

**TOWN OF BLACK BROOK  
BOARD OF SUPERVISORS MEETING  
SEPTEMBER 18, 2024**

The meeting was called to order at 7:03 pm by Chairman, Erik Henningsgard. Supervisor I, Jake Macholl; Supervisor II, Matt Belle Isle; Clerk, Janel Belle Isle; and Treasurer, Darcy Lorsung were also present.

There were 6 residents in attendance.

The meeting began by reciting the Pledge of Allegiance.

Reading of the meeting notices, pursuant to Wisconsin Stats.19.83 was made by the Chairman.

**APPROVE AGENDA:**

Erik entertained a motion to approve the agenda. **Motion/second; Matt/Jake. Motion carried.**

**APPROVE MINUTES:**

Erik entertained a motion to approve the minutes from the August meeting. **Motion/second; Jake/Matt. Motion carried.**

**APPROVE VOUCHERS:**

Erik entertained a motion to approve the vouchers and pay the bills. **Motion/second; Matt/Jake. Motion carried.**

**CLERK'S REPORT:**

Staying busy with the upcoming election and financials.

**TREASURER'S REPORT:**

August total expenditures were \$123,764.92 and deposits were \$115,997.09. Total assets are \$391,434.58. Debt for 60<sup>th</sup> balance is \$285,546.94.

Discussed 2025 garbage and recycle calendar and inserts for upcoming tax bills. Noting the suggested price increases for dog tags, Jake mentioned we need a resolution to change fees. Put on agenda for next month.

**SUPERVISORS' REPORTS:**

**Jake:** We had the budget workshop. Attended the Northwestern EMS meeting. Price per capita will be increasing from \$14 to \$20 to get on a tighter schedule for loan payments and to get their replacement ambulance cycle on track.

**Matt:** Went to Farm Bureau's annual meeting. Informative, the bureau are trying to work with the municipalities

**ROADS REPORT:** Second ditch mow is done. Shouldered here and with other towns. Culvert on 35<sup>th</sup> paved. Patched 30<sup>th</sup> . Will be replacing 2 culverts. Dennis helped a couple days with cleanup. Talked about 35<sup>th</sup> Avenue needing help due to patches not holding.

**CHIEF'S REPORT:** Ben Strobach gave report. ATV violations around Hwy F and 60<sup>th</sup> Avenue; issued warnings and citations. Patrolling Hwy F and 46 near 20<sup>th</sup> Ave, speeders being dealt with. Was made aware from the Sheriff's office of a resident's calls regarding a neighbor's use of Tannerite. Researched with Sheriff, there are no ordinances that we can enforce regarding that, it is a protected activity. Will not take any enforcement actions. If there were safety issues, they would address them. Encourages the parties involved to address the issue on their own with a civil conversation. Ben is willing to mediate if desired.

School back in session, making their presence known to kids through school district engagement. Jamie Wood is on track to be in service by the end of January.

The traffic recorder machine is up and running, so if we hear of a problem areas and would like traffic counts or speed statistics, let him know.

**ANIMAL REPORT:** Dale Wood got a call about chickens in a cage on someone's porch. He consulted them and they do make sure the chickens have food and water.

**PLAN COMMISSION REPORT:** None

**CHAIRMAN'S REPORT:** Had the Deer Park Fire Dept. meeting. Their contract is on the agenda. Working with Berghammer about the potential new location for the town hall and shop. Received a call about Tannerite shooting. As indicated by Ben, it is not an illegal activity.

**PUBLIC COMMENTS:** Isaac Christenson from Pillar Bank in Clear Lake came to introduce himself and give history of Pillar Bank. He would like to have our business if we decide to purchase and finance a new location for the Town.

Eugene Sollman spoke on behalf of the senior citizens of the town. There was an explosion last week at 8am on Sunday morning that came from a property near his home. Feels that good neighbors should not do that to each other. Stated that our community needs to be more compassionate about their neighbors.

