

Town of Big Flats
Regular Board Meeting
June 10, 2025

1. **Call to Order:** Chairman Meyers called the meeting to order at 6:00 PM.

Present: Chairman Meyers, Supervisor Kipfer, Supervisor Clark, Clerk Horacek, Treasurer Nigh
The Pledge was recited.

2. Approval of Agenda: Motion to approve the agenda by Supervisor Kipfer, 2nd by Supervisor Clark. **Motion Carried**
3. **Approval of Bills:** Motion by Supervisor Clark, 2nd by Supervisor Kipfer to pay the bills. **Motion Carried**
4. **Approval of Previous Months Minutes:** Motion by Supervisor Kipfer, with the correction of spelling errors, 2nd by Supervisor Clark. **Motion Carried**
5. **Treasure's Report:** Treasurer Nigh read balances for all accounts. Treasurer Nigh asked if the check for Scott Construction could be held until the due date of July 4th. The town would receive \$20.00 a day in interest. At that point the clerk & treasurer would deliver the check in person. Clerk Horacek asked if she would be able to close the office on July 3rd to do that. Motion to approve the treasurer report, to hold the check and to close the office for July 3rd, by Supervisor Kipfer, 2nd by Supervisor Clark. **Motion Carried**
6. **Correspondence & Clerk's Report:** Clerk Horacek handed out; what she had received no questions. Nothing else to report. Supervisor Clark stated that Jerry, who worked at the transfer site for about 10 years, had passed away. The funeral will be on June 11th at 10:00 AM.
7. **Fire Department Report: Fire Chief Schmidt** Reported for May, there were 15 medical and 10 fires. The street dance will be the 1st week Saturday in August. The department was in the newspaper about the training they have been doing. The fire fighters will be getting physicals. This is now a state requirement. The hope is to have the repeater installed next week.

- 8. 2025 DNR Forest Protection Grant:** The department received a 50/50 grant to be split with the town. They plan to purchase a booster hose, a hose reel, 10 pails of fire suppression foam, 2 chainsaw helmets, 2 chainsaw chaps, a chainsaw safety training, 4 collapsible backpack pump bladders, & 4 radios. The motion was made by Supervisor Clark, 2nd by Supervisor Kipfer. **Motion Carried**
- 9. Fire Department Request:** Assistant Fire Chief Kipfer did research on a used vehicle for the department to purchase. It was stated that the money received from the EMR Fund was \$16,000, \$10,000 of the money would go towards this vehicle, plus the \$8,000 from the sale of units 512 & 531. It was suggested by Supervisor Clark that someone would need to look at it before it is purchased. It was decided that Chairman Meyers would go look at the vehicle. A motion was made by Supervisor Kipfer, 2nd by Supervisor Clark. To purchase the 2020 Chevy Tahoe if the inspection was good. **Motion Carried**
- 10. Fire Department Auto Aid Agreement:** A motion was made by Supervisor Kipfer, 2nd by Supervisor Clark to the auto aid agreement. **Motion Carried**
- 11. Nuisance Committee Report:** Justin Browning reported that the plan is to have a meeting on June 12th. He asked if the board would be okay with moving forward with the two addresses on E. Trout Valley Road. A motion was made to move forward with messaging the attorney, by Supervisor Kipfer, 2nd by Supervisor Clark. **Motion Carried**
- 12. Committee Reports:**
- Zoning:** Rich Westover approved 6 land use permits, 9 phone calls and 16 emails. There is an abatement with the Witcraft property that is court ordered. This issue has been going on for 6 years. The Kolbe property is also a court order; this has been 5 years. Richard Smith will be going to court. A motion was made by Supervisor Clark, 2nd by Supervisor Kipfer to move ahead with abatements. **Motion Carried**
- 13. Alcohol & Operator License Applications:** A motion made by Supervisor Kipfer, 2nd by Supervisor Clark. To approve the list of applications. **Motion Carried**
- 14. Split shift for election works:** Clerk Horacek stated that with the two Chief Inspector wanting to retire, she asked two other works if they would take over at Chief Inspectors. Neither one of them wants to work a 14-to-16-hour day. But they would be happy to do a split shift one AM and the other PM. A motion was made by Supervisor Kipfer, 2nd by

Supervisor Clark to do a split shift for elections. **Motion Carried** Clerk Horacek will get an ordinance typed up for this.

