

TOWN OF HOLLAND BOARD OF SUPERVISORS
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
Town Holland Hall
W3005 County Road G, Cedar Grove
Monday, February 10th, 2020 7:30pm

1. CALL TO ORDER:
Town Chair Donald Becker called to order the Board of Supervisors monthly meeting at 7:30pm at the Town of Holland Town Hall.
2. PLEDGE OF ALLEGIANCE:
Chair Donald Becker led the attendees in the Pledge of Allegiance.
3. CERTIFY WISCONSIN OPEN MEETING LAW HAS BEEN MET:
Clerk-Treasurer Janelle Kaiser certified that the requirements of the Wisconsin Open Meeting Law had been met. The agenda for this meeting was posted in three places within the Township and on the Town's website.
4. ROLL CALL:
 - a. Members Present: Town Chairman Donald Becker, Town Supervisors Stanley Lammers, Douglas Hamilton, Stephen Jones and David Huenink
 - b. Members Absent: None
 - c. Others Present: Clerk-Treasurer Janelle Kaiser
 - d. Members of the public that signed in: Ellen Hudovernik, Robert Hudovernik, Jeff Rauh of Ranger Power, Emily Straka of Ranger Power, Kevin Struck of UW-Extension, Josh Anderson, Lee Kaat, Sean Follen, and Brady Stapel
5. ADOPT AGENDA AS OFFICIAL ORDER OF BUSINESS:
Chair Becker proposed that agenda item 12 be discussed following agenda item 7 and that an additional opportunity for public input occur between item 19 and item 20. Motion by Huenink, seconded by Lammers, to adopt the agenda for the February 10th, 2020 board meeting as presented and proposed; the motion carried by unanimous voice vote.
6. DISCUSSION AND APPROVAL OF MINUTES:
Motion by Huenink, seconded by Jones, to approve the minutes from the January 13th, 2020 and January 20th, 2020 board meetings as presented; the motion carried by unanimous voice vote.
7. RECORD RETENTION CERTIFICATION:
Clerk-Treasurer Janelle Kaiser certified that everything is up to date.
8. PUBLIC INPUT:
 - a. Robert Hudovernik requested to follow up on an email he sent to the Town Board regarding the behavior of the attendants at the Town of Holland Recycling Center; the Town Board informed Robert that all recycling center attendants who were employed at the time the email was sent are no longer employed by the Town of Holland.
 - b. Robert Hudovernik commented on the rebar that is used at the entrance of the Town of Holland Recycling Center to provide guidance to snow removal vehicles that enter the

- driveway; Robert reported that one of the rebar poles had bent over due to snow melt on a day that he visited the recycling center. Whilst exiting the recycling center, Robert stated that the rebar made contact with his vehicle's windshield and enlarged an existing crack in that windshield. He suggested that the Town Board look into using driveway markers that are made out of more flexible materials to improve safety at the entrance of the Town of Holland Recycling Center.
- c. Robert Hudoverdink reported a conversation he had with a property owner located south of the Town of Holland Recycling Center regarding snow pileup on the property owner's yard on the south side of the recycling center driveway due to plowing. Robert stated that the property owner experienced damage to trees on the north side of his yard due to the snow piles.
- d. Jeff Rauh of Ranger Power, LLC provided an update on the status of the proposed solar electrical utility project that is now legally organized as Onion River Solar, LLC (a subsidiary of Ranger Power, LLC) in the Town of Holland; Jeff stated that his team continues to make attempts to talk with potentially affected property owners to increase awareness of the project in the Township.
- Onion River Solar, LLC will host an open house to provide further information to the public about the project in the next few months; Jeff's team will send letters to property owners that live within a half mile to inform them of the open house. An environmental analysis should be available for viewing at the event.
- Jeff also reported that the State of Wisconsin approved a project to be executed by Badger State Solar, LLC (a subsidiary of Ranger Power, LLC) on January 30th, 2020. The Badger State Solar project will be constructed in Jefferson County, Wisconsin, and could be considered a similar project size to the proposed project by Onion River Solar, LLC. Construction on the Badger State Solar project will begin in 2021.
- Jeff reported that Onion River Solar, LLC will likely hire someone to create a record of the condition of the roads prior to starting project construction; these records would be made available to the Township ahead of the project start, but Jeff did not know if the Township would have any authority to choose or suggest who would perform the road condition reports.
- Onion River Solar, LLC has not finished speaking with potential project participants (property owners) and does not know what the full extent of the project will be, but Jeff reported that a project is likely and that the timeline provided to the Town Board is still accurate. However, the application that would eventually be submitted to the State of Wisconsin for this project does not yet exist due to the project's preliminary status.
- e. Ellen Hudovernik requested clarification about the authority that the Town of Holland has over the execution of the Onion River Solar project. The Town Board informed her that the Town of Holland does not have the authority to create an ordinance that would prevent or delay Onion River Solar, LLC from executing a project in the Township due to State law. Ellen opined that the solar electrical utility project could alter the perception of the community and that property values and agribusiness could be affected. She also commented on the potential for alternate land areas for this use, as she and her husband are not happy with the location of the project. Ellen then inquired about what can be done to stop the project. The Town Board again stated that the township has no jurisdiction over whether Onion River Solar, LLC can attempt to obtain contracts for a future project in our community and that the company is within their rights to pursue a project in the Town of Holland. However, it was stated that the Hudovernik's could attend meetings held by the Wisconsin Public Service Commission if and when the application to the State of Wisconsin

