

**TOWN OF CABLE BOARD MEETING
WEDNESDAY, JANUARY 18, 2023 - 7:00 P.M.
CABLE COMMUNITY CENTRE**

MINUTES

Call to Order

Chairman Haag called the meeting to order at 7:00 p.m.

Attendance: Chairman Haag; Supervisors Hambrecht, Merrill, Popelka and Weber; Clerk Treasurer McCauley; Deputy Clerk Allen; and Road Foreman Connelly.

Pledge of Allegiance

The meeting opened with the pledge of allegiance.

Approval of Agenda

It was noted that the name Wolsky was misspelled. It should be Wolski. Motion by Supervisor Merrill, seconded by Supervisor Hambrecht to approve the agenda with the above name spelling correction. Motion carried 5-0.

Approval of Minutes: December 12, 2022 and January 13, 2023

Motion by Supervisor Popelka, seconded by Supervisor Merrill to approve the minutes of December 12, 2022 and January 13, 2023, as presented. Motion carried 5-0.

Clerk's Report

- The town's application for an election sub grant in the amount of \$1200 was approved, and the money has been received. Purchase of two filing cabinets, one with a safe to lock up ballots, will be ordered for election use.
- The town has received \$56,000 of LRIP money for 2021 towards work on Ole Lake Road.
- The WEDC Grant applied for by the town is delayed waiting for financial information from the Birkie grant that the town processed in 2021. The grant is expected to be approved by mid- to late February. Ben Popp, Birkie Director, explained that the person administering the Birkie grant did not submit the required reports.

Treasurer's Report

Clerk/Treasurer McCauley reported the following balances as of November 30, 2022:

General Fund Balance:	\$702,500.80
Cemetery Annual Care:	\$ 3,372.85
Cemetery Perpetual Care:	\$ 6,099.79

Receipt of Reports:

Airport Commission Minutes – Draft 12/5/2022 Public Hearing

Draft Special Meeting 12/5/2022

Sanitary District Minutes – November 9, 2022 and December 14, 2022

Supervisor Popelka apologized for the lateness of November minutes due to a change in the date of the meeting.

Plan Commission Minutes – Draft – January 3, 2023

Forest Lodge Library Report

Road Report

Supervisor Merrill requested that the second paragraph of the road report be reworded.

Public Comment - Chris Parker

Chris Park notified the board that he is willing to purchase the school property once demolition is complete. He will provide a letter of proof of funds. Banks only lend debt to an equity ratio. Investment on this site is upside down with the cost of demolition. The grant opportunity and town disposal of debris makes it more realistic for him to take on this financial responsibility. He has a development plan and is working on a financial plan and a business plan. New structures will be classy and classic to fit in. Development will improve safety and create a nice visual. New housing will benefit the community. He is willing to work with the owner and town to make sure the town has no liability for the demolition, even though the cost is double what the land is worth. It is important to move forward and promote the growth of the downtown.

Rich Joworski introduced himself. He is the new Director of the Cable Natural History Museum. He intends for the museum to continue its mission and legacy and be a valuable asset to the community and economy.

Janice Parmen, Drumming Woods Bed and Breakfast, stated that although McNaught is a private road, it leads to a public venue and three businesses. Guests are unhappy to not be able to access the public events at the Birkie Start. She requested the road be opened to the Birkie because it makes sense and it is for the good of the community. There are so many turn-arounds on McNaught because Birkie access is closed. Google Maps sends people that direction. The road was widened a number of years ago and has the width to handle the traffic.

Supervisor Weber responded that this issue is a double-edged sword. Community members do not like the amount of traffic on McNaught, and the town board has been working with the Birkie to alleviate traffic. While not a solution, the gate to the Birkie Start has to be closed in order for people to realize that Birkie access is only on Telemark Road. Telemark is better equipped to handle the traffic. McNaught is a private road and any issues need to be discussed by residents.

Elizabeth Holland, Start Line Inn, expressed her agreement with Jan Parman. A serious result of the Start gate being closed is that emergency services have to go around and use Telemark to access the area. Even with a key to open the gate, there is delay which could be critical. It should not be closed because a couple of people complain about traffic. This issue deserves more discussion.

Holland further stated that concerned neighbors are scheduling a public forum with the gun club at the Cable Community Centre, January 31, 2023. She requested town resources, i.e., a zoom meeting, minutes and a moderator to help facilitate. The gun club affects all residents, all small businesses, visitors and Cable as a welcoming community. The biggest source of revenue is property taxes and tourism dollars. Cable is in jeopardy of losing property tax revenue and not growing. There have been many lost opportunities with people not buying property in the vicinity of the gun club. She requested the board help facilitate communication and reasonable accommodation for the gun club and neighbors to achieve a mutually beneficial outcome.

