

Regular Town Board Meeting

Tuesday, December 1, 2020 – 7:00 p.m.
Wascott Town Hall

-Minutes-

Work Session – 6:30 p.m.

The work session was called to order by Chair Jenson at 6:30 p.m. to review financial claims presented for payment by Clerk/Treasurer Atkinson. Board members present – Chair Jenson, Supv Youngquist, Supv Boughner and Clerk/Treasurer Atkinson. **A Youngquist/Boughner motion to adjourn at 6:45 p.m.; motion carried.**

Regular Town Board Meeting – 7:00 p.m.

- 1) Call to Order/Roll Call – The meeting was called to order by Chair Jenson at 7:00 p.m. Board members present – Chair Jenson, Supv Youngquist, Supv Boughner, Clerk/Treasurer Atkinson and 5 guests present in-house and 3 via teleconference.
- 2) Pledge of Allegiance was recited.
- 3) Approval of Consent Agenda
 - a) Approval of the Regular Town Board Meeting Minutes of November 10, and Special Town Board Meeting Minutes of November 14, 2020
 - b) Approval of Agenda
 - c) Driveway Permit - David Forbear-Red Lake Drive
 - d) Treasurer’s Report
 - e) Approval of November/December 2020 vouchers

A Youngquist/Boughner motion to approve consent agenda; motion carried.

- 4) Public Comments & Public Announcements – Please be advised per § 19.84(2), comments and announcements will be received from the public. Comments are to be directed to the Town Board and limited to 2 minutes per person. *Jan Newsome* provided a copy of the “Housing” segment from the Town of Wascott Comprehensive Plan. It outlines criteria for affordable housing development. Jan is not in agreement with “giving the property” as an incentive for a builder. Jan also provided comparable land values of adjacent properties as a starting point for what the value of the property might be. *Steve Trainor* commented he thinks the Town Plan Commission should be meeting often to review the strategic plans and objectives of the town plan. To meet once or twice a year does not seem to accomplish the Commission Plan objectives.
- 5) Department and Representative Announcements
 - a) Fire Department – Chief Michalek provided report via email - 3 medical; 1 lift assist; 1 car accident. Grant monies of \$2,700 will need to be spent for new pagers and GPS units. Brush piles have been burned.
 - b) EMS Director – Betty Ebert provide report via email - Gordon, 6; Wascott, 6; Other, 2.
 - c) County Board Representative – Mary Lou Bergman reported via teleconference -
 - If anyone wishes to donate venison to the food shelves, contact Hursh Meats at Poplar;
 - Administration Committee meets on 12/3. The County 2019 financial audit report will be presented. There were no issues. The Finance Department was commended for their accuracy and workmanship in reporting.
 - At the next Zoning meeting, items of discussion will be future A2 zone district, short term rentals, and flood plain zoning.
 - Because of Covid, meetings must be held in accordance with open meeting laws. Masks are required. Citizens may participate in person, telecon or Zoom.
 - d) Chairman’s Report - Chair Jenson - reported that the highway department is ready for the winter season preparing the equipment for plowing. Won’t be bringing in Gordon Correctional Camp workers as work will be performed in house.

- e) Supervisor's Report - Supv Youngquist - The ramp at the Transfer Station is in need of repairs. Chuck spoke with Lorie of Waste Management to get a bid for rebuilding the ramp. Also, Lorie will submit a cost for an additional compactor.
- 6) Specific Matters for Discussion and Possible Action –
- a) Explore options for developing a portion of the Town property near the Ballpark into rental housing, including offering this land as an incentive to a developer, as referred by the Annual Meeting
- b) Revisit the referral to the Plan Commission for their recommendations for Senior and/or Rental Housing Options

The following commentary will refer to agenda items 6) a & b -

Chair Jenson provided the following background information regarding "Rental Housing";

- Unanimous vote by 12 electors to "Recommend to the Board to explore options for developing a portion of property near the Ballpark into rental housing and could be offered as an incentive to a developer";
- At the August 4 Town Board Meeting, Chair Jenson commented an ad hoc committee would be formed to explore the possibilities for a Senior/Rental Housing project;
- At the Sept 1 Town Board Meeting, Chair Jenson stated instead of an ad hoc committee being formed to study these options, this will be referred to the Town Plan Commission for their recommendation back to the Board.
- Plan Commission met October 20 to begin reviewing this proposal.
- Nov 10 Board Mtg - Based upon information from the WTA regarding legal and statutory requirements related to the project, Chair Jenson outlined a 3-step process - Board to investigate legal/statutory parameters; Plan Commission to explore need for multi-family housing, various options, and bring back to Board; Electors must vote for the disposal of town property.

Supv Youngquist voiced disappointment in the process and felt this is going in different directions. Right now we are spinning our wheels. We need to provide the Town Plan Commission with guidelines in how the Board wants the process to go.

Supv Boughner - The original motion was for the Town Board to explore this project. Mr. McDermott contacted 5 developers and only one showed interest. The Board should be discussing the letter from this developer. There are 3 parts to this process - the Board, Plan Commission and the electorate. I think this is a complicated issue. I would like to think it is incumbent the Board to make some decisions first.

Mike Bodeen - We (Town Plan) will need to make decisions on need, type of rentals, etc.

A Jenson/Youngquist motion to turn over to Town Plan Commission to explore options based upon guidelines that will be provided by the Town Board; motion carried. Supv Boughner opposed.

- c) Guidelines for Plan Commission - Discussion took place about guidelines for the Plan Commission. Chair Jenson will draft a Guidelines document, based upon this discussion, for review and approved by Town Board members before sending to the Plan Commission.
- d) Request for Appraisal of Town Land (30 acres) on Crystal Lake Road - Chair Jenson suggested getting a realtor to give an appraisal per acre. Supv Boughner commented he does not see getting this done since we do not know if we're even selling. Supv Youngquist stated not to do it yet - too early.
- 7) Adjournment - **A Youngquist/Jenson motion to adjourn at 8:20 p.m.; motion carried.**

Respectfully submitted,

Jeannette Atkinson
Clerk/Treasurer