- is being considered for approval should they want to express their opinion to a governing body with jurisdiction over the existence of a solar project in the Town of Holland.
- f. Josh Anderson was present to inquire about the proposed agricultural tourism district in the Town of Holland. Josh owns Greenview Tree Farm on County Road D in the Town of Holland. The pick-your-own tree farm has a gift shop on the premises where the owner sells accessories such as tree stands, candy canes, mistletoe, etc. Josh inquired about this restriction and shared how it would affect his business. The members of the Town Board that also sit on the Plan Commission pointed out that the Plan Commission is the correct venue to raise these concerns. He was informed of the meeting times and encouraged to come. It was also recommended that Josh send comments in writing to Clerk-Treasurer Janelle Kaiser. The comments should describe how the ordinance can be changed to integrate more effectively with Josh's business.
 - g. Sean Follen recommended that the Town Board review a report published by the Electric Power Research Institute, a non-profit organization funded by power companies in the United States. The report is numbered Document N253_9-14_1530. Sean stated that the report talks about managing assets (i.e., the solar panels used in a solar project) over the course of their useful life and what can be done with the panels at the end of their useful life.
Sean also recommended that the Town Board conduct research to compare energy sources and costs per kilowatt hour between Germany and France as it pertains to renewable energy sources.
 - h. Robert Hudovernik expressed concern about whether large solar farm installations could impact the ease of solar implementation for small farmers who wish to install solar panels on their properties due to energy pricing considerations.
Robert also commented about the Town Hall fixtures, such as the railings, that were removed during the Town Hall Renovation in 2017; Robert stated that the items should have been offered for sale due to their value.
9. FINANCIAL/TREASURER'S REPORT:
Motion by Lammers, seconded by Jones, to approve the January 2020 financial/treasurer's report as presented; the motion carried by unanimous voice vote.
10. APPROVAL OF VOUCHERS:
Clerk-Treasurer modified the February voucher list by adding four invoices and correcting or adding to the amounts of three invoices. Motion by Huenink, seconded by Jones, to approve the February voucher list as modified, contingent upon the review of invoices from Green Bay Highway Materials and the Sheboygan County Highway Department by Director of Public Works Nate Voskuil and Supervisor Lammers; the motion carried by unanimous voice vote. A modified February voucher list will be included in the March board meeting packet.
11. ACCOUNTS RECEIVABLE: None.
12. PLAN COMMISSION RECOMMENDATION:
- a. 10-Year Comprehensive Plan update by Ordinance 2020-02:
Kevin Struck of UW-Extension attended the meeting to present the final draft of the Town of Holland Comprehensive Plan update to the Town Board. Motion by Lammers, seconded by Huenink, to adopt Ordinance 2020-02, An Ordinance to Amend the Comprehensive Plan of

the Town of Holland, Sheboygan County, Wisconsin, contingent upon the following changes as discussed at the February board meeting:

- i. Page 17, paragraph one, line 5 under the section titled "Lake Michigan" – "...and remain an important component of the tourism industry."
- ii. Page 22, paragraph one under the bulleted point, lines 1 and 2 under the section title "Woodlands" beginning on page 21, was struck from the draft.

