

TOWN OF HOLLAND BOARD OF SUPERVISORS  
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING  
HOLLAND TOWN HALL, W3005 COUNTY ROAD G, CEDAR GROVE, WI 53013  
Monday, September 11<sup>th</sup>, 2023 7:30pm

1. CALL TO ORDER:  
Town Chair David Huenink called to order the Board of Supervisors monthly meeting at 7:30pm.
2. PLEDGE OF ALLEGIANCE:  
Chair Huenink led 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 David Huenink, Town Supervisors Stanley Lammers, Douglas Hamilton, Brody Stapel and Kelly Caswell.
  - b. Members Absent: None.
  - c. Others Present: Clerk-Treasurer Janelle Kaiser.
  - d. Members of the public that signed in: Kate Redmond, Bob Neeb, Leigh Hoftiezer, Paola Sexton, Mike Czysh, Christy Myers, Stephen Myers, Glenn Lemmenes, Lorraine Lemmenes, Jane Hamilton, Bob Mackey, and Rita Harmeling.
5. ADOPT AGENDA AS OFFICIAL ORDER OF BUSINESS:  
Motion by Lammers, seconded by Stapel, to adopt the agenda for the September 11, 2023 board meeting as presented; the motion carried by unanimous voice vote.
6. DISCUSSION AND APPROVAL OF MINUTES:  
Motion by Hamilton, seconded by Lammers, to approve the minutes from the August 14, 2023 board meeting as presented during the September 11, 2023 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. Kate Redmond, Jane Hamilton, Bob Mackey, Christy Myers, Glenn Lemmenes, Steve Myers, and Leigh Hoftiezer addressed the Town Board about invasive plant species located in the Township, focusing specifically on the highly invasive Japanese knotweed plant. Several members of the public asked the Town Board what the Township can do to assist with the management of these species, as it is crucial that

- treatment be applied early and often in order to have a chance at effective weed management. Several individuals also expressed the importance of public education with regard to invasive species, as private property owners may not always be able to identify species within their property boundaries that are considered invasive.
- b. Michael Czysh addressed the Town Board about erosion control methods used during the construction of the Onion River Solar Project, stating that the plastic will not degrade, and that those areas where the erosion control area was placed need to be mowed. He inquired about whether Senator LeMahieu ever attends local government meetings and also commented on national debt levels. Michael stated that his ambition for maintaining his own property is dwindling due to the solar panels near his home.
  - c. Bob Neeb addressed the Town Board about several topics, including erosion control materials used during the construction of the Onion River Solar Project, Supervisor Lammer's recusal from participating in development of the Onion River Solar Joint Development Agreement, Holland Town Code Chapter 32, and Holland Town Code Chapter 263. He asked the board to review these code sections and that solar is distasteful to his eyes. He said that Jared Stensby of Alliant Energy refused to answer his questions during the last public meeting he attended, so he emailed him and spoke with him in person about a problem with some drain tile. He informed the board of the issues with the drain tile as well. Bob inquired about whether the land used by the solar utility will undergo zoning changes. Chair Huenink explained that the valuation class (representing use) of the land will likely be changed by the Town assessor, however, zoning does not need to change because utilities are a permitted use in the A-1 zoning district.

9. FINANCIAL/TREASURER'S REPORT:

Motion by Lammers, seconded by Caswell, to approve the August 2023 financial/treasurer's report as presented; the motion carried by unanimous voice vote.

10. APPROVAL OF VOUCHERS:

Motion by Lammers, seconded by Caswell, to approve the September 11, 2023 voucher listing as presented during the September 11, 2023 board meeting; the motion carried by unanimous voice vote.

11. ACCOUNTS RECEIVABLE:

None.

12. PLAN COMMISSION RECOMMENDATIONS:

None.

13. ONION RIVER ELECTRICAL UTILITY UPDATE:

Jared Stensby of Alliant Energy was not present at the September 11, 2023 Town Board meeting.

Supervisor Stapel asked Chair Huenink to inform Alliant Energy that there is a section of the project near the southeast corner of Hoitink Road and County Road GW that has not been

mowed this season.

