

MINUTES

SPRINGDALE TOWN BOARD
TUESDAY, JULY 18, 2023 AT 7:00 P.M.
(Revised 8/15/2023)

1. **Call to order and certification of compliance with open meetings law** by Rosenbaum at 7:00 PM. Meeting also broadcast via Zoom. Quorum of Town Board present (Rosenbaum, Hefty and Schwenn) at Town Hall, along with Admin/Clerk Arthur (absent for the first portion of the meeting), Treasurer Boelhower-Santi, Deputy Clerk Kalscheur and Patrolman Dahlk. Prior to the meeting, Arthur confirmed the meetings were posted on 7/13 online and 7/17 at Town Hall. Mt. Horeb Mail was notified on 7/14.
2. **Approval of the agenda.** No changes made.
3. **Minutes of previous Town Board meetings**
 - 6/20 TB mtgs – **MOTION** (Rosenbaum/Schwenn) to approve meeting with one change to #12 in the Dan Maki evaluation regarding moisture in the attic. The moisture culprit is in more than 1 stack vent in the roof. Submitted. 3 ayes, 0 nays.
4. **Public comment**-Lamberty reminded the town about a percentage of the received Fire Department funding should go to the Mt. Horeb Fire Department. There was an increase of 2% that the state collects to come back to the town. Boelhower-Santi stated the town recently received \$14,486, last year was \$11,200. Boelhower-Santi commented towns are getting a 300% increase.
5. **Town Hall Exterior Cleanup- recap and thanking volunteers** – Rosenbaum thanked all the volunteers that showed up on July 1. The work was completed shortly after noon. They took 128 tires to the co-op. We need to pay \$800 for recycling them. Dahlk commented we should be able to get a good amount of money for scrap metal. We pay \$150 for dumpster rent.
6. **Treasurer report and bills** Boelhower-Santi provided the following budget points of interest from the June bills:
 - Roadwork dollars are over budget due to hotmix costs.
 - Received third quarter transportation aid-\$32,678.13
 - Received Fire Department funds of \$14,486 as stated above
 - Town made \$23,000 in interest year to date 2023 with the exception of the Lust Road account. (minutes revised 8/15/2023)
 Hefty, questioned Zoom charges. Wondering why we had 2 different statements. This is due to each individual receiving a bill but it all goes on the final bill.
MOTION (Schwenn/Hefty) to pay the bills. 3 ayes, 0 nays, motion carried
-Premier Coop Propane Contract – Average consumption, 5,131 (\$1.599/gallon) for two years. Paid via check to save money. **CONDITIONAL MOTION** (Rosenbaum/Schwenn) to prepay the Premier Coop Propane contract after Kalscheur calls to confirm the town will not lose any leftover credit that may occur if all propane is not consumed, leaving a credit balance. 3 ayes, 0 nays, motion carried
7. **Dan Maki, Facility Engineering structural analysis/update (Maki attended via Zoom)** Maki spoke with structural engineering to get advice. An analysis will confirm experience with ag buildings which typically show required enhancements to the structure. There is not a lot of reserve so it would be prudent to repair the existing structure by taking out all the fasteners. Seals need to be refreshed as anything else would add weight to the roof. Rosenbaum asked about adding solar panels in the future. Maki stated solar panels would add dead weight to the roof where there is no reserve for the weight. An enhanced roof would need to be added to increase strength to support solar panels. Discussed what next steps would be. Hefty commented to either maintain or vacate. We need to buy time to determine what our next steps are. Keeping existing metal, replacing fasteners, repair trusses if less costly. Replacing fasteners may just be a band aid. Replacing all the metal may be a longer lasting repair of up to 30-40 years. This may be more cost effective in the long run. Rosenbaum requested 2 bids. One for fastener

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replacement, the other replacing new steel panels. Since the metal panels are in good condition, would replacing the fasteners damage the good panels? Is it feasible to remove and replace fasteners and attach new panels. New replacement panels may be an issue for fitting over existing. Rosenbaum asked Maki to act as our agent for seeking bids for the town. Maki will provide a proposal for acting as our agent for repairing the building, not replacing it, within two weeks. Hacker asked if there is any rust or damage to the steel. Maki replied there is not, corrosion is only at the fastener area.

- 8. Old Town Hall** – A photo from 1948 of the old town hall was provided on the slide deck. Gauger, Rosenbaum and Dahlk met with Bob Hanson (rate is \$60/hour) at the old town hall to discuss getting a quote to repair the door. Hanson mentioned possibly costing \$1,100 for just the door but will provide an actual quote. The door cannot be fiberglass due to fire code- It must be a steel fireproof door. Can't replace the door until the cement steps are redone. Rosenbaum drafted a RFB (Request for bid) to place in the paper. Finks Paving provided Dahlk a verbal quote of \$1500 for removal and replacement of the cement steps. Dahlk will request a formal quote to sign. We should be able to use the existing grant money from Mt. Horeb to pay for the cement replacement. Gauger will work on requesting another grant for painting at the old town hall.

