for the Town of Clayton.

- Discussed the Storm Water Management Utility Ordinance
- Discussed storm water vs. rain water
- Discussed the storm water projects completed in CY 2012
- Discussed the process of creating an ERU & the credits that will be applied

b) Public Input

Mike Pfankuch, 4556 Grandview Rd, Larsen, WI 54947 (Chairman of the Larsen Winchester Sanitary District)

- The Sanitary District asks that this Utility be fair and equitable
- What is your plan for the Sanitary District and Northeast Asphalt?
- Discussed the Board has taken the position that the residents in the Larsen Drainage District will be exempt for CY 2013 with the option of petitioning the Larsen Drainage District to opt out of the Larsen Drainage District.
- Discussed the process for charging the Larsen Winchester Sanitary District and Northeast Asphalt relative to the credits for the stormwater systems that each entity has in place.

Arden Schroeder, 9458 State Rd 76, Neenah, WI 54956

- Will this cost apply to all Parcels? Will it apply to Municipalities?
- Discussed who will be paying the fee
- The State property will be difficult to collect from
- Discussed the railroad, the Town roads
- Discussed the process of charging each parcel

Ben Hamblin, 2986 Shady Lane, Neenah, WI 54956

- Will the \$60.00 fee be fixed for several years?
 - The Board tried to come up with a number that they felt would be stable for several years
 - The Staff is basing this fee on the 5 – 6 years of projected Stormwater Management projects
- What type of projects will this money be used for – ditching, culvert replacements?
 - The money will be used on anything that will improve the flow/capacity of stormwater management including farm ditches.
 - Discussed working on private property to clean ditches relative to the granting of easements
 - The funds can be used as part of the reconstruction of roads relative to the ditches
- How does this fee compare to other communities?
 - Discussed the impact of fees in communities that were forced by the State to implement a Storm Water Management Utility
 - Discussed the Larsen Drainage District fees
 - The fees the Town of Clayton set are on the low end of other community's Storm Water Management fees
- Do subdivision storm water management ponds get a credit?
 - Discussed the credits as only available to the commercial property
 - Discussed the reasoning behind the decision
- Who maintains the ponds in the subdivisions?
 - At present, the ponds are not being maintained.

- Discussed special assessments/fees to subdivision property owners with ponds relative to working/maintaining the ponds
- Discussed residential ERU credits for rain gardens, disconnecting down spouts, etc.
 - Minimum of 1 ERU per property
 - Discussed the cost of trying to verify rain gardens, etc. relative to increasing staff

Arden Schroeder, 9458 State Rd 76, Neenah, WI 54956

- Concurs with Mr. Hamblin regarding rain gardens
 - Discussed the 12 miles of County and State Roads running through the Town of Clayton relative to the benefits of the Storm Water Management Utility for the residents who live on those roads
 - Discussed the community benefits vs. individual benefits
- c) Adjourn the Public Hearing at 7:56 p.m.

5) Public Hearing on an Official Map Amendment Application for the east/west connection of Sections 35 and 36 in the Town of Clayton.

- Discussed/Reviewed the Official Map Amendment Application relative to the future road connecting Darrow Road and the Sunburst Subdivision
- a) Public Input
- No Public comments
- b) Adjourn the Public Hearing at 7:59 p.m.

1) Call to Order – Special Town Electors Meeting at 8:00 p.m.

- a) Roll: Town Board
- | | |
|---------------------|---------|
| Chairperson Luebke | PRESENT |
| Supervisor Lettau | PRESENT |
| Supervisor Grundman | PRESENT |
| Supervisor Schmidt | PRESENT |
| Supervisor Geise | PRESENT |

- b) Roll: Staff
- | | |
|------------------------|---------|
| Administrator Johnston | PRESENT |
| Treasurer Bowen | PRESENT |
| Town Engineer Miller | PRESENT |

c) Number of Electors in Attendance - 13

2) Town Elector review and consideration of leasing land/building at the Town’s Municipal Facilities (8348 CTR T, Larsen, Wisconsin) to the Drifters Snowmobile Club to house the Club’s offices and trail grooming equipment.

- Discussed the need for a building adjacent to the Trail to house equipment for the Drifters Snowmobile Club
 - The Club serves the public as a State funded program
- Arden Schroeder**, 9458 State Rd 76, Neenah, WI 54956

- Discussed the design of the building and the need to drive straight through with the equipment
 - Discussed the building reverting to the Town if Club ceases to exist
- Mark Bombinski**, 3029 Guardian Lane, Neenah, WI 54956 (President of the Drifters Snowmobile Club)

- Discussed payment options for the parcel of land
- Discussed a long-term lease vs. purchasing
- Discussion regarding profits paid to the Town from ClaytonFest Revenues over the past 10-11 years
 - Discussed the joint agreement between the Town and the Drifters in establishing ClaytonFest
- Is there a timeline established?
 - The Town does not have any timeline in mind
 - The Drifters would like to have a plan in place so that in the Spring 2013 construction would begin

Arden Schroeder, 9458 State Rd 76, Neenah, WI 54956

- Discussed Olsen's Rest regarding the donation to the Town of Clayton, the zoning and the Drifters paying to survey that property

MOTION:

Motion by: Susan Nester-Huebner

Seconded by: Russ Geise

Motion made to authorize the Town Board to lease the land/building at the Town's Municipal Facilities (8348 CTR T, Larsen, Wisconsin) to the Drifters Snowmobile Club to house the Club's offices and trail grooming equipment subject to negotiated agreement with the Board.

