

TOWN OF LEMONWEIR
MINUTES OF THE TOWN BOARD
Volume: [NOVEMBER 2024]
TOWN OF LEMONWEIR
PUBLIC BUDGET HEARING &
SPECIAL TOWN MEETING OF THE ELECTORS

NOTICE is hereby given that a **PUBLIC HEARING** on the **PROPOSED 2025 BUDGET** for the Town of Lemonweir, Juneau County will be held on Tuesday, November 12, 2024, at approximately 7:00p.m. at the Lemonweir Town Hall (N3935 19th Ave). The proposed budget in detail is available for inspection at the town administrator's office. Call 847-4786 for an appointment.

NOTICE is hereby given that on Tuesday, November 12, 2024, immediately following completion of the Public Hearing on the proposed year 2025 budget, which begins at 7:00p.m. at the Lemonweir Town Hall, a **SPECIAL TOWN MEETING OF THE ELECTORS**, called pursuant to Section 60.12 (1) (c) of Wis. Stats. by the Town Board for the following purposes will be held:

1. To approve the 2024 tax levy to be collected in 2025 pursuant to Section 60.10 (1) (a) of Wis. Stats.

Dated this 29th day of October, 2024
Carin E. Leach, Town Administrator
Posted 10/29/24 at Town Hall,
Hamm Excavating & Walsh Grain Farms
Publish 10/31/24

2025 BUDGET SUMMARY FOR THE TOWN OF LEMONWEIR

	2024 BUDGET	2025 PROPOSED BUDGET	AMOUNT OF CHANGE	% CHANGE
REVENUES:				
PROPERTY TAX (TOWN LEVY)	312328	314365	2037	0.65%
OCCUPATIONAL & WOODLAND TAX	3200	5200	2000	62.50%
MOBILE HOME PARKING FEES	35000	33000	-2000	-5.71%
ROOM TAX	34000	34000	0	0.00%
INTERGOVERNMENTAL REVENUES	309239	312938	3699	1.20%
LICENSES & PERMITS	5000	5300	300	6.00%
PUBLIC CHARGES FOR SERVICE	15000	10000	-5000	-33.33%
INTERGOVERNMENTAL CHARGES	0	4000	4000	
MISC OTHER REVENUES	46826	64386	17560	37.50%
TOTAL REVENUES	760593	783189	22596	2.97%
CASH BALANCE BROUGHT FORWARD	124045	128903	4858	3.92%
TOTAL REVENUES & CASH BALANCE APPLIED	884638	912092	27454	3.10%
EXPENDITURES:				

GENERAL ADMINISTRATION	162539	211990	49451	30.42%
PUBLIC SAFETY	195003	200861	5858	3.00%
HWY MAINTENANCE	304841	307750	2909	0.95%
DEBT SERVICE	28702	28703	1	0.00%
RECYCLING	13500	13500	0	0.00%
SCHOOL SHARE MOBILE HOME FEES	22250	18000	-4250	-19.10%
ROOM TAX	23800	23800	0	0.00%
ROSE CEMETERY & ARDC CONTRIBUTIONS	5100	3800	-1300	-25.49%
TOTAL EXPENDITURES	755735	808404	52669	6.97%
RESERVE FOR CONTINGENCIES	21538	12465	-9073	-42.13%
ROOM TAX RESERVE	51539	35397	-16142	-31.32%
ATC-EIP Reserve-road/culvert repairs	10326	10326	0	0.00%
ATC-EIP Reserve-Signs/Barricade Replacement	7500	7500	0	0.00%
15th AVE CURVE PROJECT RESERVE	10000	10000	0	0.00%
ROAD SHOULDER PROJECT RESERVE	5000	5000	0	0.00%
TREE TRIMMING PROJECT ANNUAL RESERVE	23000	23000	0	0.00%
TOTAL EXPENDITURES & RESERVE	884638	912092	27454	3.10%

PUBLIC HEARING 2025 BUDGET: The public hearing for the budget was opened at 7:00 p.m. by Chairman Burch. There were 18 people present. Copies of the proposed 2025 budget were available for all present. Carin noted the proposed budget includes the tax levy increase. The total budget is \$912,092 which is an overall increase of \$27,454 compared to the 2024 budget. The noted changes are: Revenues: an increase in the town levy of \$2,037 an allowable increase by the state; an increase of \$5,086 in the ATC Impact fee due to their audit of the project; State Shared Revenue increase of \$2,811 by the State with an additional \$889 for emergency service reporting; State Hwy Aids remain the same for 2025;

