

TOWN OF LIBERTY GROVE PUBLIC MEETINGS

Economic Development Committee *via Zoom*

Date: February 17, 2022

Time: 6:00 PM

Place: Town Hall, 11161 Old Stage Road *via Zoom*

Agenda:

1. Call to order
2. Roll call
3. Approve Agenda
4. Approve Minutes: 1/25/22
5. Public Input
6. DCEDC update
7. Food Trucks on Town Property
8. Broadband update
9. Attainable Housing
10. Review Committee Mission Statement
11. Future meeting
12. Adjourn

****All agenda items will include discussion and possible action. Deviation from listed order may occur****

****Audience members must ask for permission, during public input, to speak on agenda items ****

Anastasia Bell, Clerk/Treasurer

Members of the Town Board or any other Town Committee, who are not members of the body whose meeting agenda is published in this notice, are entitled, as any other citizen of the Town of Liberty Grove, to attend this meeting in an unofficial capacity. It is possible the attendance of one or more non-members may create a quorum of the membership of another body. Such a quorum is unintended, and the non-members are not meeting for the purpose of exercising the powers or duties attendant upon their membership on any Town Committee or Board.

Town of Liberty Grove is inviting you to a scheduled Zoom meeting (teleconferencing). To Join Zoom Meeting enter the following on your computer:

<https://us02web.zoom.us/j/87256184337?pwd=SnhmUXJIY1VKbTZxK3p5SWUvNzRhZz09>

Meeting ID: 872 5618 4337

Password: 758828

If the link doesn't work, go to <https://zoom.us/>, click the "Join a meeting" button and enter the meeting ID and Password when prompted.

To find your local number visit <https://zoom.us/u/atMFqvZKe>. To join the meeting by telephone dial one of the numbers below based on your location.

Dial by your location

(312) 626-6799 US (Chicago)

(253) 215-8782 US (Tacoma)

(346) 248-7799 US (Houston)

(646) 558-8656 US (New York)

(301) 715-8592 US (Germantown)

(669) 900-9128 US (San Jose)

Town of Liberty Grove
Minutes of the Economic Development Committee meeting on January 25, 2022
(This meeting was correctly posted)

Agenda:

1. Call to order
2. Roll call
3. Approve Agenda
4. Approve Minutes: 12/14/21
5. Public Input
6. DCEDC update
7. Broadband update
8. Food Trucks on Town Property
9. Status of house at 12695 Highway 42
10. Future meeting
11. Adjourn

Chair John Lowry called the meeting to order at 6:01pm. Committee members Andrew Gantman, Dave Studebaker, and Chuck Scheckel were present along with Administrator Walter Kalms, Clerk/Treasurer Anastasia Bell, Deputy Clerk/Treasurer Doug Curzon and 1 member of the public via Zoom. Committee member Alan Kroll was absent.

Lowry moved, Scheckel second to approve the agenda as posted. Carried 4-0.

Studebaker moved, Lowry second to approve the 12/14/21 minutes as presented. Carried 4-0.

Public – Mickie Rasch reported that the County Broadband presentation was beneficial and Baylake Regional Planning may be useful for Door County North. Studebaker reported on new tiny home information available.

DCEDC Update – Steve Jenkins has resigned effective 6/3/2022.

Broadband Update – Studebaker reported that the timing of the Northport Pilot project may be affected because it will not be completed if poles are not available. Nsight has said the Finley information would not be beneficial to them and their estimating engineering to cost \$150,000 for the whole Town. The next grant application deadline is 3/17/2022. The County is working to hire a coordinator to assist in overall efforts, but they will not guide municipalities. There are two new cellular services available in the Town. Kurt Kiefer continues to present information to other municipalities. It was asked if the Town would own the equipment from the fiber projects.

Food Trucks – Curzon noted that community support is essential, a list of amenities that would help to attract food trucks was provided, and it was noted that an agreement would need to cover a lot of items. Kalms indicated that the Town Board has discouraged this type of business on Town property, but it is allowed on private property. It was the consensus to investigate the cost of creating a desirable location, identify locations which are currently available, and discuss this at the next meeting.

The next meeting will be March 8, 2022 at 6:00pm via Zoom. Attainable housing should be on the agenda.

Lowry moved, Scheckel second to adjourn at 7:27pm. Carried 5-0.

Respectfully submitted,
Anastasia Bell, Clerk/Treasurer

food trucks

2 messages

Town Clerk <tlibertygrove@gmail.com>

Thu, Sep 2, 2021 at 12:54 PM

To: Wisconsin Towns Association <[REDACTED]>

The Town Board may like to have a food truck court on a piece of Town Property. The preliminary discussion seems to lean towards creating an ordinance to define operations but the first question that came up is if elector approval would be required in order for the Town to lease/rent space on Town Property for food truck(s)? One idea was that spaces in the court would be rented/leased to various vendors during the tourist season. They have not yet discussed specifics related to the frequency or length of time the spaces would be available to vendors.

