



TOWN OF DOVER

4110 South Beaumont Avenue Kansasville, WI 53139

Phone (262) 878-2200 Fax 262-878-2595

Web Site: www.townofdoverwi.com

ANNUAL TOWN MEETING (UNOFFICIAL) MINUTES TUESDAY, APRIL 15, 2025 – 6:30 P.M.

Call to Order: Chairman Stratton called the meeting to order at 6:30pm.

Pledge: The Pledge of Allegiance was Recited.

Attendance: Chairman Sam Stratton, 1st Supervisor Mike Shenkenberg, Gordon Maier Auditor Julie Craig, Clerk of Courts Christine Jacobsen, Water Patrol Nick Goetz, Kansasville Fire/Rescue Department Chief Molnar, Superintendent Roads Dept Zack Hegemann, Superintendent of Eagle Lake Sewer Jeff Bratz, Deputy Clerk/Treasurer Kim Springer, and Clerk/Treasurer Camille Gerou. Absent with prior notice: 2nd Supervisor Jared Guillien due to work.

Annual Report: Chairman Stratton noted that there were packets of the Department reports available on the table. Due to the length of the audit report, separate reports were not available for everyone.

1) Review of the 2024 Town of Dover Audit Completed March 2025 by Gordon J. Maier & Company:

Julie Craig noted the highlights of the audit report: Dover's financials appear clean and completed in accordance with the law. Dover utilizes a Modified Cash Basis. Assets and liabilities, expenditure breakdowns, state pension funds, and accounting policies were discussed. Page eight provided an overview of the capital assets. Revenue \$2,484,180 expenditures \$1,960,757. On page 31 the Budget to Actual overview can be found.

2) Acceptance of the Town of Dover Audit Report: Mike Shenkenberg made the motion to accept the audit report as presented, Sam Stratton seconded. VOTE: 2/0 (Mike yes, Sam yes)

3) Review of the 2024 Eagle Lake Sewer Audit Completed March 2025 by Gordon J. Maier & Company:

Julie Craig stated that the Eagle Lake Sewer Audit was also completed with no concerns noted. Julie noted the financial statement on page 14.

4) Approval of the 2024 Annual Town Meeting Minutes: Mike Shenkenberg made the motion to accept the minutes as presented, Sam Stratton seconded. VOTE: 2/0 (Mike yes, Sam yes)

5) Summary of the 2024 Budget/Expenses: Chairman Stratton read the following:

Financial:

*2024 income/asset was \$2,484,180.00; expenditures/liabilities were \$1,960,757.00. Details can be found on page eight of Gordon Maier Auditor's Report.

*As of 2025, the Town of Dover has a \$150,000 outstanding loan to Community State Bank out of a \$300,000 line of credit. The remaining \$150,000 debt is budgeted to be paid back in 2025.

*In a newsletter mailed September of 2023, 2024 Tax bill line additions were introduced for the Fire Department (\$450) and Trash (\$150) for improved lots over \$1,000.00. In 2025, the second year for these special assessments, the Fire Department's was lowered from \$450 to \$400, and the Garbage Special Assessment was lowered from \$150 to \$75.00. Properties that have an improved value of \$5,000.00 only received the special assessments, up from the \$1,000.00 limit in 2024.

* 2024 and 2025's mill rate was \$1.02.

Leases:

The 2023 Ford F-550 lease to own will be paid off this year (\$39,008.68) and in 2026 three additional leases will be paid off:

- 1) Racine County Fire Department Radio Lease which began in 2017 to conclude in 2026. (\$5,584 yearly)
- 2) 2020 International Snowplow Truck six-year lease to own to conclude in 2026. (\$24,861.00 yearly)
- 3) 2021 Case Maxxum 125 and Tiger Mower lease to own to conclude in 2026. (\$35,926.74 yearly) with a 2026 payment of \$17.25

This means in 2027 Dover will have \$66,371.74 available for road enhancements, equipment, or buildings.

Lawsuits:

* Kansasville Fire Department signed a \$789,243.00 Seagrave fire engine contract to replace the 1993 Engine 521. Projected deliver was supposed to be in 2023, but Seagrave wanted Dover to pay additional funds due to cost overruns. Nothing was stated in the contract to that effect. Dover counter offered. Seagrave stated they would not fulfill the contract at all. It has come to our attention that several municipalities are having the same problem. The court did find in favor for the Town of Dover, finding Seagrave liable for breach of contract. Summary judgement is continuing in 2025 with November trial date(s) established.

2024 Accomplishments:

- * Emergency Medical Services (EMS) continues to be staffed with Dover employees since February 2022.
- * In May 2024, due to community complaints, an ordinance was adopted on licensing Short Term Rentals.
- * June 2024, an ATV/UTV/Golf cart ordinance was signed allowing users on all Dover Roads.
- * July of 2024 the Town Hall Parking lot was refurbished.
- * Eagle Lake Sewer Department lift station/force main project was completed with approximately \$50,000 of cosmetics, replanting of grass and painting, to be completed in 2025.
- * Britton Road shouldering project took place in late Fall of 2024 in the amount of \$62,000.
- * A five-person Fire/Water Commission, increased from three to conform to state statute, was established for any hiring, promotional, or disciplinary actions within the Fire/EMS and Water Patrol Departments.
- * Dover's Water Patrol inherited the Fire Department's 2009 command vehicle for pulling the patrol boat to/from the lake. The Water Patrol's, previous roads subdivision plow truck, was sold for \$3,000.00.
- * The 1964 Oshkosh plow was sold for \$3,850.00 in May of 2024 freeing up storage space.

2025 Work in Progress:

- * All three members of the Town Board were unopposed and re-elected for another two-year term
- * The Dover/Yorkville unopposed Municipal Judge, Heather Niski, was re-elected for another four-year term.
- * In 2025 the bid for Cunningham Road was awarded to Payne & Dolan for \$244,643.50, and the Fire Department exterior pavement was awarded to Asphalt Contractors for \$112,893.50.
- * The Zinnen Boat Launch pier will be refurbished in the Fall of 2025 when the pier is pulled. In 2026, a contractor specializing in piers will be responsible for the installation and Fall pier extraction.
- * The EMS Union negotiations are continuing.

- * At the 2025 Annual Meeting a Resolution will be discussed to potentially allow a long-term lease for a cell tower to be placed on the Durand Avenue Fire Department location. Contract negotiations are continuing.

Preplanning 2026:

- * Church Road restoration projection, initially estimated at \$757,175 is being re-engineered to reduce costs. State funding modification have been requested as well. Details are still pending.
- * