

**TOWN OF PRIMROSE
BOARD OF SUPERVISORS
Minutes**

**MONDAY, September 8th, 2020 – 8:00 pm
8468 County Hwy A, Verona, WI 53593**

<p>THIS MEETING HELD BY TELECONFERENCE. DIAL (978) 990-5000 Access Code 489-616 to attend.</p>
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1. Call to Order at 8:03 pm. Dale Judd, Martha Gibson, Alex Elkins and Dave Garfoot were on the call.
2. Reading and approval of Board minutes of August 3rd. Martha abstained. Alex motioned to approve the minutes. Dale seconded. Motion passed 2-0.
3. Treasurer's report and approval of bills.

Dave Garfoot presented the August financial report. Last 4 entries were cut off. He will amend the report on 9/9/20. Martha moved to approve the financial report. Alex seconded. Motion passed 3-0.

4. Public comments: Only agenda items may have action taken.
5. Wendy Zahler: Discussion and possible action regarding construction of a 1472 square foot shed on parcel 0507-082-9150-0.

Martha reported that the PC looked at the site, and it is within the envelope previously approved.

Martha moved to approve. Dale seconded. Motion passed 3-0.

6. Josh Sherman, Accurate Assessor: Explanation regarding assessment of fence lines, ponds, out-of-use pastures, and the like.

Martha explained that the concern was that wetlands next to fields were being drained, and trees cut down along fence lines by property owners in an effort to reduce property taxes.

Mr. Sherman stated that they reference the property Tax Guide for Wisconsin Property owner's manual. Accurate follows that to define agricultural land is anything that a crop is being harvested on or is tilled. They closely follow the land use description as described by the State assessment guide. Fallow fields are kept in ag use. Rocky, untillable land is assessed as pasture. With horse farms, it is only pasture if they are breeding horses for sale. Ag land assessment changes every year as set by the State of

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Wisconsin. Lowlands assessments are set (currently at 800\$/ acre) and don't change annually. An area of trees would be assessed from an aerial photo.

He pointed out that six weeks is available for the owner to object to the land classification and that many objections are settled by additional information from the owner. Mr. Sherman will send an electronic version of the assessment guide. Clerk to post this on the website.

7. Jim Berke: Discussion and possible action regarding construction of a 32' x 24' garage at 997 Norland Road, parcel 0507-171-9520-0.

Martha explained that the PC has just reviewed the project. Mr. Berke described the project as a lean-to type of 2-car garage. The other small structure in that area is an old root cellar. Martha moved to approve based on the exhibit A. Alex seconded. Motion passed 3-0.

8. Discussion and possible action regarding agricultural buildings: Brian Schneider; replacement of damaged portions of barn at 180 State Rd 69, parcel 0507-364-8710-2. Mr. Schneider explained that they are presently determining if the old foundation is sound enough to bear weight. Dale suggested approval for renovation within the old footprint. Should the foundation not be able take the load, new building would need to be within the footprint. Martha moved to approve that. Alex seconded. Motion passed 3-0.

9. Discussion and possible action regarding mowing the Mount Pleasant Cemetery.

Dale had originally felt that a cemetery should be more formally mowed. He has been approached by other town residents that feel that way as well. He feels that the fall growth does look poor and that it needs better care to make it look presentable to the general public.

Martha reported that several people have offered to help remove the invasive species and have written letters in support of the historic natural plants. Even with that, it will still look like a prairie grass field, not a mowed cemetery. John Raasch offered to organize a group of people to help maintain the cemetery. Mr. Raasch explained that there will be a lot of work initially and that no one can guarantee the results. Dale suggested waiting it out a year, allowing the volunteers to work on it and then revisit the subject next fall. Martha moved that we do not mow until the flowers and grasses are finished seeding,

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then have the volunteer group in charge of maintenance through next year. Alex seconded. Motion passed 2-0. With one abstention.

10. Discussion and possible action regarding Mt. Horeb Fire Board Budget.

Dale reported that the MHJAFD budget was reduced to a 4.89% increase. New building maintenance, and personnel costs are raising the overall budgets. Dale requested approval of the budget with a 4.89% increase. Alex moved to approve the MH Fire Board Budget for 2021. Martha seconded. Motion passed 3-0.

11. Discussion and possible action regarding estimates received for the Town Hall furnace and air conditioning units.

Martha tried to compare the three bids but the companies are offering different grades of equipment. Alex felt that the higher end units are more sensitive, which could be troublesome as no one is living in the building. Alex and Martha felt that the cheapest furnace would not be the best option. Dale felt that Arnie's that is a good service for 40 years and would continue to do so. With the lower bid and the LuxAire unit, he moved to go with Arnie's Heating. He will contact Arnie and if he can offer the same warrantee (Limited lifetime on heat exchanger, and an explanation of coverage for the air conditioner). Dale will notify the Clerk who will post the decision. Dale moved to go with Arnie's contingent on good warrantee coverage. Martha seconded. Motion passed 3-0.

12. Discussion and possible action regarding relegation of funds for emergency expenditures.

Dave explained that roof repairs cost more than was available in the building maintenance budget. He will need to take funds out of the set-asides and "carry over" funds to cover this bill. The Clerk asked for a procedure to add undesignated funds to the 2020 budget. As there was not a clear answer, she will call DCTA and discuss this, also ask other towns how they handle it. Dave suggested relegating any surplus funds (in January) into an Emergency Set-aside fund. This item to be on next month's agenda.

13. Driveway Final Inspections: Jaysin Raykowski at 1213 Primrose Center Road. Dale stated that the slopes need grass seeding but was otherwise complete. Alex said that he could look at it then notify the Clerk to return the bond.

14. Clerk's comments: Town and County increase to \$11.73 per home started in August. The current contract ends in December of this year.

15. Business for next month's agenda: Emergency fund and repair money allotment.

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16. Adjournment at 10:08pm. Alex moved to adjourn. Martha seconded. Motion passed 3-0.

Minutes submitted by Ruth Hansen

Post: September 9th, 2020

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