9. Patrolman Report-

-Roadwork Update

Started at Arbor Trace digging up large rocks but is taking a long time. Will only do a small portion this year to see how that lasts.

-Paulson Road bridge update

Dahlk spoke with John Jones to add a breaker/fabric on wing wall. All work must be done by hand. \$4500

-Garage exit door replacement discussion

Barrel was holding the door closed. It is not a WICK building. The door is 42", which is not a standard size. Hefty found a company that makes custom doors for approximately \$600. (conwest.com, 855-878-5233). Bob Hanson is coming to provide a quote for the door replacement as the frame may need to be reworked to replace a 36" door.

-Road striping on Ridgeview Road

Tried doing it last week but got rained out. Will try for next week.

10. Levy Limit resolutions from Mt. Horeb Joint Fire District member municipalities- Rosenbaum update-

Levy Limit resolutions from 7 MHAJFD member municipalities

1. Village of Mt. Horeb – passed 7/5
2. Village of Blue Mounds – passed 7/12
3. Town of Perry – passed 7/11
4. Town of Primrose – passed 7/10
5. Town of Vermont – passed 7/10
6. Town of Blue Mounds – passed 7/10
7. Town of Cross Plains – pending 7/18
8. *Town of Springdale – passed 6/20*

Arthur attended the 7/18 Town of Cross Plains board meeting. Cross Plains passed the Levy Limit resolution at the meeting. Arthur will amend the Levy Limit worksheet. Rosenbaum thanked Arthur and Boelhower-Santi for all their hard work to resolve this.

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11. Town Board “Road Tour” meeting discussion- timing during the year-

- It was suggested in recent years to move the “Road Tour” (historically spring) meeting to July, before budget discussions. Keep?

Schwenn commented this seems like a waste of time since Dahlk gives all the road updates. Hefty suggested getting a list of all the needed repairs and he will drive around to view on his own time. Dahlk will work on determining what work will be needed in 2024 by November.

12. Springdale Solar Ordinance-recommend review by legal counsel (Hughes)

The solar ordinance was drafted by Plan Commissioner Altschul. Rosenbaum recommended legal counsel Hughes review. WTA recommends towns get ahead of this. Hefty recommended the ordinance clearly states this is for commercial only, not residential.

MOTION (Rosenbaum, Hefty) (minutes revised 8/15/2023) to submit request for legal counsel regarding the Solar Ordinance- Submitted 3 ayes, 0 nays, motion carried

13. Broadband conduit discussion- Hefty advisory memo draft

Hefty recommends to give a letter to all new residents so they can prepare new homes to receive high speed internet when it becomes available to their area. How do we get this in the hands of new residents? Arthur could possibly send to new residents after the building permit is issued. Rosenbaum to revise document.

14. Town Emergency Response Plan (ERP) update- Kalscheur

ERP document is almost complete. There are a few questions yet. If all are answered, we could review the document at the next board meeting and sign the resolution then if approved.

15. Lust Road reconstruction and finance update-

Lust Road work is completed. The contractor’s final bill is \$81,000 & engineering is \$13,042. There may be another bill coming. Once all bills are received, review one more time for accuracy before submitting a refund.

16. Rural Insurance- adjusted coverages on Town buildings-

Rosenbaum met with the insurance representative to review coverage. He reduced coverage on the old Town Hall from \$300,000 to \$37,000. The existing office/garage building has coverage for \$717,000. Replacement cost is \$500,000. The salt shed cover is \$156,000. Premiums are adjusted each year.

MOTION (Rosenbaum, Schwenn) to reduce coverage limit to \$37,000 Submitted. 3 ayes, 0 nays

17. Town Capital Planning Committee – update on volunteers and next steps

We have a good group of volunteers with diverse backgrounds. (Lisa Lemberger, Rod Hise, Keith Sadler, Karl Hacker, Bill Garfoot)

Will hopefully meet in August.

18. Town letter to the PSC RE: use of ATC powerline funds - Rosenbaum (minutes revised 8/15/2023)

Rosenbaum created a letter to send to PSC requesting approval for a variety of possible uses for the funds which are in excess of \$300,000. This money is earning interest and is designed to be used for conservation purposes.

19. Calendar of upcoming events

- 7/24 – PC meeting
- 8/24 – Open Book
- 9/12 – Board of Review

20. Adjournment

MOTION (Schwenn/Hefty) to adjourn at 9:02 PM. 3 ayes, 0 nays.

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Minutes taken and submitted by Peggy Kalscheur, Deputy Clerk