

**TOWN OF TROY
654 GLOVER ROAD**

REGULAR TOWN BOARD MEETING – October 12th, 2017

D. Pearson convened the regular Town Board meeting on Thursday, October 12th, 2017 at 7:00 p.m. Supervisors S. Van Mele, R. Knapp, J. Kjos and J. Cuccia were present.

Staff present: Rob Jones. Rory O’Sullivan arrived later in the meeting.

The following people signed the attendance sheet: Michael Kretz, Steve McFarland, Tyler McFarland, Kyle Mjoen, Jessica Mjoen, Dianne Hickock, Cline Hickock, John Kjosa and Mary Jo Veenendall. Others were present that did not sign the attendance sheet.

APPROVE MINUTES – The September 14th, 2017 Regular Town Board meeting minutes were distributed to the board.

J. Cuccia moved to approve the Town Board meeting minutes from September 14th, 2017. Seconded by S. Van Mele. Motion carried.

CITIZEN INPUT – None

PARK BOARD REPORT – Supervisor S. Van Mele provided the September Park Board report.

PLAN COMMISSION REPORT – J. Cuccia reviewed the minutes from the October 5th, 2017 Plan Commission meeting.

PARK RANGER, HUMANE OFFICER & SHERIFF REPORTS – Copies of the Park Ranger, Humane Officer and Sheriff reports were distributed and reviewed by the board.

ZONING ADMINISTRATOR REPORT – Rob Jones provided a written and verbal report of recent zoning activity.

1-LOT CSM – PARCEL #0401318-00-994 (OUTLOT 3, HILLS OF TROY0 – IDEA INCEPTION, INC. – The applicant, Steve McFarland, has applied to create a 19.131-acre lot within Outlot #3 of the Hills of Troy Plat. In June, the Town Board approved a 3.1 acres lot, which proved to be unsuitable for a private wastewater treatment system upon the completion of further soil testing.

Outlot #3 is currently encumbered by a Tier 1 Conservation Easement which places the most restrictive conditions across all of the farm plan property not identified in the 60% area of the final plat. After review by Town legal staff of the proposal, a Second Addendum to the Conservation Easement was recommended.

J. Cuccia moved to approve the CSM dated October 6th, 2017 for Idea Inception LLC, Hills of Troy, Outlot 3 and make note that the Exception to Design Standards has been incorporated on the new revised CSM and also approve the Second Addendum to the Conservation Easement. Seconded by J. Kjos. Motion carried.

CONDITIONAL USE PERMIT – KYLE MJOEN, 227 SOUTH GLOVER ROAD – The applicant is requesting a Conditional Use Permit for indoor recreational vehicle and boat storage at his home located at 227 South Glover Road.

J. Cuccia moved to accept Conditional Use Permit for 227 South Glover Road for the storage of recreational vehicles and boats with the conditions that: storage of such vehicles and boats be long range storage and not daily; that all vehicles and boats be stored inside existing buildings; that hours for drop off and pick-up be between 8:00am – 8:00pm and that the applicants maintain a clear vision triangle for the driveway entrance. Seconded by S. Van Mele. Motion carried.

GLOVER ROAD CONSTRUCTION UPDATE – R. Jones began by explaining the history and timeline for the Glover Road reconstruction project. He went on to review the current pay request submitted by the contractor and that the project has required more sand, riprap and excavation than anticipated and that a change order is expected for additional work. As the additional sand, riprap and excavation was significantly higher than expected, Cedar Corp has asked the contractor to consider an adjustment to the corresponding unit prices as allowed per the bid contract.

R. Knapp moved the Town Board authorize the payment of \$396,462.55 to Total Excavating LLC as a partial payment for the reconstruction of Glover Road. Seconded by J. Kjos. Roll call vote taken: R. Knapp – Yes; S. Van Mele – Yes; J. Kjos – Yes; D. Pearson – Yes and J. Cuccia - Yes. Motion carried.

FIRE CALL APPEAL – ANDREW JOHNSON – This item was not discussed and the board took no action as the appellant was not in attendance.

DEVELOP PLAN TO IMPROVE DRIVEWAY ACCESS FOR EMERGENCY VEHICLES – The River Falls Rural Fire Department has requested the Town assist the fire department in notifying the residents within Troy to maintain clearance and access for emergency vehicles to enter their properties.

DISCUSS AND CONSIDER MOTION FOR ST. CROIX EMS FUNDING – R. Knapp explained the current cost basis funding for EMS services and the projection of cost over the next 5 years.

J. Cuccia moved that the City of Hudson use a 50/50 model of funding for St. Croix EMS for the 2018 budget and all future budgets; a 50/50 model would be 50% per capita and 50% five year run average for calls. Seconded by R. Knapp. Motion carried.

DISCUSS AND CONSIDER CITY OF RIVER FALLS EMERGENCY MEDICAL SERVICES CONTRACT – J. Cuccia moved to approve the Agreement for Ambulance Services with the City of River Falls for 2018-2020. Seconded by R. Knapp. Roll call vote taken: R. Knapp – Yes; S. Van Mele – Yes; J. Kjos – Yes; D. Pearson – Yes and J. Cuccia - Yes. Motion carried.

DISCUSS AND CONSIDER 2018/2019 ASSESSMENT MAINTENANCE CONTRACT – J. Kjos moved to approve the Assessment Maintenance Contract with the Town of Troy and Bowmar Appraisal for the years of 2018 and 2019 as presented. Seconded by J. Cuccia. Roll call vote taken: R. Knapp – Yes; S. Van Mele – Yes; J. Kjos – Yes; D. Pearson – Yes and J. Cuccia - Yes. Motion carried.