Supervisor Merrill stated that she complained about the airport and now the gun club. He asked if she is trying to shut things down? Holland responded she is not trying to shut anything down but would like to reach solutions.

Supervisor Popelka noted that when Holland applied for a Special Use Permit, she specifically stated that there is not an issue with the gun club. The question is whether the business is compatible with the gun club.

Cyndi Kastrosky stated that as a real estate agent, she can report that real estate listings are at an historic low. There are only 9 listings in the entire school district of Drummond. She does not see an impact to real estate from the gun club.

Nina Albanesekotan stated the gun club is changing its layout to increase use. Changes do not include noise abatement. There is a lack of oversight, and neighbors were not consulted about what is happening.

Ben Popp thanked Clerk McCauley for taking care of the Birkie Grant reports. Information will be delivered when requested in the future. He reported there have been a record number of skiers this year. The Birkie is working on fundraising and plans to build a community center in the next year.

Jamie Holly asked why the town is getting involved in tearing down a building on private property. Chairman Haag explained that the town is looking at options of providing assistance, similar to when the town assisted with the Birkie grant. A WEDC grant will make it easier to destroy the school, but a WEDC grant can only be applied for by the town and only once a year. He noted that there have been differing opinions among board members.

Discussion/Possible Action to Approve a Class A Special Use Permit – Zachary Larson

Karl Kastrosky stated that Zachary Larson has requested approval from Bayfield County for a short-term rental on his property. The application is complete and complies with the town's driveway ordinance. The Plan Commission recommends approval.

Tony Erba, Plan Commission Chair stated that the commission has recommended approval with two conditions: 1) complete the town of Cable short-term rental application; and 2) include a map to show where the parking area is located. Those conditions have both been met.

Motion by Supervisor Popelka, seconded by Supervisor Hambrecht to approve the Class A Special Use Permit for Zachary Larson for short-term rental at 45265

Trail Inn Road, based on the recommendation of the Plan Commission and compliance with the Town of Cable Short-Term Rental Ordinance, No. 40-19. Motion carried 5-0.

Discussion/Possible Action to Approve Event Application for WI State Nordic Championships

Popp stated that this event is a high school and middle school ski championship. It will be the second week in February. Attendance is expected at 500 kids. Nordic Ski is a separate 501c3 non-profit in Wisconsin and works with middle school and high school teams.

Motion by Supervisor Popelka, seconded by Supervisor Weber to approve the event application for the Nordic Ski Championship.

Discussion:

Supervisor Popelka stated that as a school event and scholastically sponsored, this event would qualify for the fee exemption. He amended his motion to include a fee exemption. Supervisor Weber accepted the amendment.

Motion carried 5-0.

Discussion/Possible Action to Approve the Hayward Lions Pre Birkie Event

Supervisor Popelka noted that participants will cross Timber Trail twice, although there is no request for a temporary road closing. Only the long racers will go as far as Timber Trail.

Motion by Supervisor Popelka, seconded by Supervisor Hambrecht to approve the Hayward Lions Pre Birkie Event but deny a fee exemption because of the use of Timber Trail, a town road for the event.

Discussion:

It was noted that the date on the event application needs to be changed to February 11, 2023.

Motion carried 5-0.

Discussion/Possible Action Regarding the Sanitation Bill for Joy Wolski

Supervisor Merrill read the following letter into the record.

To the Cable Town Board

“I have received my tax bill which includes a delinquent sewer fee for \$485.19. There has been no water heat or sewer since George was called to Iraq seventeen years ago.

The town has been able to dump excess snow in the parking lot for years with no charge. The town has also been able to utilize the front lawn and the back parking lot for all functions for years at no charge and I’ve been happy to be able to help.

But I am not sure what it is that I’m being billed for and I am respectfully asking to be exempt from paying sewage that I obviously don’t even have access to.”

Sincerely,
Joy Wolski

Supervisor Weber stated that it would make sense to pay for this quarter, but it is excessive to ask the town to pay a delinquency of two years. Two quarters were paid for using the Labree property; it would be fair to pay two quarters for Wolski.

Supervisor Popelka noted that more snow is stored on the Wolski property than on the Labree property.

Chairman Haag stated that when the board decided to pay Labree for snow storage, the board also decided to handle each similar request on an individual basis.

