

## TOWN OF FULTON

Town Board & Fulton Sanitary District #2 Meeting  
2738 W Fulton Center Dr. Edgerton, WI 53534  
Tuesday, March 11<sup>th</sup>, 2008  
7:00 PM

### MINUTES

1. **Call to Order** – at 7:00 pm by Chairman Sayre. Present were Sayre, Hull, Farrington, Guisleman, Christianson and Clerk Zimmerman.
2. **Confirmation of Meeting Notice** – Zimmerman confirmed the meeting notice was posted at CKSD, Edg. City Hall, Fulton Town Hall, Town of Fulton's website, and published in the Edgerton Reporter.
3. **Approval of Agenda – Motion** (Farrington, Guisleman) to approve the agenda. Carried.
4. **Approval of Feb. 12, 2008 minutes – Motion** (Guisleman, Farrington) to approve the Feb. 12, 2008 minutes as written. Carried.
5. **Public Participation**
  - A. Citizen Dave Brown stated he wants to ask questions about revaluation and asked if could speak later when that item came up. Sayre advised that would be ok.
6. **Discussion/Approval or Denial of Building Permit Refund request from Dennis Drinkwater** – Harold Schrank stated Mr. Drinkwater and himself came to an agreement. He indicated Drinkwater's permit doesn't expire until July, and he is going to add onto a small shed, and he will use the permit for that. Zimmerman asked Schrank if he would amend the permit so the assessor gets the correct information. Schrank stated he would do that. Zimmerman stated we have an unwritten policy that all of our fees are non refundable.
7. **Discussion/Approval of Ordinance Creating Section 344-10 Regulating use of Public Walkways.** – Sayre explained the hours were changed from the original ordinance along with adding language that canoes can be taken down the walkways. **Motion** (Hull, Guisleman) to approve ordinance creating section 344-10 – Regulating use of Public Walkways. Carried.
8. **Discussion/Approval of Large Gathering Permit Request – Steve Hanewall/Tired Iron Promotions for Swap Meet at Thresherman's Park, July 26<sup>th</sup> & 27<sup>th</sup>, 2008** – Bill Collins appeared on behalf of Tired Iron Promotions. He stated he would address any questions. Collins advised this will be a much smaller version of the car show in Jefferson. Chief Larson stated he has spoke to the organization and they went over any and all concerns. Collins stated there will be music on Saturday and they hope to have some events for kids as they are trying to make it more family orientated. He indicated the swap meet and music will be closing at 6:00 pm. He stated after 6:00 pm is when they would have their car cruise. Farrington asked if they had proof of insurance. Zimmerman indicated they do and a copy of it is in their packet. Zimmerman also indicated she mailed letters out to the adjacent property owners, and indicated she received no negative responses back. **Motion** (Guisleman, Christianson) to approve large gathering permit request. Carried.
9. **Discussion/Approval of Temporary Beer Permit Request – Steve Hanewall/Tired Iron Promotions for Swap Meet at Thresherman's Park, July 26<sup>th</sup> & 27<sup>th</sup>, 2008** – Chief Larson indicated he asked them to have 2 licensed bartenders, with a third person being an alternative operator in case something happens to one of them. Zimmerman asked if they would be submitting applications for the persons who will be their operators. Collins said they would be doing that. Chief Larson asked if they could get those applications for our next meeting. **Motion** (Hull, Christianson) to approve the temporary beer permit. Carried.
10. **Review estimate(s) for cutting (3) large trees down in the township located on Kidder Rd., Rock River Dr., and Staff Rd.** – Sayre explained it was brought to our attention that the trees needed to be cut down. He indicated these are very large trees, and it is going to cost some money to get them taken down. Sayre said he drove around the township, and there are more trees that will need attention in the future. Sayre explained the estimates were given a couple of different ways. Sayre said one price was

for dropping the trees with Rock County's assistance in hauling them away; one price for totally removing by just the contractor; and one for just dropping the trees and leaving them in the right of way. Sayre read the amounts of the estimates submitted, however did not state who the contractors were, just referring to them as bidder A, B, C and D. Sayre also indicated all contractors have insurance and we will request a certificate of insurance from them before the work starts. Farrington asked why the trees need to be removed. Sayre said if the trees go down, they will take the power lines down, and block the roadway also. He stated they could create a mess. Guisleman stated traffic safety is another issue.

**Motion** (Christianson, Farrington) to accept estimate from bidder A for the price of them cutting the trees, and Rock County assisting with the removal. Farrington suggested we emphasize to land owners to trim the trees on the right of ways. Sayre stated we will have to do a budget amendment and take the money out of reserve funds.

**11. Review of procedures and information for Revaluation with Accurate Appraisal – Jim Danielson –**

Jim Danielson explained that a postcard will be mailed to all property owners in the town in April. He indicated it is just a preview of what will be happening. He advised this lets people know when they will be out. He indicated field work starts early June, and will be roughly a two month process. He advised they will do a physical inspection of all properties, including buildings and land. He said they will check the quality of the buildings, walking through the inside and checking the conditions of the interior. He explained when this is all done all their information will be up to date. He explained at that point in time they will then get into the valuation portion and the Open book and Board of Review. He explained new values of notice will be most likely going out in August, and BOA will be in September. He explained when the revaluation was done back in approximately 2001. He stated even though the housing market has declined in 2007, over the past 7 year period there still have been considerable increases over that 7 year period. He indicated their job, above getting all the data correct, is getting all values back to 100% market value. He indicated once everything has been completed, the information will be on their website. Jim explained open book will be held where many representatives from their company will be here and citizens can come into speak with them to make sure all your information is accurate. He said the last step of the process is Board of Review. He indicated this is if a citizen still feels the evaluation is not correct, a citizen can come in front of the Board to contest their assessment. He stated they plan on having this done by the end of September so it doesn't go into the Town's budget time.