The motion was carried by unanimous roll call vote. David Huenink: Y; Douglas Hamilton: Y; Donald Becker: Y; Stanley Lammers: Y; Stephen Jones: Y.

13. APPOINT SALARY COMMITTEE FOR ELECTED OFFICIALS:

The Town Board will not appoint a salary committee for elected officials at this time. However, an item to discuss compensation for Town of Holland Plan Commission members will be added to the March board meeting agenda.

14. LETTER TO TEUNISSEN FARMS REQUESTING LAND CONTRACT RENEWAL:

Motion by Becker, seconded by Huenink, to authorize Janelle Kaiser to send the letter to Teunissen Farms as drafted and included in the February board meeting packet, with any minor edits as submitted by the Town Board, to request renewal of the land contract for parcel 59006067481; the motion carried by roll call vote. Douglas Hamilton: Y Donald Becker: Y; Stephen Jones: Y; David Huenink: Y; Stanley Lammers: Recuse.

15. EMERGENCY POLL WORKER APPOINTMENT:

Motion by Lammers, seconded by Jones, to appoint two election inspectors as shown on the listing provided to the Town Board in the February board meeting packet for a term to begin on February 11th, 2020 and ending on December 31st, 2021; the motion carried by unanimous voice vote.

16. LAKE ROAD WEIGHT RESTRICTIONS:

The Town Board will not post additional weight restriction signs on any roads at this time. Supervisor Lammers will work with Nate Voskuil to hire a 3rd party to rate necessary roads as determined by Supervisor Lammers and Nate Voskuil as soon as possible; the 3rd party hired will return in early summer to rate the aforementioned roads for a second time. These ratings will help the township quantify damage to these roads between now and the end of spring.

17. REFUND TO SHEBOYGAN COUNTY:

Motion by Huenink, seconded by Lammers, to authorize a refund as listed on the February voucher list to Sheboygan County for parcel 59006078946 due to rescinded tax for the real estate tax year 2019; the motion carried by unanimous roll call vote. Stephen Jones: Y; Stanley Lammers: Y; David Huenink: Y; Douglas Hamilton: Y; Donald Becker: Y.

18. ONGOING ISSUES:

a. MANAGING SHORT-TERM RENTAL LICENSES WITH HOST COMPLIANCE:

Clerk-Treasurer Janelle Kaiser provided an update regarding the status of short-term rental license application management between the Town of Holland and Host Compliance. A report detailing the license status of each known short-term rental property in the Township was drafted by Janelle and included in the February meeting packet.

Clerk-Treasurer Janelle Kaiser will draft a notice to be published in local papers and a letter to be sent to short-term rental license holders for the purpose of addressing short-term

rental license renewal application timing. Janelle will send the draft notice and letter to Eric Eberhardt for his review prior to publishing and sending. The short-term license application web portal for both new and renewal license applications will be available to applicants on March 1st, 2020. The aforementioned notices will mention this date and will provide resources to applicants to help make the application process as efficient as possible.

b. SOLAR ELECTRICAL UTILITY:

No new information to report. Please see item 8(d) of these minutes for an update from a representative Ranger Power, LLC.

c. ONLINE PAYMENT AGREEMENT OPTIONS FOR ELECTRONIC PAYMENT PROCESSING:

No new information to report. This item will be discussed at a future board meeting.

d. AMSTERDAM DUNES LOT 1 & 2:

At the January board meeting, Supervisor Huenink reported that two land areas within the borders of Amsterdam Park are deeded to the Town of Holland and Village of Cedar Grove; a quitclaim deed can be completed to transfer the ownership of the two land areas to Amsterdam Park Commission.

At the February board meeting, Supervisor Huenink reported that the quitclaim deed had been signed and notarized by the appropriate parties to transfer the ownership of the appropriate land area to Amsterdam Park Commission. He will file the deed with the Sheboygan County Register of Deeds.