Motion by Supervisor Merrill, seconded by Supervisor Popelka for the town to pay Joy Wolski’s sanitary bill for 4 quarters for this year and last year for the use of school property for snow storage based on precedence.

Discussion

Supervisor Popelka stated that the board cannot pay for one person’s property for snow storage and not for others. There is more snow on the Wolski property that is more centrally located and where storage is more of a premium.

Supervisor Merrill stated that after this year he would like to find a different solution if snow storage cannot be done free.

Motion carried 4-1.

Ayes: Hambrecht, Merrill, Popelka, Haag

Nays: Weber

Supervisor Weber vote no because he does not think the town should pay retroactively.

Discussion/Possible Action to Adopt FEMA Schedule of Equipment Rates

Motion by Supervisor Popelka, seconded by Supervisor Hambrecht to adopt the FEMA Schedule of Equipment Rates for emergencies for non-town purposes.

Motion carried 5-0.

Discussion/Possible Action to Amend Driveway Ordinance No. 26A-06

Motion by Supervisor Popelka, seconded by Supervisor Merrill to table this item to a town board work meeting.

Motion carried 5-0.

Discussion/Possible Action On Bids for Cable School

Supervisor Popelka stated that the reason the town is involved with tearing down the school, a private property, is because it has been rotting for years and is becoming an extreme health and safety hazard, as well as a visual detriment to the town. The town could request it be condemned by Bayfield County and then wait what would be years for the County to take action.

There is a grant through the WEDC to help with demolition. Only municipalities are allowed to apply for this grant, which is a matching grant up to an amount of \$150,000.

Application has also been made to the DNR for local disposal of demolition materials. The site is 2.6 acres and not large enough for on-site disposal. The DNR has approved use of the old town dump site for disposal. However, the only thing that can be disposed at the old town dump is clean building material waste that is owned by the town. If the town were to act as a sponsor to another party, the disposal option at the old town dump would not be possible. Bid estimates for demolition were over \$400,000. Over \$100,000 will be saved using local disposal. That is the only way to make the project feasible. All cleanout waste and hazardous waste must go to a licensed disposal facility for hazardous waste.

Currently, the WEDC grant is in the underwriting process. The town would provide the matching grant funds. Final approval of the grant is anticipated by the end of February and then will be reviewed by an attorney and the Town Board.

Because this is real estate, the decision to acquire the school property must go through electors. Public input and electors will decide whether or not to go ahead with this project. Electors will make a recommendation to the town board. The board will have the right to deny the project if electors approve it. The request to the board at this meeting is whether to take the next step and set an elector meeting.

The town has received very favorable quotes on demolition work because contractors anticipate the work will be done in March and April before the summer season. If the town has to rebid the project in March, bids would not be favorable.

The expectation from the beginning is to find a buyer for the property so that the town would be reimbursed 100%. Taxpayers are not able to absorb the cost. The owner has agreed to sign over the property at no cost to the town because it is a huge liability for the property owner.

Chairman Haag stated that he would like to see nothing more than to be able to take down the school, but it seems it is outside the town's scope and not feasible at this time. This project has been pushed when it is no longer a function of the board. Would the board do the same for the Brick House? The board is not in the real estate business or owning properties. While he would like to see the school come down, it is not the town's responsibility. Yet the push continues. There is no definitive grant at this time. This matter needs to go to the electors. He wants to hear what electors want and what they will back. It is good to slow down and not get ahead of ourselves.

Supervisor Hambrecht responded that this is a community service. The way it is working out there will be no cost to the town. The leg work is done and he agreed the matter needs to be brought before electors. The grant is almost there. The current owner has agreed to step aside. The building is a big downtown hazard that has been there too long. The board needs to take the next step and take the issue to the electors.

Supervisor Merrill stated that he, too, wants the building gone but the board is moving too fast. There are still unknown costs. Once the material is dumped, it is the town's responsibility. Burying the material will be a cost that the town should not have to pay.

Supervisor Hambrecht stated that burying costs can be added in. Supervisor Popelka added that burying the material is a grant eligible cost. Supervisor Merrill stated that the town will have to get bids again, and the town has not seen the grant money. Supervisor Hambrecht agreed that if the grant does not come through, the board should walk away from the project.

Supervisor Popelka stated that bidders did know the town does not currently own the property. If the project is rebid in a month, there will not be favorable prices. Chris and Amy Parker are the potential buyers after demolition and he wants to see them approved for \$150,000.

