

Rushford Town Board Minutes
Wednesday, March 6, 2024

The Town of Rushford March Board meeting was called to order by Thomas Egan followed by the Pledge of Allegiance. Roll call was taken with Tom Egan, Pat Kafer, Jerry Schoonover, Katheryn Lewis & Peggy Hendricks present. Also present for all or part of the meeting: 10 additional persons per attendance record on file, though others were present who did not sign in.

Statement of Public Notice: Notice of this meeting, election equipment testing and the zoning hearing for February 28th was posted on the Town hall door, the corner of K&E in Eureka, the Waukau post office and the Towns website.

Clerks Report: *Motion by Schoonover to approve the minutes from February 7, 2024. 2nd by Kafer. Discussion: Motion carried.*

Treasurers Report was given by Katheryn Lewis. The balance for the general account at the end of February was \$474,029.26. The balance in the tax account was \$107,573.89 *Motion by Schoonover, 2nd by Kafer to approve the treasurer's report. Motion carried.*

Payment of Monthly Invoices: *Motion by Kafer, 2nd by Schoonover to approve and pay \$58,687.48 for invoices for March. Motion carried.*

Sheriff Department: Deputy Stehli from Winnebago Co Sheriff's Department was present to answer any questions from the residents.

Speaker Amy Zacharias from Action Appraisers to discuss revaluation for 2025: Amy mentioned that personal property tax is going away for 2024. It will go to the real estate parcel. The revaluation for 2025 was discussed. The Town is at 75.3% below compliance. It has gone down by about 12% since last year. It looks like this year it will be going down as well. Her question was if they could start the revaluation this summer in 2024. Schoonover asked to have the revaluation explained. Amy explained that the DOR requires the Town be at fair market value. When sales start going higher than assessed value, that causes the level of assessment to be below market value. The DOR says you have to be within 10% below or above. When you are over, that means you are out of compliance and the Town has 5 years to get that back in, otherwise they will come and revalue on the 6th year. The Town has been out of compliance since 2021. 2024 will be the 4th year and if we are not in compliance in 2025, the state will order a revaluation. Action Appraisers will be sending out postcards to all the residents and it will take about 8 weeks. Then they go through sales and create their models and it takes about 2 months after the work is done. She explained that just because values go up, that does not mean taxes will be going up. Usually the tax rate is adjusted down because of the additional income coming in. Kafer asked what it would cost us. Hendricks said for maintenance 2024 was \$16,850 and the total for 2025 is maintenance of \$16,850 + exterior revaluation of \$44,650 for a total of \$61,500. Kafer said it has to be done, but it is not in our budget. Amy said what they can do is redo the contract and split it up into 2 years. They would take 2025 and 2026 and divide it in half. She said we also could wait as well. The final numbers do not come out until February, so we could not know before budget time. The Town has to be in compliance in 2025. She said if they were going to start working on this, they would not charge us until 2025. So the amount owed for this year would be \$16,850 and next year it would be \$61,500. *Motion by Kafer, 2nd by Schoonover to have Action Appraisers start the revaluation of the Town with the understanding that we will not be billed until 2025.* She asked if the bill should be divided up between 2025 and 2026. Pat said he would foresee that the monies

would be budgeted for next year and to leave as is. Kafer said that at the Boards end of the year meeting, sometimes there is money left over and then we could pay that this year. **Motion carried.** Pat asked how this works. She said since it is only exterior, they will not be going into the houses unless the resident wants them to. They will start in the summer around August. Kafer asked if it was legal to walk around the property and she said yes they do. Amy said they will let us know so the Clerk can put it on the website. They will also have a time frame when they start and will be finished.

They have planned Open book on May 21st from 9 am to 11 am by phone. They can call during that time frame or during business hours. The Board of Review will be June 3rd at 6:30.

Public Input: Michael Rust stated he was running for Judge Circuit Court Branch 1 in the April election. He wanted to introduce himself and tell the residents about himself. He thanked the Clerk for all the work they do during the Primary.

Communications & Correspondence: Hendricks mentioned it was brought to the Towns attention that there were 4 tires in the ditch on Archery Drive and also on 116 & K. There was also a mattress on Delhi about 1 mile north of K. Friends said this was taken care of along with a tire on Edgewater.

On February 23rd, the Clerk received a text message from Ken Mulrey stating his neighbor was putting a brush fence and he felt they should have a permit. Egan said he went out that way and a lot of snow fence, but he did not see a dead brush fence.

Tom Egan was asked if down by the Boat launch, if they could place a basketball hoop. Egan said he didn't know if the monies from Eureka Daze wanted to do that. This is a County Park. Pat will talk to Adam from the County. Egan says this year the County will be putting in a kayak place where people can rent them. The County chairman also got together for they wanted to know about the water and zoning. It is in discussion where the Town would have zoning for shoreland in their municipalities instead of the County.

Marty Johnson has informed the Town that he will be done doing inspections at the end of the year. So the Town needs to find another state inspector.

Old Business: A report was given with updates on the legal activities the Town of Rushford has in motion. On the Spencer property – it was reported that he appeared in court and the attorney was able to discuss matters. The Town had agreed that if they addressed the violation and resolve them, the Town would substantially reduce the requested forfeitures. Attorney Blazel wanted to request to move the Court date from March to early April to give them additional time to remedy the violations. Attorney Blazel has spoke to Spencer's and they feel they could have all the work done by early April. Tom Jackson had received this communication. The Clerk did not receive it and should also receive all the communication.

