

**TOWN OF PRIMROSE  
BOARD OF SUPERVISORS  
Minutes - Unapproved  
MONDAY, July 6th, 2020 – 8:00 pm  
8468 County Hwy A, Verona, WI 53593**

THIS MEETING HELD BY TELECONFERENCE.  
DIAL (978) 990-5000 Access Code 489-616 to attend.

1. Call to Order at 8:00pm. Dale Judd, Martha Gibson, Alex Elkins, and Dave Garfoot were on the call.
2. Reading and approval of Board minutes of June 1<sup>st</sup>. Alex asked that #11 be corrected in that Dale had made the last statement, not himself. Martha moved to approve the minutes of June 1 with that change. Alex seconded. Motion passed 3-0.
3. Treasurer's report and approval of bills. Dave presented the June Financial report. He said that the Straabhaar Driveway bond should have gone into the Escrow account. Refund will come out of the Operating account when the driveway is approved.  
  
Alex moved to approve the treasurer's report. Martha seconded. Motion passed 3-0.
4. Public comments: Only agenda items may have action taken. None.
5. Discussion and possible action regarding agricultural buildings: Mike Jelle, rebuild of agricultural building on parcels 0507-264-8001-0 and 0507-264-8502-0.  
Mr. Jelle state that the existing 45 x 60' granary just to the south of the shop is falling down. He would like to knock it down and replace it with a 50' x 104' storage shed. No water connections or concrete pour will be needed. It is just for storage of mowers, trailers, his truck, and the like. Alex moved to approve the new building. Dale seconded. Motion passed 3-0.
6. Accurate Assessor: Discussion and possible action regarding 2021-2022 contract with Market Revaluation.  
  
Alex and Martha asked if there was a mechanism to amend the contract if the reval occurs at the high point of property values. Paul R. should be on the call. If he does not want to attend an evening meeting, we may have to have a special meeting. Or this could be discussed just before the August 6<sup>th</sup> Open Book.
7. Discussion and possible action regarding uniform assessment of fence lines, ponds, etc. as agricultural not recreational.

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Martha explained that there have been cases of taxes being raised due to fence lines with trees being assessed as recreational acreage. Ponds also have been taxed recreational. DNR says that wetlands, small treed areas and fence lines should be taxed as agricultural land. This would keep land owners from cutting down trees or draining wetlands to reduce their taxes. She asked that the assessor explain their taxation policies. This could be discussed in person with the assessor at the same meeting as #6.

8. Discussion and possible action regarding replacement of the Town Hall furnace and air conditioning unit. The AC is no longer working and the furnace is from 1989, and needs replacing.

Bids in so far include:

- OK Heating \$7,600
- Arnies Heating \$7,000 – 8000
- Tarkenton Bros. \$6,100

Clerk to post the bids with equipment specifications at next meeting. Consider remote controls. Covid funding might be used to improve filtering system.

9. Discussion and possible action regarding roof and wall leakage, and subsequent damage to interior walls and staircase to basement.

Alex and Martha both felt that the repairs to the roof needed to be done soon. Look for one more bid. To be on next month's agenda with bids available for review.

10. Discussion regarding use of set-aside funds and end-of-year bank balances.

Dave explained that the fund was good to have to avoid having to take loans out for things like the roof repairs, flood damage, etc.

He further explained that some years have no extra funds at the end. Alex felt a moderate carry-over was appropriate.

Dawn Haag stated that she had asked for an explanation of the use of the 2016 set-aside. Dave explained that the \$18,033.95 had been distributed as \$13,335 to the MHFD building loan and \$2,328.84 to complete the NGFD truck payment. The amount left in this set-aside is \$2,370.11.

11. Discussion regarding costs and advantages of replacing Clerk and Treasurer with Clerk/Treasurer.

DCTA County-wide survey was recently distributed. It showed comparable towns and salaries. Dale stated that he is happy with the present structure Primrose uses. Martha

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felt that for a small town, a full-time clerk/treasurer with health benefits would be unnecessary. She likes the clerk and treasurer working together was the best system. Alex agreed.

12. Driveway Inspections: Jesse Straabhaar: Discussion and possible action regarding driveway at 8872 County Highway G, parcel 0507-172-8092-3.  
Dale looked at it briefly, and the driveway looks ok. He questioned whether a new owner of the property wants to extend this driveway, would they have to post a new bond and pay a new driveway permit. The Board agreed that they would. Dale motioned to return Jessie's bond. Martha seconded.
13. Clerk's comments: The Clerk reported that the LRIP funds for 2021 had been approved. The Premier contract for LP is available for signature. Plexiglass barriers may be needed for the August 11 election and for tax collections. Dale asked that the Clerk procure the materials and he would construct it.
14. Business for next month's agenda: Dale Ketelboeter ag building, furnace, roof, assessor.
15. Adjournment at 9:21pm. Martha moved to adjourn. Alex seconded. Motion passed 3-0.

Minutes submitted by Ruth Hansen

Post: July 7th, 2020

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