

TOWN OF LEMONWEIR
MINUTES OF THE TOWN BOARD
Volume: [MAY 2024]

MONTHLY BOARD MEETING, Town of Lemonweir, Juneau County, State of Wisconsin, met on May 14, 2024. The meeting was called to order at 7:00 p. m., by chairman, John Burch. Supervisors present were: Carl B. Miller and Guy Smith, Jr. Robert L. Smith and Matthew Vaughan were unable to attend. Carin Leach, Town Administrator was also present. The following notice regarding this meeting was posted in the May 9, 2024, edition of the Star-Times and posted at the Town Hall, Walsh Grain Farms and Hamm Bros. and the town website:

TOWN OF LEMONWEIR
MONTHLY TOWN BOARD MEETING
Tuesday, May 14, 2024
at the Town Hall (N3935 19th Ave)
7:00 p.m.

- Call To Order
- Public Comments and Concerns
- Minutes of Last Meeting
- EDP Renewable-Solar update
- Plan Commission Report including discussion/action on
Land Division by Patrick Garrigan-S22 T15N R4E
- Committee appointments
- Road Report—including discussion/action re: current culvert projects, culvert & sign-
inventory/condition, ROW tree trimming
- Ambulance Report
- Cemetery Report
- Administrator's Report including Record Retention Ord & Shred-it services, Office
Operations: accounting software, Copier, BOR, Payment of Bills, Correspondence,
Zoning Report

Publish JCST 5/9/2024

PUBLIC COMMENTS were called for by the chair: Steve Thomas announced that the VFW in Lyndon will be having a Memorial Day ceremony at 11 am.

Dave & Liz Anderson noted the Rose Cemetery veteran graves had been marked with new flags.

MINUTES of the April 9, 2024 Board meeting were approved as mailed on **motion** by Miller/Smith, Jr. All yes votes, motion carried.

EDP Renewables—Solar Update: Stephanie Buway, Director of Development introduced the new project manager Gunner Doyle. They fielded a lot of questions by the 16 people present. Buway noted that they have very strict guidelines to follow and that the final design, title work and surveying are nearly done. Wildlife corridors will be included as the panels are required to be fenced in. Drain tile maps have been received from some of the land owners to help with the design.

Other points:

3800 acres are under agreement to build a 225 Megawatt solar park, however not all acreage can or will be used. Panels will be at least 400' away from a residence if you are a land owner leasing property for this project.

A "Good Neighbor" agreement may be available for those affected but not under the project area—Stephanie will be verifying the "point of residence" definition regarding this issue.

Panels will create a humming noise and heat with a slight increase in temperature that should dissipate. Emergency training will be provided by EDP to the fire department.

A variety of vendors may be used. EDP has signed up with a panel company here in the US. Panels are pre-ordered.

ATC and EDP will have an interconnection agreement in place later this month and will be responsible for any upgrades and cost involved.

The community will benefit by Utility Aids which will be determined by the State of Wisconsin. This project will also help Wisconsin meet its renewable energy goals.

A road study will be done with possible core samples on any roads involved in the project or that will be used to move equipment. An agreement regarding possible road damages will be placed with the county, town and state.

This area was chosen for its flat land layout, clear of trees and access to the transmission line. In addition wetland, wildlife, land use and property owners play a role in the decision to pursue the project.

There is a 30% tax credit on the initial cost of the project. The energy has to be sold to a Wisconsin utility.

EDP will build and operate the solar park or it could be sold to a utility company through a build transfer agreement once it is up and running. All provisions of any agreements must be abided by-by whoever owns it. A bond will be set up to cover a defunct project.

The project will still move forward regardless of who is elected in November.

Property values may be affected in the short-term according to a study projection before and after with these types of projects.

Plantings—mowing vs sheep; wildlife, environmental impact, endangered species studies are all a part of the project planning.

Storm damages—the park will be monitored remotely and on-site breakers can cut off sections if necessary.

Security protocols will be in place to prevent hacking the system. The panels work with sunlight and will still create energy on cloudy days at a lower rate.

If the project is approved EDP plans to break ground in the fall of 2025 and the build will start in the spring of 2026 to be up and running by the fall of 2026.

More information available at www.juneausolarpark.com or reach out to Stephanie Buway at 346-459-0381 or stephanie.buway@edp.com

Another Community Meeting will be held in late June with a more formal overview and information to see the affected properties and project area. EDP will announce the date, time & place at the June 11th town board meeting.

