

TOWN OF UNION
MONTHLY BOARD MEETING
Thursday, September 3, 2015

The Town of Union monthly board meeting was held at the Creekside Place, 102 Maple Street, Evansville, WI. Board members present were Chairman Schneider, Supervisor George Franklin, Supervisor Kim Gruebling, Treasurer Sharon Franklin, and Clerk Bridgit Larsen. Building Inspector Bob Fahey was present. The meeting was called to order at 6:30 PM by Schneider. The Pledge of Allegiance was recited.

Clerk's Minutes (August 06, 2015)

Schneider made motion to approve the minutes. Gruebling would like it made it clear that Midway had *NOT* paid their license. Gruebling made motion to approve minutes with the correction. Franklin second. Motion carried.

Treasurer's report

Treasurer Sharon Franklin reported balances as of July 31, 2015:

Park and Recreation Fund	\$	12,494.59
UB&T Money Market Sweep Account	\$	66,150.71
UB&T Checking Account	\$	16,500.00
Wayne Disch Memorial Park Fund	\$	3,376.58
Morning Ridge Stub Road CD	\$	21,244.56
Escrow Accounts:		
Mastec, LLC	\$	207.04

Constable's report

Clerk Larsen stated for Constable E. Larsen that there were no calls in the month of August.

Building Inspector's report

August 2015 Building Inspector Report										
Town of Union, Rock County Wisconsin										
Inspector: Bob Fahey										
15535 Francis Rd, Evansville, WI 53536										
Date	Permit #	Parcel #	Name	Address	Description	New Home? 1=Y	Construction Cost	Permit Fee \$	Inspector's Fee Due	Occupancy Permit Issue
2-Aug-2015	15-18-B		Evansville Electric/Mary Butts-Caviler Trailer Park	10808 N Hwy 14, Lot 178E	Electric Service		\$ 3,500.00	\$ 120.00	\$ 110.00	
5-Aug-2015	15-19-B		Charles & Teresa Belk/Shawn Miller Const.	8035 N Ridge Ct	24 x 28detached garage		\$ 18,000.00	\$ 120.00	\$ 110.00	
12-Aug-2015	15-20-B		Lee Hubanks	17613 W Teresa Ln	New Home (2)	1	\$ 340,000.00	\$ 1,430.44	\$ 1,040.32	
16-Aug-2015	15-21-B		Jason Knott	8107 N Territorial Rd	Deck		\$ 7,700.00	\$ 120.00	\$ 110.00	
						Totals	\$ 369,200.00	\$ 1,790.44	\$ 1,370.32	
YEAR-TO-DATE TOTALS						Total Driveway & Building Permits Issued	23	\$ 690,768.00	\$ 5,467.16	\$ 4,666.84
AUGUST 2015 TOTALS						Total Driveway & Building Permits Issued	4	\$ 369,200.00	\$ 1,790.44	\$ 1,370.32
Number of New Home Permits Issued this Period			1			Building Inspector:				
Number of Driveway Permits Issued this Period			0			Total Reimbursement Requested this Period				
Number of Other Permits Issued this Period			3			\$ 1,370.32				
Total Driveway & Building Permits Issued this Period			4			Building Inspector Signature _____ Date _____				
Other Notes:										

Fire numbers for new construction will be issued by Rock County and ordered by Bob Fahey. Replacement fire number signs will be facilitated by Patrolman Wisner and ordered through Badger Industries by Clerk Larsen.

Fahey reported that the Marshall property was not approved through the township before building. Now they've divided an acre off the 35 acre property without approval from the County or the Township. Fahey thinks this needs to be addressed by the Township.

A home on Porter Road according to Schneider went through the County and built their home too close to the roadside and did not go through the Township.

Fahey said the owners stated their lawyer told them there was an exception in the zoning ordinance that they can divide without changing the zoning; and that the County Clerk and Collector of Deeds did not need Township approval.

Fahey suggested the current owner get hold of the land owner that sold them the one acre and report back to the Town Board. Schneider said he would follow-up with the County as to why they granted the division.

Fahey offered to write a letter, but the Board needs to address this property because they want a building permit.

Schneider wants the Certified Survey Map number for the property.

Gruebling confirmed that the future owners need to be referred to the Town Board instead of Fahey.

Franklin said P&Z did themselves a disservice with the Marshall Court Project. If people want to build a house he thinks they should be able to because this is way a township gets revenue.

Gruebling thinks our ordinances need to be reinforced.

Recycling Center Update

Krueger reported that it was a quiet month. Krueger would like the storage of the aluminum cans considered since the budget time is coming up. Currently the shed is filled to the top with aluminum. The shed is 8x12.

Aluminum brings us about \$150 each year. Krueger said the \$150 - \$200 the aluminum brings in should go to the parks if the Town is going to eliminate it.

Gruebling asked about the floor in the office and Krueger said the flooring is starting to rot from all the snow, salt and ice. Krueger said the floor will not last much longer.