Citizen Brown asked what will be listed on the website. Jim Danielson said it will be the necessary nuts and bolts, but the Town Board has the final say on what all is included. Jim indicated the necessary nuts and bolts of the property is usually listed, such as square footage, number of bedrooms, bathrooms, conditions, and the values are broken down by class. Jim stated they will be updating to digital pictures, however most Towns choose not to have the photos on the website. Jim explained they will be setting up appointments to walk through the interior of the house. Jim explained all letters requesting appointments will be mailed regular mail, but if they get no response then they will mail a certified letter. Citizen Brown asked how they will address Ag use evaluation. Jim explained if you have a crop on your property it has to be classed as an Ag use and this is based on the primary use as of January 1st. He also explained forest land that is touching that piece of Ag land, also gets a 50% discount on that land. Jim explained it has become very important for us to classify the land correctly. He said they will physically visit every property, and they are equipped with Arial photos to determine what the actual use of that property is.

Citizen Melissa Staff asked if you purchased property recently would the purchase price be relatively close to the 100% valuation. Jim stated according to State Statute if it is determined that the purchase was an arm's length transaction that essentially is what we are tied to assess to. He stated they don't automatically re-assess based on a sale, but in a revaluation year we will look at a couple of year's worth of sales, and if you just purchased your home, that is essentially what you would be assessed at.

Citizen Walton asked the board to consider putting only the necessary information on the website, and not having the photos placed on the site. Guisleman stated he agreed.

12. **Discussion re: Emergency generator for Fulton Town Hall** – Sayre explained he feels we should have an electrician do some wiring in the building so we can put a small generator on it. He said he is not talking about a \$6000 generator, but just something to heat the building and keep it from freezing. Sayre explained we do not have this as a budgeted item. Farrington asked what price he was looking at. Sayre explained we should be able to get one for a couple of thousand dollars. Sayre and Walton said they will check into prices, and we can address it for the next budget.
13. **Update re: Posting Road Weight limits** – Sayre explained the roads are posted at 12 ton effective Wed. Mar. 12<sup>th</sup>. He explained that no special permits will be issued. Sayre explained that Guisleman and Sayre went to a Road Maintenance/Paving training in Barneveld. Guisleman explained it was a one day training on paving, with more emphasis on maintenance. He advised they learned about chip sealing, crack filling, and other types of methods to keep the water out of the road. He indicated the preventative things are definitely more cost effective than replacing the roads. He said the biggest enemy is moisture. He advised they also obtained information on how to assess the roads. Sayre explained he would like to propose to the Towns Association to hire someone on a part-time bases to inspect the roads that are getting work done. He explained if several townships could go in on this it would be beneficial to all. Sayre asked the town board if they think it is feasible and should he present it to the Towns Association. Farrington stated he felt it was a good idea.
14. **Operator's License – Michael K. Whaley** - Zimmerman advised we have two more applications that came in for Melissa Breitbach, and Ashley Collicott. She advised all three passed their background checks, their fees were paid, and all paperwork was in order. **Motion** (Hull, Farrington) to approve operators licenses for Whaley, Breitbach, and Collicott. Carried.
15. **Building Inspectors Report** – Schrank stated he only issued two permits last month, and there was not a lot going on.
16. **Police Report** – Larson advised they dealt with the snow this past month. Larson advised them of another issue for the computer in the squad car. He advised to purchase a brand new computer for the squad is approximately \$3200, however he has found re-furbished one's on eBay for considerably less. He stated the Town of Milton and Town of Clinton recently purchased the refurbished ones from eBay for approximately \$700. Larson advised this is the computer he needs to upgrade to. Zimmerman indicated in this year's budget \$1000 was set for the purchase toward a new computer in the future. **Motion** (Hull, Farrington) to approve the purchase of the refurbished laptop from eBay and to spend up to \$1000. Carried.
17. **Approve Voucher list, Financial Statement, and Draft Financial Statements Together w/Independent Auditor's Report** – **Motion** (Guisleman, Farrington) to approve the voucher list, financial statement, and draft auditor's report. Carried.
18. **Pay Bills/Sign checks** – The checks were signed at this time.
19. **Water Utility Report** – Hull advised the meeting is next Tuesday
20. **Lake District Report** – Christianson stated they haven't heard anything back from judge. He also indicated the set the annual meeting for Saturday Aug. 2<sup>nd</sup> at Ft. Atkinson High School.
21. **Boat Patrol Report**- Christianson advised there are no meetings until May.
22. **Fire District Report** – Farrington advised a lot of fire calls. Doing yearly maintenance on their trucks.
23. **Consolidated Koshkonong Sanitary District Report** – Guisleman stated he mentioned last month about doing a cost estimate for upgrading the system.
24. **Fulton Sanitary District Report** – approval of financial documents, payment of bills and Financial Statements Together w/Independent Auditor's Report – Motion (hull, farrington)
25. **Correspondence**
  - A. **Veolia Environmental Services** – Open letter to the Board and Residents of Fulton – Zimmerman read the letter out loud to the citizens.
  - B. **Wisconsin Emergency Management** – Emergency Declaration for Category B-Public Assistance – Zimmerman read the email out loud to the citizens.
26. **Adjournment** – **Motion** (Farrington, Christianson)to adjourn at 8:15 pm. Carried.

Submitted by

Connie Zimmerman

\*\*NOTE: These minutes are not official until approved by the Town Board.