14. PRESENTATION BY GLACIERLAND RC&D REGARDING PHRAGMITES TREATMENT PROGRAM:  
No information to report. A representative of Glacierland was not present at the September 11, 2023 Town Board meeting.
15. LOCAL GOVERNMENT INVESTMENT POOL RESOLUTION:  
Motion by Lammers, seconded by Hamilton, to approve and authorize Clerk-Treasurer Janelle Kaiser to sign the Wisconsin Department of Administration's Local Government Investment Pool Resolution; the motion carried by unanimous voice vote.
16. RESOLUTION 2023-05 TO DESIGNATE PUBLIC DEPOSITORIES FOR THE TOWN OF HOLLAND:  
Motion by Lammers, seconded by Hamilton, to adopt Town of Holland Resolution 2023-05, Resolution to Designate Public Depositories; the motion carried by unanimous roll call vote. Kelly Caswell: Y; Brody Stapel: Y; Stanley Lammers: Y; David Huenink: Y; Douglas Hamilton: Y.
17. SHEBOYGAN COUNTY SALES TAX REVENUE-SHARING AGREEMENT:  
Motion by Lammers, seconded by Caswell, to approve and authorize Chair Huenink and Clerk-Treasurer Janelle Kaiser to sign the Sheboygan County Sales Tax Revenue-Sharing for Transportation Infrastructure Maintenance Intergovernmental Cooperative Agreement for the period commencing on January 1st, 2024 and concluding on December 31st, 2024; the motion carried by unanimous voice vote.
18. REVIEW CONTRACT WITH GRANICUS FOR SHORT-TERM RENTAL LICENSE MANAGEMENT:  
No new information to report. The Town's current agreement with Granicus is valid through November 2024.
19. ONGOING ISSUES:
  - a. MANAGING SHORT-TERM RENTAL (STR) LICENSES:  
A report detailing the license and ordinance compliance status of each known short-term rental property in the Township was included in the September meeting packet. A letter was mailed on August 11, 2023 to a property owner who appears to have begun operating a short-term rental in July 2023 without a Town STR license. As of the September 11, 2023 board meeting, the Town has not received a response to the letter. Clerk-Treasurer Janelle Kaiser will send a follow-up enforcement letter and attempt to call the property owner. This topic may be discussed at a future board meeting.
  - b. COMMERICALLY OWNED PROPERTIES ON FOSTER ROAD & PINE BEACH ROAD:  
Chair Huenink received an email about properties owned by American Orthodontics (AO) on Foster Road and Pine Beach Road which questioned whether short-term rental activity was being conducted on these properties. After the August board meeting, Janelle Kaiser contacted a representative of American Orthodontics to inquire about whether fees are being charged for short-term stays at these properties. The representative reported that there are no fees charged for the use of

- the subject properties, as they are for employees and potential customers only. The only requirement for staying at these properties is for the occupants to take a factory tour at AO headquarters. Since no fees are charged for the use of these properties, they cannot be defined as short-term rentals or tourist rooming houses.
- c. **IMPROVING BROADBAND SERVICES IN THE TOWN:**  
No new information to report. The Township is likely to continue to work with Bertram Communications LLC to submit applications for upcoming broadband grant opportunities. This may be discussed at a future board meeting.
  - d. **ATV/UTV ROUTES AND SIGNAGE:**  
Supervisor Lammers reported that he has received requests from ATV/UTV riders to open up County Road KW from County Road D to County Road RR along the Town's route. This would require an application to Sheboygan County.
  - e. **FUNDING OPPORTUNITIES FOR THE TOWN:**  
No new information to report. This topic may be discussed at a future board meeting.
  - f. **SIGNAGE AND BARRICADES AT WALK-IN ACCESS TO LAKE MICHIGAN LOCATIONS:**  
The Town is currently working with the county surveyor to confirm property boundary lines for the easements at the 4 walk-in access to Lake Michigan locations. This topic may be discussed at a future board meeting.
  - g. **INTERGOVERNMENTAL ROAD AGREEMENT WITH THE TOWN OF SHERMAN AND THE VILLAGE OF OOSTBURG:**  
The Town Board concurred that this agenda item should be tabled for discussion at a future board meeting.
  - h. **PROPOSED ORDINANCE 2023-09 TO AMEND TOWN CODE CHAPTER 330 ZONING:**  
The Town Board reviewed proposed Ordinance 2023-09 at the September 11, 2023 board meeting. This topic may be discussed at a future board meeting.
  - i. **ROAD RIGHT-OF-WAY PERMIT APPLICATION AND RELATED TOWN ORDINANCES:**  
The Town Board reviewed a road right-of-way permit application draft. The Town Board concurred that no changes to the application draft are necessary at this time and that it may be used by future applicants. The Town Board also concurred that no changes are required to the applicable code sections related to this application at this time.
- 20. COMMITTEE, CLERK-TREASURER AND CHAIRMAN REPORTS:**
- a. **ADMINISTRATION AND FINANCE:**  
The Administration and Finance committee will meet to discuss the 2024 budget on September 18<sup>th</sup>, 2023 at 7:00pm.
  - b. **PARKS AND PROPERTY:**  
None.
  - c. **ROADS:**  
The monthly roads report was included in the September 2023 board meeting packet.
  - d. **PUBLIC SAFETY:**  
Supervisor Caswell reported that he received numbers from the Sheboygan County Sheriff's Department for August contract hours.