19. COMMITTEE REPORTS:

a. ADMINISTRATION AND FINANCE:

None.

b. PARKS AND PROPERTY:

Supervisor Hamilton reported that he reviewed the past three years of disposal expenses incurred by the Town of Holland and found no significant increase in tonnage disposed of at the Town of Holland Recycling Center. He stated that pursuing a trackable identification system for recycling center drop-offs would not be necessary at this time due to the lack of cost justification. The Town Board discussed security cameras, random driver's license checks, and periodic license plate monitoring by the Sheboygan County Sheriff's department as more cost-effective alternatives to the trackable identification system.

c. ROADS:

None. A roads report provided by Nate Voskuil was included in the February board meeting packet.

d. Public Safety: Supervisor Huenink reported that the fire truck to be purchased by the Oostburg Fire Department will likely be delivered in May.

20. PUBLIC INPUT:

- a. Ellen Hudovernik inquired about how a road would be policed if a weight restriction sign was posted. She inquired about the use of motion-activated cameras on the roads of concern and whether or not the Town of Holland has access to these types of cameras; the Town Board stated that there is access, however the cameras are intended for use in a

- specified location as opposed to multiple locations for monitoring. The cameras also have limited availability for use because they would be borrowed and may not make a good long-term solution to monitoring road damage. Ellen inquired about whether contractors must obtain permits from the Town of Holland to install sea walls on Lake Michigan. The Town Board informed Ellen about the Sheboygan County Shoreland Zoning Ordinance and directed her towards the Sheboygan County Planning Department in response to her inquiry.
- b. Robert Hudovernik commented on the use of burn barrels in the Town of Holland. He reported that his neighbors burn plastics and Styrofoam and that the air quality surrounding his property is impacted when this occurs. The Town Board informed Robert that the State of Wisconsin prohibits the use of burn barrels for household garbage, as well as the burning of materials other than clean wood, and that the Town recently published information in local papers to inform property owners of this. Robert commented on hazardous waste as it pertains to the production of solar panels. Robert inquired about the existence of an agreement between Ranger Power, LLC and the Town of Holland. The Town Board informed him that there is no agreement in place at this time, but the Town of Holland Town Board intends to pursue a joint development agreement with Onion River Solar, LLC.
 - c. Jeff Rauh of Ranger Power, LLC commented that the use of a joint development agreement between municipalities and power companies helps to avoid legal complications for both parties. He also commented that solar modules and components are tested using Environmental Protection Agency (EPA) guidelines to ensure that they are not toxic when installed. Jeff stated that the same testing process is used for all solar components regardless of size and scope of a project.

21. CLOSED SESSION:

Let the minutes show that Supervisor Lammers recused himself from the conversation and left the meeting prior to the roll call vote to enter closed session.

Motion by Huenink, seconded by Jones, to enter into closed session pursuant to § 19.85(1)(e), Wis. Stats., for the purpose of deliberating or negotiating the sale of public property or conducting other specified public business, where competitive or bargaining reasons require a closed session, to-wit: to discuss the status of, approaches to, devise negotiating strategies for, and discuss the terms and conditions of, an agreement with Onion River Solar LLC, an affiliate of Ranger Power, LLC, regarding development, construction and operation of a solar photovoltaic electrical generating facility; the motion carried by unanimous roll call vote. Stephen Jones: Y; David Huenink: Y; Douglas Hamilton: Y; Donald Becker: Y.

22. RECONVENE IN OPEN SESSION TO TAKE ACTION RELATING TO CLOSED SESSION DELIBERATIONS, IF ANY:

Motion by Jones, seconded by Hamilton, to reconvene in open session; the motion carried by unanimous roll call vote.

23. PUBLIC INPUT:

- a. Doug Hamilton commented that the acoustic sound panels provided a better listening experience at the meeting of the Plan Commission on February 3rd, 2020.
- b. Steve Jones reported a conversation with a resident of the township that was complimentary of Clerk-Treasurer, Janelle Kaiser.

24. CORRESPONDENCE: All relevant correspondence was included in the February board packet.
25. ADJOURN – Motion by Huenink to adjourn the meeting at 10:52pm; the motion carried by unanimous consent.