Update on Kasuboski case: There is a hearing set on March 6 at 1:30 in Winnebago Circuit Court Branch 3. Jackson said he did have his court hearing and told the Judge he had everything according to our ordinances. The Town was favored, for he had not replied from the January summons. He said he wanted to have another court date. So as of April 16th, there will be a new court date set.

Regarding the Carson property, The Board did give him until March 7th to contact Attorney Blazel on his decision on the barn.

CSM for Sonya Bock – Commercial St, Waukau: Ms Bock explained that she would like to combine all her property into one Lot to help satisfy the County's shoreland zoning requirements

that she falls under. She might have to do modifications to the shed, but this is the first step. The County says she has too much unusable living space on the Lot between the shed and her house. Egan asked who sent that letter and it was the zoning department. They stated she had 2 options – to split the lots in half and convert her shed into a livable space or combine it all together and tear down her shed which is brand new. Egan asked her what ever communication she had received to be forwarded to him. Kafer said the only concern he had is that the Town vacated a street there he was hoping it would meet the set backs. Sue Metko also received a letter from the County that she has to tear down her 2 car attached garage and breezeway because she does not meet setback lines. Schoonover said everything got moved when Campbells survey was done. She said she had 2 deadlines. Either she has to tear the shed down by July 1st or she has 18 months to convert into living space. With the square footage of her property, she would have to tear down her house if she converted her shed into living space.

Jackson stated we should have an assessors plat done in Waukau to solve all these lot lines. Egan said it has been bought up to the residents at Annual meetings, but the people in attendance did not want it.

Motion by Schoonover, 2nd by Kafer to approve the CSM for Sonya Bock, Commercial St, Waukau for parcels 022 0924, 022 0924 and 022 0925. Kafer said that he hopes the Town would be receptive and that if Sue does need some property back that she would be receptive to do that. Jackson said if she combined the lots, it might have to be re-zoned.

Motion carried.

New Business:

The Board would like bids taken for Town Mowing and open bids before the May Board meeting. The bid should be for 2 years and stated that the mowing goes back to our right away the best they can, unless otherwise noted by the Town Board.

Town Zoning report – Tom Jackson: A zoning meeting was held on February 28. A zoning change for Dave Carpenter, 8312 Edgewater Ridge for parcel #0221 028002 from GA to LER on Lot 1 of CSM was approved. This zoning change was approved along with the CSM at the February meeting as long as the zoning committee agreed.

A Conditional Use permit for Matthew Zietlow, 9554 Liberty School Rd for parcel 022 010701 for a storage container was approved. They also discussed the property in Waukau and the Kasuboski property. For new business, they discussed outdoor lightening, future housing needs and if there should be preliminary plans for property regarding water runoff.

Freund says that the diffused lighting on buildings is not that bad and it does not shine into the roadway. It is no different then driving in the city with streetlights. He does not see an issue with it as long as the lights are diffused properly. Jackson said he knows of a couple that shine across the road.

Motion by Schoonover, 2nd by Kafer to approve the CUP for Matthew Zietlow, 9554 Liberty School Road for parcel 022 010701 for a storage container for weatherproof storage of mechanical parts and equipment.

Motion carried.

Discussion on Hall Maintenance: Hendricks reported that on April 9th, Legacy will be coming in to replace the hall floor. This was in the budget under projects last year. It is coming in under budget. This will take 2 days. People are needed to help clear the hall. Pat asked if the chairs would be a problem. According to Legacy, the chairs will not be a problem.

Discussion on Town Maintenance: Mike Hammerele reported that they have been cutting and mulching over in Delhi, Broadway, Island & Lost Lane. They will be going out on Archery. Kafer asked about the road trip to look at the roads. There is a road tour scheduled for March 26th from 9 – noon. Freund will ride along on the tour so they can get their orders into Northeast as soon as possible.

Discussion on small bridge – culvert inventory – Hendricks is going to the WTA meeting where this will be discussed. Egan said we should decide as soon as we can, for would have to get it into the County if they were to do the inventory.

County report: About 3.9 million from the Spirit Fund has gone out to the Park Committee. Over a million of this will be spent at Waukau Creek. It is planned to have a kayak launch-rental at Eureka Park.

Attended Meetings:

Election Equipment testing on February 12 at 10 am

Spring Primary on February 20 – had 89 voters

Omro/Rushford/Omro Fire District meeting on Feb 21 – Jerry reported on the meeting. Hendricks did say the Town needs an ordinance for fire extinguisher enforcement. Kafer said he would call Wautoma to have them check the hall fire extinguishers. A new extinguisher is needed for the hall kitchen.

Zoning Hearing and Zoning Committee meeting on February 28 at 7 pm

Upcoming meetings: WTA District meeting on March 8 at the Radisson center in Fond du Lac. There is Board of Review training at the meeting. Election testing for April election.

Motion by Kafer, 2nd by Schoonover to adjourn the meeting at 8:40. Motion carried.

Respectfully submitted by Peggy Hendricks, Clerk