Thank you,
Anastasia Bell, Clerk/Treasurer
Town of Liberty Grove

Lara Carlson <[REDACTED]>

Sat, Sep 4, 2021 at 4:40 PM

To: Town Clerk <tlibertygrove@gmail.com>

Cc: Sandy Wanta <sandywanta@[REDACTED]>

Hi Anastasia,

If these will be short-term leases, the town could likely treat the rentals similarly to the way you rent out other town property, such as the town hall or a town park. However, if any longer-term leases are planned (multiple years, for example) we suggest that the board get town elector meeting approval, because such a lease or rental would tie up the town's ability to use the land for some other purpose. See Wis. Stat. s. 60.10(2)(g). If the electors approve of this use of town property, the town board will also want to make sure that any lease agreements are drafted by an attorney to adequately protect the town's rights and interests.

Sincerely,
Lara

Lara Carlson
WTA Legal Counsel
www.wisctowns.com

The information contained in this email is provided solely for a general informational purpose, should not be interpreted as legal advice, and does not constitute an attorney-client relationship, because the Wisconsin Towns Association (WTA) does not provide legal representation to individual municipalities or officials. WTA always encourages its member officials to consult their municipal attorneys on questions of law.

WTA is a statewide, voluntary, non-profit, and non-partisan association of member town and village governments. WTA's purposes are to support local control of government and to protect the interests of towns. In furtherance of these goals WTA provides legislative lobbying efforts, educational programming, and legal information.

[Quoted text hidden]



Town Clerk <tlibertygrove@gmail.com>

Food truck business on public property

2 messages

Town Clerk <tlibertygrove@gmail.com>

Wed, Sep 15, 2021 at 2:24 PM

To: Wisconsin Towns Association <[REDACTED]>

Hello,

The Town of Liberty Grove has a parcel of property located in downtown Ellison Bay which is intended to be used for some form of economic development. Ultimately, the Town would like to see affordable housing built on the property, but in the present time is searching for some means of economic use for the property.

During its September 14th meeting, the Economic Development Committee brought up the food truck business as a potential use for this parcel. Food trucks have been becoming increasingly popular as of late, especially here in northern Door County.

This proposal brings up many questions, and I am hoping that you can give me some direction as to whether or not this venture can be pursued.

One of the first questions that come to mind is whether or not such a business can be run on public property. Generally, food truck businesses have to pay rent for their space and if these businesses were to rent this property from the Town, the Town would have to get approval from the Town electors beforehand, correct? Another issue would be what type of liability the Town might incur by having such a business on its property.

I would greatly appreciate any information that you can share on this subject, along with any additional advice that you may have.

Thank you for your consideration.

-Doug Curzon,

Deputy Clerk, Assistant to the Administrator,

Town of Liberty Grove

Lara Carlson <[REDACTED]>

Fri, Sep 17, 2021 at 10:25 AM

To: Town Clerk <tlibertygrove@gmail.com>

Cc: Sandy Wanta <[REDACTED]>

Hi Doug,

Yes, the town could rent public property to food trucks. If these would be short-term leases, the town could likely treat the rentals similarly to the way you rent out other town property, such as the town hall or a town park. You are not required to get town elector approval for that type of rental. However, if you plan to use longer-term leases that would significantly tie up the town's ability to use the land for some other purpose, you likely would need town elector meeting approval before moving forward. See Wis. Stat. s. 60.10(2)(g). If the electors approve of this use of town property, the town board will also want to make sure that any lease agreements are drafted by an attorney to adequately protect the town's rights and interests.

Sincerely,
Lara

Lara Carlson
WTA Legal Counsel
www.wisctowns.com

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[Quoted text hidden]

[Quoted text hidden]

Door County

Mission Statement
Economic Development Committee

The mission of the Economic Development Committee is to accomplish the following while maintaining the rural character of Liberty Grove:

- Develop programs for existing businesses to ensure their continued economic viability.
- Meet with existing business leaders to exchange information relevant to their concerns and needs.
- Develop programs to create opportunities to attract new businesses.
- Meet with outside agencies and organizations to identify new ideas and sources for funding to support its initiatives.
- Review, suggest and prioritize programs related to the broadband and workforce housing.

Approved at the _____, 2022 Economic Development Committee meeting

Approved at the _____, 2022 Town Board meeting.