15. Town Credit Cards: A motion was made by Supervisor Kipfer, 2nd by Supervisor Clark to move all cards to a new bank. **Motion Carried**

16. Request for Land Use Fee Reimbursement: A request was made by Jeff Sinnaeve to be reimbursed with the \$100 for his land use application. Zoning Administrator Westover stated that there should be no refunds on the land use applications. He spends time going to the property owner's land, and the clerk must spend time on receiving and scanning the applications. A motion was made by Supervisor Kipfer, 2nd by Supervisor Clark to make all land use applications non-refundable. And to deny the \$100 refund to Mr. Sinnaeve. **Motion Carried**

17. Non-refundable Land Use App: No action taken, action was taken in item #16.

18. Attorney Contract: A motion made by Supervisor Kipfer, 2nd by Supervisor Clark to approve the attorney contract. **Motion Carried**

19. Ordinance 2025-01, Kendra White Property: A motion was made by Supervisor Clark, 2nd by Supervisor Kipfer to approve the ordinance. **Motion Carried**

20. Ordinance 2025-02, Klein Property: Chairman Meyers asked to talk with the board, so they were all on the same page. He stated that this is not a closed session. He then read his statement he prepared. He stated that they would not issue a zoning change. But we would approve a conditional use permit. A contingency plan would be put together as a committee. And be put into place in terms of a developer's agreement which is a form of contract. This would mean that only the current landowners of this property would be allowed to have the campground if they decide to change their mind or sell the property it would remain zoned as residential only.

With a conditional permit a campground WILL be allowed. A contingency plan will be in place and assigned by a form of committee that will be put into per Developer's agreement. Part of the committee will be including the involvement of current owner along with an advocate representing neighboring property owners that will participate making suggestions to

alleviate and address the concerns.

Chairman Meyers gave examples of what could be considered. He then stated, All this will be put together in a LEGAL CONTRACT, with a set amount of time, yet to be determined by said person acting as Chair of Committee, yet to be determined.

A motion was made by Supervisor Kipfer, and 2nd by Supervisor Clark to deny change to commercial property. **Motion Carried**

A motion was made by Supervisor Clark to Follow as written for the campgrounds to operate under conditions of a developer's agreement and contingency for the Klein Family only. Second by Supervisor Kipfer. **Motion Carried**

21. Land Scaping on the South side of the town hall: It was suggested to concrete the dirt areas and put in planters. Supervisor Clark stated that Joe Thomas showed him nice rocks for decorating. It was stated that the town shouldn't need to spend money on this project. It was stated that something should be done to make the building nice, so people would want to rent it. It was agreed that if flowers were put in and someone would take care of them it would work. Cassie stated that she is here doing the cleaning of the hall, she would water the flowers.

22. Digital sign on town hall: Supervisor Kipfer stated he would like to see a 3-foot by 6-foot TV about the clerk's office window. Instead of putting money into the old board on the east side of the parking lot. Supervisor Kipfer will get pricing for this. It will be added to the July agenda.

23. Announcements:

- Next Plan Commission meeting July 15, 2025, if needed
- Next regular town meeting: July 8, 2025 at 6:00 PM

Wendy Goerke stated that the county has now opened up the county roads to ATVs & UTVs. She said that the town's ordinance is from 2020. She asked the board if they should look at the state and county to see what they have for ordinances compared to the towns. It will be put on the July agenda.

Jeff Sperandio: Asked what happens if the campground goes in and they decide to sell? Who would pay to have everything removed? It was stated that it would all be a part of the developer's agreement.

Carrie Sperandio: Asked how will they be taxed if it's not zoned commercial. And what happens if the committee decides they really don't want any of this, but the Klein's still do? Will it come before the board? Would this committee be a one-time thing? Chairman Meyers stated that it would have to be revisited again.

It was asked what if the committee cannot come to agreement? It would then go before the town board.

Wendy Goerke: She believes the Klein property would be taxed on how it is being used.

Kent: Asked if this was an approval of all phases or just the first one of the campground. Chairman Meyers stated it would be all.

It was asked if the town had budgeted for a new committee. Chairman Meyers stated it would be a volunteer committee.

Adjourn: Motion by Supervisor Kipfer, 2nd by Supervisor Clark to adjourn. **Motion Carried**

54 people sign in

Terri L. Horacek, Town Clerk