

Village of Boaz  
Board of Trustees  
Tuesday, December 11, 2018  
Regular Meeting  
Boaz Community Building Office  
6:00 p.m.

Present: President Jean Nicks, Trustee Judy Collins, Trustee Kerry Gies

Absent: N/A

Others: Susie Hauri (Village Clerk/Treasurer), Gladys Anderson (resident)

President Nicks called the meeting to order at 6:03 p.m. She noted that the meeting had been posted at the Boaz Community Building and online at [www.villageofboaz.com/meetings](http://www.villageofboaz.com/meetings). Proper notice to news media (*The Richland Observer*) had been given.

Trustee Gies made a motion to accept the agenda; seconded by Trustee Collins. Motion carried.

A motion was made by Trustee Collins to approve the November regular meeting minutes; seconded by Trustee Gies. Motion carried.

Public comment – Gladys Anderson reported that a vehicle from 25245 Jefferson Street was seen dumping refuse in Community Building dumpster two Thursdays in a row and that someone is living in a camper on that same property. Clerk/Treasurer Hauri will look up the ordinance that came about because someone was living in a bus for the January meeting. Also, the property at 17132 Main Street includes an outside burner with no pipe, and President Nicks will call the fire chief for advisement.

The woman possibly interested in renting the Community Building to hold yoga classes did not appear, and the item was tabled.

Sewer Operator Dave Huth from Richland Septic LLC had a customer emergency to attend to and could not appear, so the year-end review will be added to the January regular meeting agenda.

Clerk/Treasurer Hauri presented the November treasurer's report for the Sewer Utility Account and General Account. A motion was made by Trustee Gies to approve the treasurer's report; seconded by Trustee Collins. Motion carried.

A motion was made by Trustee Collins to allow the 1-year certificate of deposit (CD) at Westby Co-op Credit Union to automatically renew with a maturity date of 12/15/19; seconded by Trustee Gies. Motion carried.

Clerk/Treasurer Hauri presented the December bills. Trustee Gies made a motion to approve the payment of bills; seconded by Trustee Collins. Motion carried.

For Boaz Sewer Utility, the current balance of the replacement account is \$56,412.51. This account needs to continue to grow in anticipation of future dredging of the retention ponds. The year-end balance for checking is projected to be \$15,088.73. A motion was made by Trustee Collins to transfer \$7,000 from the sewer checking account to the replacement account; seconded by Trustee Gies. Motion carried.

A provisional operator's license was issued to Lorie A. Rognholt of Lonesome Dove Tavern November 27, 2018. The Board reviewed Rognholt's application, beverage server training course certificate, and background check showing no arrest record found. Motion made by Trustee Collins to issue an operator's license to Lorie A. Rognholt of Lonesome Dove Tavern; seconded by Trustee Gies. Motion carried.

The Village was notified by Southwest Sanitation that, effective November 1, 2018, they would no longer be providing trash collection service for the Village of Boaz. A letter from Southwest Sanitation indicated that Town and Country Sanitation Inc. of Boscobel instead would be providing the same level of service as has been provided so far this year. A five-year agreement with Town and Country Sanitation Inc was reviewed; however, the contract did not include a free 4-yard dumpster for Boaz Fun Daze. Clerk/Treasurer Hauri will speak to Town and Country to see if that language could be added, and this item will be placed on the January agenda. In addition, Hauri will inquire about the new totes being used in the City of Richland Center to see if this is something that would be cost-effective for the Village of Boaz.

It also was noted that Town and Country Sanitation and Lonesome Dove are still working on a mutually-agreeable solution for the collection of garbage and recyclables. One 2-yard dumpster emptied weekly and ten 95-gallon totes emptied monthly were being provided at no cost to Lonesome Dove. The 2-yard dumpster was replaced with a 4-yard, with the additional cost billed directly to Lonesome Dove. Town and Country Sanitation determined that recyclables pickup at Lonesome Dove would need to occur twice a month, with the additional cost billed directly to Lonesome Dove.

President Nicks showed the Trustees photos of the area near 17119 East Grove Street. Trash and toys are no longer collecting in the spring there.