DISCUSS AND CONSIDER TREE TRIMMING IN TROY VILLAGE – J. Kjos explained that the intersections and sightlines within Troy Village are severely overgrown and have created a safety concern. In reviewing Town records and previous Plan Commission and Town Board minutes at the time the Plat(s) were approved there is no documentation as to who is responsible for the trimming of the trees at each of the intersection.

J. Kjos moved that the Township authorize JCE Tree Service to do the tree trimming as described in the intersections of Troy Village to improve the sightlines at the stop signs and sightlines at intersections and that the town would split the cost with Troy Village Homeowners Association with a cost not to exceed \$5,000 and that we would share that cost 50/50 with the Troy Village Homeowners Association as a one-time non-precedent safety improvement for that neighborhood. Seconded by J. Cuccia. Roll call vote taken: R. Knapp – Yes; S. Van Mele – Yes; J. Kjos – Yes; D. Pearson – Yes and J. Cuccia - Yes. Motion carried.

BUILDING PERMITS –

<u>PERMIT #</u>	<u>APPLICANT</u>	<u>ADDRESS</u>	<u>PROJECT</u>
17-204	Randy Stensgaard	391 Tower Road	Deck
17-218	Steve Derrick	259 Troon Court	Alteration
17-223	Todd Gillingham	282 Croix Ridge Drive	New Home
17-224	Oevering Homes	575 German Court	New Home
17-225	Bill George	245 Cove Road	HVAC
17-226	Patrick O'Malley	232 Walnut Hill Way	New Home
17-227	Robert Bellinger	353 County Road F	Repair
17-228	Katie Gresmer	614 Glover Road	Repair
17-229	YMCA	532 County Road F	Alteration
17-230	Sarah McKenzie	438 North Glover Road	Alteration
17-231	Mike Nagel	300 Lindsay Road	Deck
17-232	Pristine Homes	340 Lindsay Road	New Home
17-233	Robert Edwards	318 Meadow Ridge Court	HVAC-Fireplace
17-234	William Saul	382 Meadow Valley Trail	New Home
17-235	Jeremy Lipinski	406 Meadow Valley Trail	New Home
17-236	Mark Nelson	158 Skyline Drive	Addition
17-237	Dennis Feyereisen	18 Serenity Court	New Home

DRIVEWAY PERMITS –

<u>PERMIT #</u>	<u>APPLICANT</u>	<u>ADDRESS</u>
17-123	Todd Gillingham	282 Croix Ridge Drive
17-124	Oevering Homes	575 German Court
17-126	Pristine Homes	340 Lindsay Road
17-127	Patrick O'Malley	232 Walnut Hill Way
17-128	William Saul	382 Meadow Valley Trail
17-129	Jeremy Lipinski	406 Meadow Valley Trail
17-130	Dennis Feyereisen	18 Serenity Court

CLERK/TREASURER REPORT – Copies of the bank account reconciliations, impact fee summary, legal and engineering, and 2017 budget to actual summary reports were distributed and reviewed by the board.

APPROVE BILLS – J. Kjos moved to approve check #28166 – 28223 including an Elan payment for a grand total of \$476,720.60. Seconded by J. Cuccia. Roll call vote taken: R. Knapp – Yes; S. Van Mele – Yes; J. Kjos – Yes; D. Pearson – Yes and J. Cuccia - Yes. Motion carried.

CORRESPONDENCE – Correspondence was reviewed by the board.

COMMITTEE REPORTS – J. Cuccia shared that the Intergovernmental Meeting date and time has been changed and that neither she nor Dan would be able to attend. Requested that another Supervisor attend in their absence.

J. Kjos reported on the road department and recycling center.

D. Pearson reported on activity of the Adhoc Preservation of Farmland Committee.

D. Pearson would also like to review options for service providers to the recycling center in the near future.

MOVE INTO CLOSED SESSION PURSUANT TO WISCONSIN STATE STATUTES §19.85(1)(g) TO CONFER WITH THE TOWN’S LEGAL COUNSEL WHO WILL RENDER ORAL OR WRITTEN ADVICE CONCERNING STRATEGIES TO BE ADOPTED BY THE TOWN BOARD WITH RESPECT TO THE TOWN’S LEGAL ACTION AGAINST THE CITY OF RIVER FALLS CONTESTING THE CITY’S ANNEXATION OF NONCONTIGUOUS LAND IN MANN VALLEY AND THE CITY’S REZONING OF A PORTION OF THE ANNEXED AREA FROM EXCLUSIVE AG TO AN INDUSTRIAL ZONE – S. Van Mele moved to go into closed session pursuant to Wisconsin State Statutes §19.85(1)(g) to confer with the Town’s legal counsel who will render oral or written advice concerning strategies to be adopted by the Town Board with respect to the Town’s legal action against the City of River Falls contesting the City’s annexation of noncontiguous land in Mann Valley and the City’s rezoning of a portion of the annexed area from Exclusive Ag to an Industrial Zone. Seconded by J. Cuccia. Roll call vote taken: R. Knapp – Yes; S. Van Mele – Yes; J. Kjos – Yes; D. Pearson – Yes and J. Cuccia - Yes. Motion carried.

RECONVENE INTO OPEN SESSION TO TAKE ACTION ON CLOSED SESSION ITEMS, AS NECESSARY – R. Knapp moved to end closed session. Seconded by S. Van Mele. Roll call vote taken – R. Knapp – Yes; S. Van Mele – Yes; J. Kjos – Yes; D. Pearson – Yes and J. Cuccia – Yes. Motion carried.

No action taken.

ADJOURN - J. Kjos moved to adjourn. Seconded by S. Van Mele. Motion carried.

The meeting adjourned at 10:12 p.m.

These minutes were taken at a meeting of the Troy Town Board on the 12th day of October 2017.

Jennifer Clark, Clerk/Treasurer

Dan Pearson, Town Chairman