Supervisor Weber stated that everyone wants the school to come down. The question is how. He does not see any other entity than the town who can get it done. It is not financially feasible for an individual to absorb all the costs plus development. This is a community service. The community is suffering from lack of housing and locations for store frontage. It is unfair to compare this project to Telemark or the Brick House or a private personal home. The incentive for the town is that the school property is needed as a location for housing and added tax revenue. Development would help the town tenfold. It is a good use of resources to understand the WEDC grant and the hours that Supervisors Hambrecht and Popelka have put into the project. It is a tough project which is why 10 people have walked away from it. Board members are elected to do their best in the interest of the community. This project is in the interest of the community. The negatives are that the grant is not finalized. Without it the board should not move forward. Yet there is no proof of funds from a third party for purchase, and the board cannot move forward without that. If the WEDC grant is allowed, then the board would be sitting on funds not being used. The bidding is the board's fault whether legal or proper before the town owns the property. He would vote no to a quit claim deed to give the property to the town free. There is still the \$60,000 note that has to be paid and is a cost.

Mr. Parker stated he is willing to purchase the property if the town is willing to help with the demolition. The \$60,000 note is on the property owner's own home and has no connection to the school deed.

Motion by Supervisor Weber, seconded by Supervisor Merrill to table this matter to a public work meeting with further action based on whether a WEDC grant is received and proof of funds from a third party.

Discussion

Supervisor Popelka stated that not having public hearing would kill grant. The public hearing could be contingent on the grant with the town board making a final decision after the public meeting.

Mr. Parker stated he is a sixth generation resident and attached to community which is the big reason why want he wants to develop the property. If the cost goes up, it could be too high.

Supervisor Weber stated that this project is not about making money but about breaking even and making it as cost effective as possible. He wants to do this correctly and hear public input at a work meeting.

Chairman Haag stated that if potentially the cost of demolition is at a low cost of \$100,000, he does not see how the investment will break even. He does not see how it would break even in 10 or 20 years.

Motion carried 3-2

Ayes: Merrill, Weber, Haag

Nays: Hambrecht, Popelka

Supervisor Popelka requested the clerk to contact bidders to inform them the town has decided this is not a feasible project, but it may bid at a future date.

Discussion/Possible Action on Bid for Paving Frels Road

Chairman Haag opened the one bid received. For 1.63 miles of paving and shouldering, the bid is \$217,046.90. The amount budgeted is \$260,000 for 2023.

Motion by Supervisor Hambrecht, seconded by Supervisor Weber to accept the bid for paving Frels Road in the amount of \$217,046.90.

Discussion:

Supervisor Merrill verified that the work would be done in the spring when roads are compacted enough. Chairman Haag stated after the road bans are off. Motion carried 5-0.

Discussion/Possible Action Regarding Application for a Vibrant Space Grant

Supervisor Popelka reported that the final Vibrant Space Grant application has been given to the board. Input was received from the Cable Natural History Museum and Forest Lodge Library. He thanked the new museum director, Rich Joworski, for his review and suggestions. The grant would be for a paved parking lot. There would be power for a well and EV stations, games for children on the surface of the parking lot a story walk. It will be a fun area and big addition to the community. The matching grant fits within the town budget. McKinney Realty has agreed to a picnic area next to their building, and Fogarty has agreed to a recreation area in the community garden. The project is turning into a cooperative effort. The deadline for submittal of the application is the end of January. Awards are given in March. The town would have a year to spend the funds if

Fits with our budget. Agreement with McKinney to use worked area next to hem for picnic area and Fogarty agreed community garden as recreation area - cooperative effort. Deadline for submitting the application is the end of the month. Awards are given in March, and the town would have a year to spend the money if a grant is received.

Supervisor noted that the old buildings need to be removed. They will be advertised for sale. At this time, only ATV equipment is stored.

Discussion/Possible Action to Approve Checks

Motion by Supervisor Merrill, seconded by Supervisor Hambrecht to approve the following check payments:

Fire Department	Nos. 3277 through 3280
Forest Lodge Library	Nos. 3926 through 3928
Town of Cable	Nos. 10651 through 10673

Motion carried 5-0.

Motion by Supervisor Merrill, seconded by Supervisor Popelka to break for a 5-minute recess at 9:17 p.m.

Motion carried 5-0.

Chair Haag reconvened the meeting from the closed session at 9:44 p.m.

During the closed session, it was the consensus of the board to add additional duties to the Enforcement Officer's job description. It was also decided to offer the Deputy Treasurer position to Alanna Weber.

Next Meeting: February 15, 2023

Chairman Haag declared the meeting adjourned at 9:46 p.m.