e. CLERK-TREASURER:

- i. Janelle requested that a higher rate of compensation be considered for chief inspectors (head poll workers) during the Town Board's review of compensation of non-elected employees.
- ii. Janelle reported that letters had been sent via certified mail to Waste Management to inform them that the Township will not renew its waste disposal contract. No response has been received by Waste Management.

f. CHAIRMAN:

- i. Meetings of the Town Plan Commission, Town Board, Town Electors, and a public hearing will occur as follows in November 2023:
  1. Holland Plan Commission Meeting - November 6, 2023 at 6:00pm.
  2. Town of Holland Public Hearing for 2024 Budget – November 6, 2023 at 7:00pm.
  3. Town of Holland Special Elector Meeting – November 6, 2023 Immediately following the Town of Holland Public Hearing for 2024 Budget.
  4. Holland Town Board Meeting – November 6, 2023 Immediately following the Town of Holland Special Elector Meeting.
- ii. Chair Huenink reported that the Amsterdam Dunes Day of Caring will occur on September 21<sup>st</sup>, 2023. Volunteers will plant trees at Amsterdam Dunes on this day and will make use of the Amsterdam Park parking lot.

21. PUBLIC INPUT:

None.

22. MOTION TO CONVENE IN 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 THE CEDAR GROVE FIRE DEPARTMENT AGREEMENT BETWEEN THE VILLAGE OF CEDAR GROVE AND THE TOWN OF HOLLAND:

Motion by Stapel, seconded by Caswell, to enter into closed session at 9:36pm; the motion carried by unanimous roll call vote.

23. RECONVENE INTO OPEN SESSION TO TAKE ACTION RELATING TO CLOSED SESSION DELIBERATIONS, IF ANY:

Motion by Hamilton, seconded by Lammers, to reconvene in open session at 10:01pm; the motion carried by unanimous roll call vote.

24. PUBLIC INPUT:

None.

25. MOTION TO CONVENE IN CLOSED SESSION PURSUANT TO §19.85(1)(c), WIS. STATS., FOR THE PURPOSE OF REVIEWING EMPLOYEE COMPENSATION FOR ALL NON-ELECTED EMPLOYEES FOR 2024:

Motion by Hamilton, seconded by Stapel, to enter into closed session at 10:02pm; the motion carried by unanimous roll call vote.

26. RECONVENE INTO OPEN SESSION TO TAKE ACTION RELATING TO CLOSED SESSION DELIBERATIONS, IF ANY: Motion by Hamilton, seconded by Caswell, to reconvene in open session at 10:18pm; the motion carried by unanimous roll call vote. Motion by Stan seconded by Brody to adopt the Employee Compensation Schedule, as revised during closed session, effective January 1, 2024; the motion carried by unanimous roll call vote.

27. PUBLIC INPUT:

None.

28. CORRESPONDENCE:

All relevant correspondence was included in the September board meeting packet or was previously sent to Town Board members by email.

29. ADJOURN:

Motion by Hamilton, seconded by Caswell, to adjourn the meeting at 10:19pm; the motion carried by unanimous voice vote.