

Town of Big Flats
Special Board Meeting
February 10, 2026

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

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 Clark, 2nd by Supervisor Kipfer. **Motion Carried**

3. Approval of Bills: Motion by Supervisor Kipfer, 2nd by Supervisor Clark to pay the bills. **Motion Carried**

4. Approval of Previous Months Minutes: Motion by Supervisor Clark, 2nd by Supervisor Kipfer to approve the minutes from the previous month's minutes. **Motion Carried**

5. Treasure's Report: Treasurer Nigh read balances for all accounts. Motion to approve the treasurer report by Supervisor Clark, 2nd by Supervisor Kipfer. **Motion Carried**
Treasurer Nigh stated that the town needs a policy for credit cards. She will investigate doing one.

6. Correspondence & Clerk's Report: Handed out, no questions, nothing to update from the clerk.

7. Public Comments: Don Wiemer thanked the board for all they do. He asked what the plan was for the plow truck that is sitting outside. He asked about the zoning fees and what the town was doing to enforce the zoning. He asked if the assessor could give the town a list of people living in campers. Because they should not be living in them. He suggested that the town could hire out for reinforcement of the zoning. Or maybe have a referendum to help

pay for this. He also suggested that the town rethink what they are charging the cell tower company when the contract is renewed.

John West, county rep. stated that there is a new ordinance that will turn over animals at large to County Planning & Zoning. Someone asked if the county was going to limit homes to only two dogs. It was stated that this is only in other areas.

- 8. Fire Department Report: Fire Chief Schmidt:** Read off the finances for the department and the January call list. She stated that on Tuesday she was notified that the department is being audited. Supervisor Clark asked about tires being replaced on truck since they were just put on new. The chief stated that they had been calling the tire place for the last year to get them replaced because they were not the correct tire.
- 9. Supervisor I Update:** Supervisor Kipfer stated that salt sand and the backup salt sand has been delivered. All lights and wiring are done in the shop.
- 10. Supervisor II Update:** Supervisor Clark stated that Rabbit Rock and the Cemetery are quiet. All is good at the transfer site.

11. Committee Reports:

Nuisance Committee: Will meet on February 20th at 1:00 PM.

Plan Commission Committee: Wendy stated she received 1 email about someone wanting to put in a deer farm. The next meeting is February 25 at 6:00 PM.

Zoning: Rich Westover stated he had one inspection, a few calls and emails.

- 12. Discussion/Action on attorney reviewing updated ordinances:** Motion by Supervisor Kipfer, 2nd by Supervisor Clark to have attorney from Viking review ordinances. **Motion Carried**
- 13. Rescind Ordinance #26 All-Terrain Vehicles & Off-Road Vehicle Operation:** Motion by Supervisor Kipfer, 2nd by Supervisor Clark to rescind Ordinance #26. **Motion Carried**

- 14. Adopting Chapter 347 Vehicles, All-Terrain to replace Ordinance #26:** Motion by Supervisor Clark, 2nd by Supervisor Kipfer to adopt County Chapter 347. **Motion Carried**
- 15. Approval of Operators Licenses:** Motion by Supervisor Kipfer, 2nd by Supervisor Clark to approve the operator's license. **Motion Carried**
- 16. Approval of Petition #2025 County 50/50 Culvert Program:** Motion by Supervisor Kipfer, 2nd by Supervisor Clark to approve the county 50/50 culvert program. **Motion Carried**
- 17. Discussion/Action on attorney letter dated 1/20/26 Re: M. & K. Neitzel:** Chairman Meyers stated that the letter from the attorney says a new Land Use Permit must be submitted. Rich Westover stated that there is a 5th letter that has been sent to the Neitzel's. Supervisor Kipfer stated that they have two choices, either reapply or tear down the building. The letter states that he has until February 19. Matt Nietzel stated that according to state statutes if the inspector makes it personal or is biased towards the landowner, the board needs to appoint someone else. Chairman Meyers told Matt that he has to decide what to do per the attorney's letter. **Motion Carried**
- 18. Discussion/Action on Appointment of a Secondary Zoning Administrator:** It was decided not to hire a second zoning admin. Motion by Supervisor Clark, 2nd by Supervisor Kipfer. **Motion Carried**
- 19. Announcements:**
- Next Plan Commission meeting, February 25, 2026 @ 6:00 PM
 - Next regular town meeting: March 10, 2026 @ 6:00 PM
- 20. Adjourn:** Motion by Supervisor Clark, 2nd by Supervisor Kipfer to adjourn. **Motion Carried**

25 people sign in

Terri L. Horacek, Town Clerk