

Town of Liberty Grove
Minutes of the Town Board meeting on April 5, 2023
(this meeting was correctly posted)

Agenda:

1. Call to order
2. Declaration of a quorum followed by pledge of allegiance
3. Approve Agenda
4. Approve Minutes: 3/15/23
5. Public Input
6. Door County North Activity Report
7. Payment of bills
8. Administrator's report
9. Library Petition for Emergency Funds: Roof
10. Recycling Day Quotes
11. Fire station glass replacement
12. Water treatment-Ellison Bay harbor
13. Consider Retaining Rate Consultant
14. Ordinance 5-23, Regulating Short-Term Rentals
15. Future Mariner Park Development Plan of Action
16. Short Term Rental License(s)
17. Correspondence
18. Future meetings
19. Adjourn

Chairman John Lowry called the meeting to order at 7:00pm. Supervisors Janet Johnson, Nancy Goss, Cathy Ward (virtual), and Dan Watts were present along with Administrator Walter Kalms, Clerk/Treasurer Anastasia Bell and approximately 29 members of the public.

Lowry moved, Goss second to approve the agenda with #14 to follow #8. Carried 5-0.

Johnson moved, Goss second to approve the minutes from 3/15/23 as presented. Carried 5-0.

Public Input –Paul Haan, DC Kayak Tours, requested permission to collaborate with the Door County Maritime Museum for electronic bike rentals at the Museum in Gills Rock.

Door County North – Mickie Rasch reported the 2023 guides are available and the organization's goal is to balance tourism with the quality of life for residents. There are currently two- newsletters each month and events being planned to support the business community.

Lowry moved, Goss second to approve payment of bills as presented totaling \$245,042.78. Carried 5-0.

Administrator – Kalms reported the endangered species will be surveyed and reported to the DNR for the next steps, the Historical Society has asked about the watch factory, the fire station elevator control module is no longer made and estimates are \$10,000 for replacement, little league may use Fitzgerald Park, a quote has been received for the audio/video equipment in the hall, boring permits received for the Northport Pilot project, and "No Mow May" promotes pollinators.

Ordinance 5-23, Regulating Short-Term Rentals – Alan Kroll asked how the 180-day limit will affect funds received by the Town. Anne Miller, asked about water samples, agent designation statements, long-term rentals, water meters, Town police powers, noting "person" is not clearly defined, and that the number of rented nights is reported to DCTZC. Alyssa Schwalbach noted rentals are a way for people to keep a piece of their heritage until they move back to the area. Karen Berndt indicated the need to support small businesses, the 180-day restriction is short-sighted. Mr. Schwalbach noted rental income is invested in the local contractors. Kate Lindsley noted locals are contracted for cleaning, plowing, maintenance, etc., the 180-day limit will limit the community by forcing people to stay in other areas. Michael Servis noted taxing the owners shrinks the pie and houses will continue to be purchased as 2nd/3rd homes, solving the issues is better than adding restrictions. Marc Savard noted the 180-days will limit income and

meetings should be in the summer after adequate notification. Sam Forkert indicated a person's profitability cannot be limited and asked if zoning could be considered in the ordinance. Dawn Anderson asked the Board to consider the broader implications of the ordinance. Mike Repp noted his concern is control of renters, the groups increase noise and traffic with little respect for the residents. They trespass and residents often have different neighbors. Lynn Brunsen reported his primary concern is the safety of children. He is aware of an owner that allowed hunting without knowledge of surrounding homes and further noted the economic system will reach its limit. He asked the Board to consider limiting the number of stays in a week instead of the number of days. Lowry noted the regulation of STR process has been ongoing for more than a year and the 180-day limit is a compromise. Goss noted the recommendation was for 180-consecutive days and the statutes don't allow different rules depending on the property zoning. This ordinance is the result of legal recommendations aiming to protect the loss of residential communities. Watts noted STR growth has resulted in a decline in housing. The increase brings more taxes and upset neighbors, but it also makes less homes and emergency personnel available. There will need to be a compromise for the long-term impacts on everyone. Ward noted the State definition has set fire to the mandated municipal comprehensive plan and this ordinance is an attempt to save the community by creating a balance of rights for those that rent and those that do not rent. She asked STR owners to identify where the 180-day limit will be detrimental to their business, noting occupancy is typically 50% during the summer months and 30% in the winter from the Tourism Zone reports. Johnson requested language to clarify the 180-days is within a calendar year, not a specific time of year. The board should add compliance and the hotline to the monitoring service. Language to allow long-term rentals could be added and current STR permit holders should be notified of the draft ordinance and when discussion will occur. **Lowry moved, Ward second** to table this discussion until the 1st May meeting. Roll call: Watts, Lowry, Ward, Johnson, and Goss voted aye, no nays. Carried 5-0.

Library Roof Emergency Funds – Kalms noted the roof needs replacement, and the funds were not budgeted. Goss asked why it was not budgeted and requested assurances that they will budget for such expenses in the future. **Goss moved, Johnson second** to fund the Liberty Grove portion of the emergency request from contingency not to exceed \$44,655.00. Roll call: Ward, Watts, Goss, Johnson, and Lowry voted aye, no nays. Carried 5-0.

Recycling Day Quotes – **Lowry moved, Johnson second** to use B3 Recycling for the 2023 event. Roll call: Goss, Lowry, Johnson, Watts, and Ward voted aye, no nays. Carried 5-0.

Fire Station Glass – Kalms noted quotes were received a while back but there was a concern about the availability of the plastic moldings. It was the consensus to request a quote from Windows of Wisconsin for replacement of the entire window units.

Ellison Bay Harbor Treatment – Johnson moved, Goss second to treat the water in the Ellison Bay Harbor, as proposed to cost \$730.00. Carried 5-0.

Rate Consultant – Kalms noted the Village has not responded to the wastewater treatment agreement. Our attorney has reviewed the current billings and recommended hiring a rate consultant to confirm the rates are fair. **Goss moved, Lowry second** to retain a rate consultant at a fee not to exceed \$1,500. Carried 5-0.

Future Mariner Park Development Plan of Action – Kalms reported all three companies will assist with grants. Baylake is only a plan, Stantec is a plan and construction management, and Ayres has phases to create a plan and may include some construction management. The application for a grant may depend on how the funds are to be used. **Johnson moved, Ward second** to table this item until the next board meeting on 4/19/2023. Roll Call with Johnson, Ward, Goss, and Watts voting aye, Lowry voting nay. Carried 4-1.

Short-Term Rental License(s) – Goss moved, Lowry second to approve licenses for 12747 Highway 42 unit 1002, 744 Isle View, 1938 Hillside Dr, 497 Europe Lake Road, and 10210 N Sand Bay Lane. Carried 5-0.

Correspondence – Kalms reported library minutes received, Door County Broadband is now Bertram, a riprap permit for Luther, and the DNR is changing mining permits.

The Annual Town meeting will be Tuesday, April 18, 2023 at 7:00pm. The next Board meeting will be Wednesday, April 19, 2023 at 7:00pm. Handicap silent sport launch for Parks to consider.

Lowry moved, Goss second to adjourn at 9:26pm. Carried 5-0.

Respectfully submitted,

Anastasia Bell, Clerk/Treasurer

Approved at the 4/19/2023 Town Board meeting.