PLAN COMMISSION RPT including discussion/action on Land Division by Patrick M Garrigan S22 T15N R4E—Mike Garrigan was present but had to leave the meeting prior to this agenda item. The board received the information and mapping of the proposed land division. Carin reported the plan commission had met on May 6th and after review has recommended the land division be approved by the town board. Carin gave an overview: Garrigan proposed to divide approximately 3-acres including the house and barn from the farm fields to deed to his son who currently resides in the home. Mike will keep all the farm land. The property is currently zoned Agriculture and the district allows one lot -- a minimum 90,000 square feet exclusive of the right-of-way and 200 feet in width -- to be divided per *Section 17-11-1 B. Permitted Uses by Right (on all other parcels)*. The proposed land division meets the requirement without a zoning change at this time. A **motion** was made by Smith, Jr/Miller to approve the land division as proposed. All yes votes, motion carried.

COMMITTEE APPOINTMENTS: Chairman Burch asked the board to approve the following committee appointees: Personnel Committee— Jon Gosda; Plan Commission—Jason Graves and Monica Krejci; ETZ— Liz Anderson; BOA—Cheryl Toeller, Liz Anderson-Alternate; Ambulance—Jon Gosda; Cemetery Board—one seat vacant. A **motion** was made by Miller/Smith, Jr to approve all committee appointments as chosen. All yes votes, motion carried.

ROAD REPORT—including discussion/action re: Current Culvert Projects: Quotes were received from the county regarding estimated costs to replace the guardrail on Morrissey Rd (\$9,011.61+plus any unforeseen labor & materials if required) and on Cemetery Rd at “Emery Bridge” (\$1,461.32 + any unforeseen labor & materials if required). A **motion** by Smith, Jr./Miller to accept the quotes given by the county was made. All yes votes, motion carried. The county will work on this as soon as the water table goes down. In addition, Bellson LLC will move the tree out of the creek to return to the normal flow of the water and then do the ditching and reshaping. He hopes to be done by July 4th. Property owners were notified and all are ok with this. Bellson also ditched 51st St near the proposed wedding area to alleviate standing water. Bellson will take care of the west side of K-L Townline Rd by Dan Walsh to remove the stumps and one tree in the project area.

CULVERT & SIGN INVENTORY/CONDITION DISCUSSION/ACTION: John attended the road school offered by WTA. He stated the town was behind in getting an inventory and condition list of culverts and signs. We need to catch up in order to get any available funding. John suggested that we contract with Delmore Consulting to do the leg work on this issue. A **motion** was made by Miller/Smith, Jr to contact Delmore for an estimate for them to do the inventory & condition of all culverts and signs by the June meeting. All yes votes, motion carried.

ROW Tree Trimming: Chairman Burch asked for a better plan and to map out priorities of worst ROW areas.

OTHER ROAD ISSUES: Dave reported the patch trailer motor pump is locked up. In addition it was found that the tank that holds the diesel fuel is rusted due to draining the tank and moisture build-up. Dave will cut the tank open and line the inside and then weld it back together. The county shop is working on the pump and ordered the parts.

Carl reported that a lift of 20’-30’ needs to be done on LL Townline Rd by the bridge. Dave will contact Scott Construction regarding this issue to add to the road project list when they are in Lemonweir.

Town road speed limits were discussed. The chairman reported he had complaints on 47th St and suggested the speed limit be reduced to 35mph. Some discussion regarding other town roads ensued. A **motion** to change the speed limit on 47th to 35mph was made by Miller/Smith, Jr. All yes votes. Carin reminded the board that this needs to be done by ordinance and can be placed on the June agenda.

AMBULANCE REPORT—Liz Anderson reported that next week was EMS week and that MAAA will be holding an open house as follows:

EMS Week May 19 – 25, 2024

Celebrate the excellent service to the well-being of Juneau County residents by our dedicated staff at Mauston Area Ambulance Association. Several opportunities are available. Open Houses from 4 PM to 7 PM featuring Bobby Brown’s famous smoked pork sandwiches for sale as part of the meal.

May 20-- Open House at Station 2 in Necedah at the Public Safety Building, 603 W. North St., Necedah, 54646.

