

TOWN OF HOLLAND BOARD OF SUPERVISORS
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
HOLLAND TOWN HALL, W3005 COUNTY ROAD G, CEDAR GROVE, WI 53013
Monday, November 9th, 2020
Immediately following the special meeting of Town Electors

1. CALL TO ORDER:
Town Chair Donald Becker called to order the Board of Supervisors monthly meeting at 7:15pm.
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, David Huenink, and Stephen Jones
 - b. Members Absent: None
 - c. Others Present: Clerk-Treasurer Janelle Kaiser
 - d. Members of the public that signed in: Jack Stokdyk, David Otte, and Jeff Rauh
5. ADOPT AGENDA AS OFFICIAL ORDER OF BUSINESS:
The agenda for the November 9th, 2020 board meeting was modified to discuss agenda item 16 following agenda item 8; the agenda was further modified to discuss agenda item 13 upon the arrival of a representative of the Sheboygan County Sheriff's Department. Motion by Huenink, seconded by Hamilton, to adopt the agenda for the November 9th, 2020 board meeting as modified; the motion carried by unanimous voice vote.
6. DISCUSSION AND APPROVAL OF MINUTES:
Motion by Jones, seconded by Lammers, to approve the minutes from the October 12th, 2020 board meeting as amended during the November 9th, 2020 board meeting; 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. Jack Stokdyk and Supervisor Huenink thanked Clerk-Treasurer Janelle Kaiser for her efforts toward administering election operations in the Town of Holland for the 2020 General Election.
 - b. A member of the public inquired about an increased threat to wildlife as a result of solar panels, referencing Onion River Solar, LLC's application on file with the Wisconsin Public Service Commission for a solar project in the Town of Holland. Jeff Rauh, a representative of Onion River Solar, LLC, was present and commented that he does not believe wildlife is

further threatened by the installation and operation of solar panels.

9. JOINT DEVELOPMENT AGREEMENT WITH ONION RIVER SOLAR, LLC:

Let the record show that Supervisor Stanley Lammers left the meeting room following agenda item 8 and recused himself from all conversations relating to the Town of Holland's Joint Development Agreement with Onion River Solar, LLC. Let the record also show that the Town of Holland Board maintained a quorum after Stanley Lammers' recusal.

Motion by Huenink, seconded by Jones, that the Town Board approve the Joint Development Agreement with Onion River Solar, LLC and Sheboygan County as presented and as previously approved by both Onion River Solar, LLC and the Sheboygan County Board for the following reasons:

- a. The State of Wisconsin stripped the authority from local municipalities to approve, deny or require conditional use permits for similar solar energy projects, thereby limiting the Town's usual ability to protect the public interests.
- b. The proposed Joint Development Agreement provides the protections the Town needs in a fair and just manner to all parties.
- c. The protections include:
 - i. Maintenance and restoration commitments for repairing any damaged public infrastructure and for restoring private farmland to productive use after decommissioning.
 - ii. Financial assurances for the above maintenance and restoration commitments.
 - iii. Ensuring the local governments and school systems continue to receive funding even though the land would become exempt from property taxes.
 - iv. Communication commitments so the local governments and public are kept informed during construction, operations and decommissioning.
 - v. Defined setbacks and landscaping to improve the public safety and view.
 - vi. Special considerations for neighboring non-participating property owners.
 - vii. Limitations on items such as sound levels and glare.

The motion carried by unanimous roll call vote. Doug Hamilton: Y; David Huenink: Y; Stephen Jones: Y; Donald Becker: Y.

Let the record show that Supervisor Stanley Lammers re-entered the meeting room following the roll call vote.

10. FINANCIAL/TREASURER'S REPORT:

Motion by Lammers, seconded by Huenink, to approve the October 2020 financial/treasurer's report as presented; the motion carried by unanimous voice vote.

11. APPROVAL OF VOUCHERS:

Janelle Kaiser presented a modified voucher list at the November board meeting. The modified voucher list was changed to remove one invoice; a revised version of the November voucher list will be included in the December board meeting packet. Motion by Jones, seconded by Lammers, to approve the November voucher list as modified; the motion carried by unanimous voice vote.

12. ACCOUNTS RECEIVABLE:

No new information to report. A reimbursement for fire services provided by the Cedar Grove Fire Department has been submitted to the State of Wisconsin Department of Transportation; Janelle Kaiser will provide an update at the December board meeting.

13. PLAN COMMISSION RECOMMENDATIONS:

None.

14. INFORMATION EXCHANGE WITH SHEBOYGAN COUNTY SHERIFF'S DEPARTMENT:

A representative from the department did not attend the November board meeting, likely due to more pressing public safety concerns. Supervisor Huenink will contact the department to request that a representative attend the December board meeting.

15. ADOPT 2021 BUDGET:

Motion by Lammers, seconded by Becker, to approve the 2021 Town of Holland budget to include the final tax levy of \$781,072 to be paid in 2021; the motion carried by unanimous roll call vote. Stephen Jones: Y; Stanley Lammers: Y; Donald Becker: Y; Douglas Hamilton: Y; David Huenink: Y.

16. SHEBOYGAN COUNTY JOINT POWERS AGREEMENT:

Motion by Huenink, seconded by Jones, to approve the 2020-2021 Joint Powers Agreement with the Sheboygan County Sheriff's Department; the motion carried by unanimous roll call vote. Janelle Kaiser will send a copy of the signed agreement to the Sheboygan County Sheriff's Department.