Expenses: \$2,000 decrease in Elections due to fewer elections in 2025; an increase of \$23,202 in the budget assessment to the town by the Ambulance; a \$7,500 increase in auditor fee due to change in auditors; \$38,000 increase in assessor contract due to revaluation; \$5,000 increase for legal services due to current litigation crossing over into 2025; \$2000 increase in Improvements/Office Equip as a new computer will be needed. A \$5,000 decrease in fire calls due to fewer Interstate calls with Mauston; estimated decrease adjustment to School Share Mobile Home Parking Fees of \$4,250; a decrease in the highway budget of \$5500 to help balance the budget. Unfortunately, the small adjustments outweigh the increase in the projected expenses of \$65,201 over the 2024 budget year.

Reserves: decrease to balance the budget in Room Tax reserve; & contingencies. Reserve Funds also include funds for the culvert repairs, sign/barricade replacement reserve, Tree Trimming Project Annual Reserve and contingencies. Further adjustments will need to be done to cover the expenses.

Other comments: The proposed budget is now out of balance by \$13,032 with new proposed ambulance assessment.

Hearing no further comments the chair asked for a motion to close the public hearing. A **motion** to close the public hearing at 7:12p.m. was made by Vaughan/R Smith. All yes votes, motion carried.

**TOWN OF LEMONWEIR
MINUTES OF THE SPECIAL MEETING OF THE TOWN ELECTORS
NOVEMBER 12, 2024**

SPECIAL TOWN MEETING OF THE ELECTORS—November 12, 2024--the meeting was called to order by the chair at 7:12p.m. Nineteen (19) people were present and sixteen (16) were qualified voters. The electors were asked to vote on the following:

1. To approve the 2024 tax levy to be collected in 2025 pursuant to Section 60.10 (1) (a) of Wis. Stats.

The town administrator reported the town's tax levy based on the levy limit set by the state is \$314,365. The total assessed value of the town is \$141,764,900 including real and personal property. The town's mill rate will be 0.002217509 per \$1,000 of assessed value or \$2.22/\$1,000. This is about \$0.01 less than last year. We are waiting for the County and the State School Tax Levy Credit to figure the overall mill rate. Last year it was about \$20.67/\$1,000. The 2024 mill rate most likely will be higher.

A **motion** by Steve Thomas/Scott Graewin to approve the 2024 tax levy of \$314,365 as proposed.

The question for number one (1) above was put to the electors. **On a voice vote there were 16 votes in favor of approving the 2024 tax levy to be collected in 2025 as proposed at \$314,365. The mill rate will be 0.002217509 per \$1,000 of assessed value. There were 0 votes opposed. Let the record show that the vote was unanimous and the 2024 tax levy is approved.**

A **motion** by Steve Thomas/Matt Vaughan to close the special town meeting of the electors at 7:16 p.m. All yes votes, motion carried.

Respectfully submitted by: 
Carin E. Leach, Clerk

**TOWN OF LEMONWEIR
MINUTES OF THE TOWN BOARD
Volume: [NOVEMBER 2024]**

MONTHLY BOARD MEETING, Town of Lemonweir, Juneau County, State of Wisconsin, met on November 12, 2024. The meeting was called to order at 7:16 p. m., by chairman, John Burch. Supervisors present were: Robert L. Smith, Matthew Vaughan, Carl B. Miller and Guy Smith, Jr. The following notice regarding this meeting was published in the 11/7/24, edition of the Star-Times and posted at the Town Hall, and on the website:

**TOWN OF LEMONWEIR
PUBLIC BUDGET HEARING,
SPECIAL TOWN MEETING OF THE ELECTORS,
& REGULAR MONTHLY TOWN BOARD MEETING
TUESDAY, NOVEMBER 12, 2024
7:00 P.M. AT THE TOWN HALL (N3935 19TH AVE)**

PUBLIC BUDGET HEARING on the proposed 2025 budget

SPECIAL TOWN MEETING OF THE ELECTORS-- To approve the 2024 tax levy to be collected in 2025 pursuant to Section 60.10 (1)(a) of Wis. Stats.