Arden Schroeder, 9458 State Rd 76, Neenah, WI 54956

- Concerned about the word "lease" in the motion
- Chairperson Luebke reiterated that a 99-year lease was being considered as part of the negotiations
- Included with the motion should be the understanding that the Drifters Snowmobile Club will be responsible for building the building

Mike Pfankuch, 4556 Grandview Rd, Larsen, WI 54947

- Concerned with ownership relative to the tax-exempt status as it seems to be an issue with the Wisconsin Department of Revenue and areas in Northern Wisconsin

Motion carried by unanimous voice vote.

3) Winnebago County has enacted a new zoning ordinance (comprehensive revision) under Wis. Stats.59.69. The Town of Clayton has adopted village powers under Wis. Stats. 60.10(2)(c). Because it has adopted village powers, the Town of Clayton has the option, under Wis Stats. 60.62, of being under the Winnebago County Zoning Ordinance or adopting its own Town Zoning Ordinance. Therefore, the Town's Electors are being asked the following questions:

- a) Should the Town of Clayton write and adopt its own Town Zoning Ordinance, with the understanding that Winnebago County has the authority to review and approve said ordinance and any amendments made in the future.
- b) Qualified voters in attendance will be asked to approve a Resolution giving the Town of Clayton, Town Board, and Zoning Authority in order to adopt and enforce a Town Zoning Ordinance.
 - Discussed the history of the Town's Zoning Ordinance
 - Discussed the need for the Elector's authorization
 - Discussed the opportunity to act now and develop an ordinance that will work for the Town
 - Discussed the County Zoning still having jurisdiction of all shoreland in the Town

Arden Schroeder, 9458 State Rd 76, Neenah, WI 54956

- Discussed the cons of having a zoning ordinance

- Discussed that having a zoning ordinance in the past did not work
- Discussed the pros to having an outside source regulate the zoning in the Town
- Discussed the County position relative to Town Board decisions on zoning
 - Discussed the Board's position and the Staff's position relative to the Zoning Ordinance

Susan Nester-Huebner, 3416 W Larsen Road, Neenah, WI 54956

- What would the qualifications and job descriptions of the Planning Committee and the Board of Adjustments be? Those are paid positions at the County level.
 - The current Plan Commission that the Town has in place would become the Planning and Zoning Commission
 - Discussed the Board of Appeals and the authority that the Board of Appeals would have to seek professional expertise.
- Expressed concerns with showing up the night of the meeting and perusing the material
- The Town is currently working with the Plan Commission to develop a better process
 - Discussed the process of the Board of Appeals relative to site visits, etc.
- Will we revamp what is currently in place regarding the current Commission? To re-interview for the positions?
 - Rules are being established to take out the personal aspect of the decision making for both the Town Board and the Plan Commission
 - Discussed the procedures relative to the Plan Commission, Town Board, and Board of Appeals duties

Arden Schroeder, 9458 State Rd 76, Neenah, WI 54956

- Discussed the County process relative to zoning – variances, changes, etc.
 - Clarification of the Zoning Code process

MOTION:

Motion by: Mike Pfankuch

Seconded by: Burt Drews

Motion made approve a Resolution giving the Town of Clayton, Town Board, and Zoning Authority in order to adopt and enforce a Town Zoning Ordinance.

Motion carried by an 11-2 voice vote. Mr. Arden Schroeder and Ms. Susan Nester-Huebner voted no.

4) Town Elector approval of a Resolution Adopting the Following:

- a) Town Elector review and consideration of a Town of Clayton, 2013 Highway Expenditures/Transportation Budget in the amount of \$1,144,612.15, which is the equivalent of \$15,180.53 per mile.

MOTION:

Motion by: Arden Schroeder

Seconded by: Mike Pfankuch

Motion made to approve the Town of Clayton, 2013 Highway Expenditures/Transportation Budget in the amount of \$1,144,612.15, which is the equivalent of \$15,180.53 per mile.

Motion carried by unanimous voice vote.

- b) Town Elector review and consideration of a Town of Clayton, CY 2013 Tax Levy in the amount of \$1,143,498.00.

MOTION:

Motion by: Mike Pfankuch

Seconded by: Burt Drews

Motion made to approve the Town of Clayton, CY 2013 Tax Levy in the amount of \$1,143,498.00.

Motion carried by unanimous voice vote.

5) Adjournment – Special Town Electors Meeting – Sine die at 8:42 p.m.

MOTION:

Motion by: Mike Pfankuch

Seconded by: Susan Nester-Huebner

Motion made to adjourn the Special Town Electors Meeting Sine die.

Motion carried by unanimous voice vote

Respectfully submitted,
Tori Bowen, Treasurer/Deputy Clerk