The Board authorized Clerk/Treasurer Hauri to contact Attorney Eileen Brownlee about a possible legal course of action to require the abatement of the house at 17117 Fayette Street. According to property owner Margaret Steel in a 2016 sewer disconnection request, the structure has been uninhabitable since a July 2012 house fire. In an email communication, Attorney Brownlee advised that the first step is sending a letter requesting permission to inspect the property, and she included a sample letter for the Board to review. After that, she would obtain a report of title from a local title company in order to notify any mortgage holder or lienholder that the abatement process is commencing. Attorney Brownlee also advised the Board to follow through with the process once it has begun. Trustee Gies made a motion to authorize Attorney Brownlee to move forward with the abatement process for the burned-out house at 17117 Fayette Street and to follow every step that is required, including an inspection of the structure; seconded by Trustee Collins. Motion carried.

Trustee Gies spoke with the landowners regarding fill that has been placed in an alley and the parking of a flatbed trailer in that same alley. After speaking with both owners, Trustee Gies determined that no follow up is needed with this issue.

Attorney Eileen Brownlee's advice on the outside dumping of garbage at the Boaz Community Building dumpster: "The Village Board has no authority to fine anybody under any circumstances ever. If you have a "no dumping ordinance," a citation could be written, filed with the Richland County Circuit Court and prosecuted like any other ticket/citation. I don't know who would write the citation, though, unless you contract with the sheriff's department for enforcement. In the alternative, a civil forfeiture action could be commenced. The cost of filing a straight civil forfeiture action would probably make that an unattractive option."

The agenda item to amend the Village ordinance regulating mobile homes was tabled until the January meeting.

At the November meeting, the Board directed Hauri to find out how much time one has to finish the exterior of a dwelling so that it is not an eyesore. According to Attorney Brownlee, the general rule in the state is that a building permit is good for two years and can be renewed if the criteria for renewal are met. Given these guidelines, the owners of the connected mobile homes at 17119 East Grove street have until April 2020 to complete the exterior of their project. The Board requested that Clerk/Treasurer Hauri send a copy of the current mobile home ordinance and a letter to the property owner at 17118 Union Street indicating that the exterior of the mobile home needs to be finished.

Trustee Gies reported that he continues to talk with local groups who use Boaz Community Park about park improvements and that he is keeping a list of those who are willing to help.

A letter was received from the DNR requiring the Village of Boaz to inspect buildings in the 1% chance floodplain that were damaged in the 2018 flooding. The 1% chance floodplain, also known as the Special Flood Hazard Area, includes the mapped floodway, Zone AE floodplain, and Zone A floodplain. Any building sustaining flood damage that equals or exceeds 50% of the pre-damage equalized assessed value of the building must comply with the requirements of the floodplain zoning ordinance to protect them from future flood damage. Building inspector Michael Reuter of Wisconsin Municipal Building Inspections was contacted to inspect the dwelling at 16943 State Highway 171, and Clerk/Treasurer Hauri is awaiting the results.

The Board viewed an economic development survey received from the Southwest Wisconsin Regional Planning Commission and agreed that it does not need to be completed.

Update property taxes – property tax bills were mailed November 30<sup>th</sup>, the Levy Limit Worksheet was filed on November 17<sup>th</sup>, and the Statement of Taxes will be filed on December 13<sup>th</sup>.

Boaz Sewer Utility repairs – Current pump inventory: “New-style” pumps – 2 new (1 for station #27), 2 rebuilt (will be 3 with station #27), 1 needing to be rebuilt; “old-style” pumps – 1 rebuilt; “special” pump –1.

Mark Anderson submitted to the Clerk a list of street signs still needed, and President Nicks will order them.

The Village Caucus was scheduled for Tuesday, January 8, 2019 at 5:30 p.m. at the Boaz Community Building office.

A Special Audit meeting was scheduled for Tuesday, January 15, 2019 at 4:30 p.m. at the Boaz Community Building office.

Clerk/Treasurer Hauri will contact Rural Insurance agent Tony Dougherty about attending the January regular meeting to explain the insurance package for the Village.

The next regular meeting date was confirmed for Tuesday, January 8, 2019 at 6:00 p.m. at the Boaz Community Building office.

Trustee Collins made a motion to adjourn at 8:19 p.m.; seconded by Trustee Gies. Motion carried.

Submitted by Susie Hauri, Clerk/Treasurer