17. AUDIO-VISUAL UPGRADE FOR TOWN HALL:

Motion by Lammers, seconded by Jones, to authorize Supervisor Huenink and Supervisor Jones to work with the firms who have provided quotes for audio-visual equipment and installation at the Holland Town Hall. Authorization includes approval of a quote, placing an order, receiving an invoice, and payment of that invoice for audio-visual equipment and installation not to exceed \$36,579. If a quote, order, invoice, and payment cannot be submitted by November 17th, 2020, the quotes should be held until the December board meeting. The Town of Holland plans to report the audio-visual expense to the Wisconsin Department of Administration's Routes to Recovery Grant as a reimbursable expenditure to be incurred as a result of COVID-19, and if the funds cannot be submitted for reimbursement with a paid invoice by November 17th, the Holland Town Board authorizes the board's Public Safety Committee to make decisions with regard to the usage or distribution of funds to other entities (such as schools, fire departments) for public safety-related purchases.

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

18. ROUTES TO RECOVERY FUNDING:

The Holland Town Board authorized David Huenink, Doug Hamilton (both members of the Public Safety Committee) and Clerk-Treasurer Janelle Kaiser to submit expenses incurred as a result of COVID-19 to the Wisconsin Department of Administration's Routes to Recovery Grant for reimbursement. At the time of the November meeting, these expenses included the Town of Holland's portion of payroll for the Cedar Grove Fire Department from March 1st through November 17th, 2020, payroll for the Cedar Grove First Responders from March 1st through November 17th, 2020, and payroll for the Oostburg Fire Department from March 1st through November 17th, 2020. Expenses also included an absentee ballot postage expense increase due to the pandemic, which will be submitted by Clerk-Treasurer Janelle Kaiser.

19. 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 November meeting packet.

- b. **FOLLOW UP ON ENFORCEMENT MATTERS; STR AND TWO RESIDENCES ON A SINGLE PARCEL:**
A letter was sent to a property owner who is in potential violation of a Town ordinance which governs that two dwelling units may not exist on a single parcel in October. A second letter will be sent to the property owner in November.
Clerk Janelle Kaiser will verify that a short-term rental ordinance enforcement letter has been sent by Town Attorney Gerry Antoine to a property owner who recently reported that no short-term rental activity is occurring on the property in question. Software used by the Town of Holland to track short-term rental activity proves that the property continues to be rented on a short-term basis.
Clerk Janelle Kaiser was authorized to mail a short-term rental enforcement letter to a property owner who has consistently rented property on a short-term basis in the Town of Holland without obtaining a short-term rental license.
- c. **SOLAR ELECTRICAL UTILITY:**
Supervisor Jones is conducting research on a potential ordinance to address any future proposals of solar electrical projects under 100 megawatts in the Town of Holland. Supervisor Jones stated that he would have a recommendation for the Town Board at the December board meeting.
For further detail, please see the Administrative Committee report within the October 12th, 2020 board meeting minutes.
- d. **IMPROVE FIRE BILLING FOR CEDAR GROVE FIRE DEPARTMENT:**
No new information to report. This matter will remain on the agenda to be discussed at a future board meeting.
- e. **PLAN COMMISSION PROCEDURES AND OPPORTUNITIES FOR IMPROVEMENT:**
No new information to report. This matter will be removed from future board agendas.
- f. **ZONING ADMINISTRATOR POSITION DESCRIPTION AND RECRUITMENT:**
No new information to report. This matter will remain on the agenda to be discussed at a future board meeting.
- g. **DRAINAGE PROBLEMS ON LOWER SMIES ROAD:** Director of Public Works and Property Nate Voskuil recently met with Sheboygan County to determine where the drainage problems at hand originated on Lower Smies Road. It was determined that water is not running off from the nearby farm field, rather, constant running water was observed on the nearby hillside. Nate Voskuil was able to confirm that there are multiple springs on both sides of Lower Smies Road. A ditching project was discussed. The work to be performed on this section of road is still under discussion, so this matter will remain on the agenda to be discussed at a future board meeting.
- h. **STATUS OF SPEED LIMITS SIGNS ON SMIES ROAD AND EFFORTS TO ENCOURAGE LOWER TRAFFIC SPEED:**
A 35 miles per hour speed limit sign should be installed by Nate Voskuil on Smies Road as discussed at the October 12th, 2020 board meeting. This matter will remain on the agenda until the speed limit sign has been installed.

20. COMMITTEE REPORTS:

a. ADMINISTRATION AND FINANCE:

None.

b. PARKS AND PROPERTY:

Supervisor Hamilton reported that a new attendant was hired and trained to work at the Town of Holland Recycling Center.

Supervisor Hamilton reported that a new antenna was purchased for the Verizon hotspot/router at the Holland Town Hall to help improve connectivity and internet speeds. He loaned and installed an additional wireless router at the south end of the town hall to improve Wi-Fi coverage in that area.

c. ROADS:

Supervisor Lammers stated that the betterment project taking place on Rauwerdink Road has made excellent progress in recent weeks.

d. Public Safety

Supervisor Huenink reported 24 hours of contract time provided by the Sheboygan County Sheriff in September 2020. This report was provided in November because Supervisor Huenink was absent from the October 12th, 2020 board meeting.

21. PUBLIC INPUT:

Jack Stokdyk recommended that the Holland Town Board contact Cedar Grove or Oostburg School District if they would like any advice regarding the Town Hall audio-visual project discussed above. He suggested that the Town Board avoid cutting down on capacity of the system to ensure it remains scalable in the event that more equipment is needed in the future. He commented that it would be nice for meeting attendants to see pertinent documents projected on a large screen.

22. CORRESPONDENCE: All relevant correspondence was provided during the November board meeting.

23. ADJOURN – Motion by Jones, seconded by Becker, to adjourn the November board meeting at 9:23pm. The motion carried by unanimous voice vote.