Roadwork Report

1. Sweeping - Cemetery and Territorial had a build-up of gravel at the intersection. Scott was too busy so Schneider told Josh to get the areas swept and coordinate it and it is now complete.

2. Mowing - Footville will be in Union by Tuesday. Franklin stated the mowing is much better this year compared to last.

3. Large Brush Cutting - Wisner reported that Chuck Stanhope of New Horizons Farm LLC will be \$105/hour to cut heavy brush/trees. Stanhope will send a seasoned operator and they carry liability insurance. He can take down 3-foot brush with his equipment.

Franklin told Board that Chuck said if Union isn't happy with the work, he will make it right.

Wisner stated the Volvo dealer in Verona will be \$500 to have a low-boy delivered and returned. Operating is \$90/hour. Fuel and a second operator.

24 hours paying Stanhope is cheaper than renting equipment.

Schneider said that Weary Road has brush that is long and hitting truck mirrors.

Franklin asked if a special assessment would be added to taxes for the cost of having brush cut.

Schnieder stated Green Bay Road on the North side should be cut by Union Township as well since Town of Union owns it. Crocker Road and Emery and Pleasant Prairie should be done too.

Franklin asked if a dollar amount be set. Schneider thought an hour amount could be set. Gruebling thought 3 days should be considered.

Gruebling made a motion that New Horizon Farms, LLC be hired on for 3 days worth of work at \$2500 to complete brush cutting. Franklin second.

Franklin would like to go up to \$3360 if we like the job Stanhope does. Schneider would like a limit set now.

Gruebling amended that \$860 dollars be added to the amount limit if the job is satisfactory. The decision on the quality of the work will be at the discretion of Patrolman Wisner a not to exceed total of \$3360 spent. All in favor. Motion carried.

Gruebling thought we should have a plan from Footville before our October budget meeting. Working meeting is at the end of October. Schneider would like an update from Footville in early October regarding their commitment to a second three-year contract. Wisner and Franklin will meet with them later this month to discuss.

Wisner noted the green GMC truck is depreciating quickly. It has \$1200 in repairs put into it. It needs approximately \$1500 more put into it. Wisner will know if it's worth keeping in October once Footville commits to a second contract.

The Plow truck according to Wisner needs the bearings repacked and the box repaired. There is a leak in the high pressure fuel line in it. The loader needs fuel filters. However, the plow will be ready for snow season.

4. Andrew Johnson – Culvert

Franklin stated that Andrew Johnson called Franklin about two culverts full of parking stops (curbs) and miscellaneous cement debris when he bought the property. Johnson would like the Town to clean out the rubble. Schneider said it is a hazard to mow around.

Schneider said the culvert is very deep and it could become a collection area. Schneider thinks it will flood the road if it is filled by a major rain event. Porter Road has a remedy in their culvert which he thinks may be used at Johnson's property.

Johnson said the culvert is a minimum of 3 feet.

Schneider stated it is a safety issue for the Township and the land owner.

Franklin thinks the smaller culvert could be cleaned out.

Johnson stated he does mow and it is unsafe and the large culvert has eroded an additional 2-feet since he moved in. Schneider thinks a collection box could be added.

Gruebling questioned if perhaps the Town Engineer warrants contacting. Franklin doubts the engineer needs to be involved.

Schneider suggested Ralph Crull, of R&Z Construction be contacted to look at it and devise a solution. Meanwhile, Franklin will clean out the smaller culvert and add rock.

Public Comment (5 min max per item, no action will be taken on any issues)

Francis stated the roads were mowed much better this year compared to last.

Schneider said the shoulder on Hwy C is very bad and Franklin said on Hwy 59 the weeds are almost 5 feet high.

Zoning Chapters 16 & 17. Gruebling has an amendment for Chapter 17 on page 20, would change section I: *storage of non-agriculture items in existing buildings or new buildings in the immediate vicinity of existing buildings of the parcel.*

On page 20, Gruebling suggests: *I be changed to K, K to L, and leave J as is.*

Amended 16 & 17 on October agenda and add adoption as an action item.

Website

Gruebling wanted to use Eric's website experience to archive the wind ordinance and zoning and land division from the website. Codification will take more time than Schneider said we have time for.

2002 Codifying began and Smart Growth postponed it.

S. Franklin asked who takes care of the website. Clerk Larsen stated that she makes the updates to the website, it is hosted through the Department of Administration and the original coding was done by E. Larsen.

Schneider requests Clerk Larsen to collect archiving scenarios from E. Larsen.

Pay Bills

There being no further business to come before the Board, a motion to adjourn and pay bills was made by Gruebling/Franklin. Motion carried by unanimous voice vote. Meeting adjourned at 7:41p.m.

Respectfully submitted by Clerk Bridgit Larsen

Note: minutes are considered draft until reviewed and approved by the Town Board at a properly noticed meeting.