TOWN BOARD MEETING AGENDA:

- Public Comments
- Minutes of the October 8, 2024 meeting
- EDP Renewables update brief
- Mauston Fire Dept. Contract-discussion & action
- Ambulance Report—discussion & action revised budget
- Discussion/Action on 2025 Proposed Budget & Tax Levy
- Appointment to fill vacancy on Personnel Committee
- Road Report—trees, culverts and other road issues
- Review of proposed STR Ordinance
- Administrator's Report including Office Operations, Election Results, Fire calls, Vouchers, Correspondence, Zoning Permits
- Adjourn

Carin E. Leach, Town Administrator
608-847-4786
Published 11/7/24 JCST

PUBLIC COMMENTS were called for by the chair: Steve Thomas reported the county approved their budget this morning. It was asked if County Road K was included in that budget and Steve confirmed it is –road work on County Rd K from the Sauk Co line to County Rd O and a bridge on County Rd O will be done in 2025.

Jeremy Rose asked the board to consider placing jake-braking signs on Emerson Rd between Cemetery Rd and 19th Ave as the dump truck traffic from Hamm's pit has certain driver's using their jake-brakes. Jeremy has called the sheriff dept. however since it is not signed they will not ticket the driver(s). Dave Anderson added there were no extra signs so the signs will need to be ordered—he suggested 4-signs. The Board will consider.

MINUTES of the October 8, 2024 Board meeting were approved as mailed on **motion** by R Smith/Vaughan.
All yes votes.

EDP RENEWABLES UPDATE BRIEF—Reps Gunnar Doyle and Mary Carmen were present.

Gunnar began by clarifying that EDP's land owner agreement is legally binding in that EDP must remove all equipment including the entire pylon posts if the solar park is decommissioned.

EDP has acquired the right to put energy to grid from ATC. This entails a \$10-20million dollar upgrade to accommodate the load. This upgrade will be paid for by EDP.

The final draft of the application will be submitted later this month. The PSC **Docket #9830-CE-100** is where you go to add in public comments.

A 3-party economic development report will be added to the application. It is projected that this project will have a \$400 million impact including jobs and revenue. The revenue coming in is projected as follows: Juneau County \$630K; Towns \$487K (Lemonweir \$440K & Seven-Mile Creek \$47K). This will all be part of the application and available to the public to view on the Public Service Commission (PSC) website. The state legislature and state statute dictate revenue amounts based on 225 MW for this project.

The new name for the project will be "Emerald Bluff" Solar Park.

EDP is still in talking stages with potential Wisconsin energy buyers. The utility will also have a permitting process; all contingent on the PSC approval.

Any tax credits go to the owner of the project. Election effects are American energy favorable.

Two operators will be staffed locally 5 days a week 8-10 days. There will be remote access from Houston, TX operating center 24/7 as well.

ATC lines will stay the same at 345 MW. It may be possible for the energy to travel down the line for 500 miles for use. Utility buying the energy can resell to whomever they want too including out of state customers. Rates usually don't come down and companies have to be competitive.

MAUSTON FIRE DEPT CONTRACT-discussion & action—due to the fact the fire dept. budget and projection of \$125,000 gift use was not included a **motion** by Miller/R Smith to table this item until the December meeting for a vote. All yes votes, motion carried.

AMBULANCE REPORT—discussion & action on revised budget—Liz Anderson came in from a meeting with the city. The city tabled the association fee of \$291K+ until December. Liz reported the city was concerned with the increase and they could lose \$140K in ERIP grant funds.

Liz further reported that wages for EMS has skyrocketed. MAAA is down by 4 people and recently lost a Sargent with no replacement. People are leaving for higher wages. They have revamped the MAAA with 2- deputy chiefs and paid \$55K for a new fly car and are keeping the old one that was due to be replaced. There is one ambulance in Mauston and one in Necedah. How can we get help? Wages? The Commission is looking at a 25% wage increase-- \$20+ are the reported wages at the highest paid for paramedics and \$13.50 for EMT basic. 14 commissioners voted for this budget.

James Small from the state will be coming in to talk about Districts as an option.

Liz also noted that the donation gift to MAAA was spent on Life Packs with each costing \$36,000.