#### **OLD BUSINESS:**

1. **Future of the Chapel** Discussion. Clear Lake Chronicle published an article regarding the future of the chapel. The Redeemer Church, who acquired the books and records from the chapel, will be donating those items to the Clear Lake Historical Society. Janel will contact the WTA to learn legal steps to take in disposal of the property.
2. **Recycle schedule and attendant position** Discussion. Polk County Recycle would like to have the bins left full time and without attendant so they can set the schedule for changing them out. They will be in the way if left here full time. Discussion about attendant's duties. Call to put dumpster attendant position on agenda next month. **Motion by Jake, second by Erik to keep the recycle schedule as is but eliminate the position of the recycle attendant beginning January 1, 2025. Motion carried.**

#### **NEW BUSINESS:**

1. **AEDC** – we have been a member since 2019. **Motion by Erik, second by Jake to sponsor at the silver level annually with \$250. Motion carried.**

2. **Deer Park First Responders donation** - Discussion about helping them with education and supplies. **Motion by Erik, second by Matt to give the Deer Park First Responders a \$300 donation. Motion carried.**
  
3. **Deer Park Area Fire Dept. contract** – Jeff Croes does a good job maintaining equipment. They currently have 25 members. Talking about a new building in future. Proposed increasing their budget from 75,000 to 95,000 per year. All present agreed to increase which will be set for 2 years. Our ownership went from 12.9 to 22.7% according to the valuation. Discussion on calculations, Jake may have recognized a discrepancy. Erik will check the numbers with the county. No action – will investigate the change.
  
4. **Set date for fall road review** - Scheduled for Friday October 11<sup>th</sup> at 8am.
  
5. **Disband the Ad hoc committee with sincere thanks** - Need an official act to close the committee. The board extended a thank you to the committee for a lot of work. Has received all the information they need and are at the point of financing, which the committee cannot help with. All hours and work put in by each member is very appreciated and noticed. Each member extended their thanks and appreciation. **Erik entertained a motion to disband the committee. Discussion. No action.**
  
6. **New Town shop and Town hall update** - Erik has talked to Berghammer and is looking at pricing and a list of items that would be needed to be more feasible for Town business and functions if the Town purchases the property from Josh Riendeau on 70<sup>th</sup> Street. Floor drains with holding tank, concrete aprons, bollards, and upgrade to salt shed. They provided an estimate to also build a 48x56x12 town hall at that property. The total estimate of the potential property purchase plus upgrades and a new built Town hall would be \$1.73M. The estimate that Berghammer previously provided for an all-in-one town hall built on new land was \$1,432,000, which does not include the cost of land, sewer, electricity, well, salt shed, driveway, parking lot, etc. To buy Riendeau's property and do upgrades will be less expensive than to find and buy land and build all new buildings. If we want to get it in next year's budget cycle, we need to decide tonight whether or not to start the process to pursue financing. There is a requirement to bid out the upgrades if those are decided upon. Question from resident: Impact on annual budget? – Erik answered, it won't impact the operating budget, but the levy (taxes) will go up to cover the loan payment (debt service). Pursue purchase existing and build new town hall. Discussion. **Motion by Erik, second by Matt to pursue financing of \$1,200,000 for the potential purchase of Riendeau's property for future Town business. Discussion. Roll call vote: Matt, yes; Erik, yes; Jake, yes. Motion carried.**  
 Erik suggested getting a commercial appraisal done. Discussion. Isaac from Pillar Bank will give Jake a list to choose from. Jake will pursue the appraisal.  
**Motion by Erik, second by Jake to amend his previous Motion to pursue the purchase of Riendeau buildings and property and to seek financing for that purchase contingent on results of appraisal and financing terms. Roll call vote: Matt, yes; Erik, yes; Jake, yes. Motion carried.**
  
7. **Consider convening to closed session to deliberate or negotiate the purchasing of public properties regarding purchase price of potential Town shop and location for future Town hall, pursuant to s. 19.85(1)(e), Wis. Stat.**

**Motion by Erik, second by Jake to move to closed session to deliberate or negotiate the purchasing of public properties regarding purchase price of potential Town shop and location for future Town hall, pursuant to s. 19.85(1)(e), Wis. Stat. Roll call vote: Matt, yes; Erik, yes; Jake, yes. Motion carried at 9:17pm.**

During closed session: **Motion by Jake, second by Matt to reconvene into open session at 10:35pm. Motion carried at 10:35.** Moved into open session.

**Motion by Erik, second by Matt to authorize Town Counsel to draft a purchase agreement for purchase of the Reindeau property at 202 70<sup>th</sup> Street for \$1.1M plus the cost of the necessary improvements for Town operations. Motion carried.**

**Motion by Matt, second by Jake to adjourn. Motion carried.**

**Meeting adjourned at 10:40pm.**

**Respectfully submitted and posted by:**

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**Erik Henningsgard, Chairman**

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**Janel Belle Isle, Clerk**