May 21-- Open House at Station 1 in Mauston, 302 S. Union Street, Mauston, 53948. Gunderson Air will land in the MAAA parking lot during the Open House. Folks can talk with flight team and view the unit.

May 23-- Culvers Share Night from 5PM to 8PM. MAAA staff will assist delivering orders. Profits realized during the evening will be donated to MAAA.

CEMETERY REPORT—sign and clean-up day & mowing: The new rule sign is still being worked on and sample draft was given to the board. The May 4th clean-up day had several volunteers and got in a couple hours of work before we were rained out. Dave & Liz Anderson and Carin Leach went back on Sunday, May 5th and put in additional time & effort to help make a noticeable dent in the work that still needs to be done at the cemetery. Mike’s Mowing was able to mow on May 6th and will be back before Memorial Day to mow as well.

It was suggested that the town consider putting up a sign regarding perpetual care donations to generate additional funds for upkeep into the future. The Cemetery Board plans to schedule a fall clean-up day as well to be announced.

ADMINISTRATOR'S REPORT

Record Retention Ord & Shred-It services: Carin asked the board to consider adopting a record retention ordinance similar to the WTA sample ordinance which will include the state's retention guidelines. The 56-page guide was emailed to the board for review. This item will be on the June agenda.

Office Operations—Carin reported last month that the Quick Books accounting software will no longer be supported at the end of May. We have the option of going to Quick Books Online \$2K/yr which is a large increase more than double of what we have been paying with the payroll option; WinStar—is available for a one-time licensing fee of \$800 for towns only plus in-person training and mileage and the possible cost of a Microsoft 365 subscription; WorkHorse—cost \$6500 just for financials with other options considerably more; there may also be an option to have our auditor host Quick Books but they did not have a price quote yet. All will be expensive with the payroll option. Carin will continue to research.

Copier—installed & working nicely; color copies definitely a nice feature. The purchase invoice is included in the vouchers.

BOR—reminder that Board of Review is on May 21st at 5-7pm. John, Bob, Matt and Carl are all certified and we need to have a quorum and hold the meeting for the required 2-hour period regardless of the number of filers.

Showed receipts of \$57,845.76, and a balance of \$528,906.68 after reserves are deducted as of April 30, 2024.

Correspondence:

1. FROM: WMCA, Governor Evers, Secure Democracy Foundation; RE: Clerk Appreciation Week—May 5-11, 2024—a thank you letter and Proclamation was sent to all clerks
2. FROM: JC Treas; RE: Tax Roll Lottery Credit \$12,812.46 received 4/15/24
3. FROM: WMCA; RE: Voter Participation Center and Center for Voter Information—these groups will be reaching out to voters around May 24th with mailings for voter registration
4. FROM: USDept/Interior; RE: Bureau of Indian Affairs and parcel #290181351 to be put in trust under Indian Lands. They have been paying taxes for many years on this parcel and at this time intend to leave the 40-acres as is—vacant, wooded with some wetland along 15th Ave.
5. FROM: Lynxx Networks; RE: grant area, connected/unconnected homes, mobile home parks, future expansion, the BEAD grant and other grant funding
6. FROM: BOM; RE: Collateral Register as of April 30, 2024 Current Face: \$1,255,000
7. FROM: Partridge Lake; RE: Member meeting set for Saturday, July 13, 2024 at 9am at the town hall
8. FROM: WisDOR; RE: Personal Property Aid-received 5/6/24 \$2090.14
9. FROM: WISDOT; RE: Spongy Moth Spraying—week of May 13-17 and possibly week of May 20-24—treatment area over I-90/94 Rest Area 9 & 10 in Lemonweir and Kildare—spraying by plane will start at 6am

The administrator presented bills in the amount of \$20,424.91, for payment. **Motion** by Smith, Jr./Miller, to authorize payment. All yes votes.

ZONING- permits issued to: Janusz Knap (mfg home); Roger George (add-on to existing barn); Barb Goodacre (2-small storage sheds); Darren Gaudette (pole shed); Travis Gelking(deck); Daniel Neve (deck); Dave Miller (sign)

ADJOURN - The meeting was adjourned on **motion** by Smith, Jr./Miller at 9:25p.m. All yes votes.

APPROVED BY TOWN BOARD 6/11/2024

ATTEST:

Carin E. Leach
Carin E. Leach, Town Administrator