A **motion** by Vaughan/Smith, Jr. to table this item until the December meeting to gather more information.
All yes votes, motion carried.

DISCUSSION & ACTION ON 2025 PROPOSED BUDGET & TAX LEVY—No further discussion was offered. A **motion** by R Smith/Vaughan was made to approve the 2025 budget with the exception of the increase in proposed by the ambulance committee. All yes votes, motion carried.

A **motion** by Miller/R Smith to approve the town tax levy of \$314,365.00 and mill rate of 0.002217509. All yes votes, motion carried.

APPOINTMENT TO FILL VACANCY ON PERSONNEL COMMITTEE—Chairman Burch appointed Steve Thomas to fill the vacancy and serve on the Personnel Committee. A **motion** by Vaughan/R Smith to approve the appointment. All yes votes, motion carried.

ROAD REPORT-trees, culverts & other road issues—the 35MPH signs have not been put up yet on 47th St and 19th Ave. Dave replaced the Noe Rd/Emerson Rd street name sign after a vehicle hit the tree and damaged the sign.

John reported the overpass bridges will be closed in 2026 by the DOT for repairs.
Carin will order four new no emergency braking signs.

Briefly discussed was the mud hole left after the election at the town hall. Dave plans to scrape the area and add gravel to shore it up.

REVIEW OF PROPOSED STR ORDINANCE—this ordinance is still in draft form. It should be ready for the December meeting to be effective January 1, 2025.

A camper being used as an “Airbnb” on 21st Ave was brought up and questioned regarding the use.

ADMINISTRATOR'S REPORT

Office Operations—prepared budget, notices, election training, IPAV, election set-up, open records requests re: election and zoning

Election Day results—285 absentee ballots issued with 282 being returned to be counted; 14 inspectors worked handling 133 new voter registrations (97 on Election Day), a record turnout of 1,002 voters with absentees, two paper jams were recorded due to crinkled ballot corners—no other major incidents were reported; there were no observers.

Fire Calls—there are 6 outstanding fire calls totaling \$2,436. The Southworth fire call has now been paid with interest.

Financial:

Showed receipts of \$56,006.09, and a balance of \$473,470.01 as of October 31, 2024 after reserved are deducted.

The administrator presented bills in the amount of \$67,336.20, for payment and asked for prior approval to pay the tax collector bond pending amount of the county tax levy. Guy Smith objected to the Scott bill for \$1800 noting that it was too much for the work done. After some discussion a **motion** by R Smith/Vaughan, to authorize payment of the vouchers except for the Scott bill for \$1800—this bill will be held until John can talk to Scott Construction. All yes votes, motion carried.

Correspondence:

1. FROM: Bk/Mauston; RE: Collateral Register—two notes maturing were switched out with two others giving us \$1,275,000 in collateral
2. FROM: Partridge Lake District; RE: Overdue Lot Fee-Gerald P Groth to be placed on the 2024 tax roll
3. FROM: WisDOR; RE: 1st Notice of Non-Compliance—Lemonweir is out of compliance in Residential & Commercial Class Codes for the 4th year. The assessment ratio is now 0.565084742
4. FROM: WTA; RE: Juneau County Unit Meeting-Mon. Nov 18th at 5:15p.m. at JC Hwy Dept.

5. FROM: Wis River Power Co; RE: Dam site safety—this include Lemonweir from CTH N to KL Townline Rd north of 53rd St to W Lemonweir Ct.
6. FROM: GEC; RE: Notice of Building Inspection Fee Changes as 01/01/2025 a new fee schedule will be implemented.
7. FROM: Follow the Law; RE: Thank you letters to the town clerk regarding the election process and the clerk's roll
8. FROM: Volm Companies; RE: culverts and other landscaping needs—out of Antigo, WI
9. FROM: WTA; RE: November issue WTA magazine

ZONING-permits issued to Janusz Knap (porch)

The cemetery was discussed regarding some clean-up work. The cemetery board will meet on November 19th at 6pm to further discuss this topic.

ADJOURN - The meeting was adjourned on **motion** by Vaughan/R Smith. All yes votes, motion carried.

APPROVED BY TOWN BOARD 12/10/2024

ATTEST: Carin E. Leach
Carin E. Leach, Town Administrator

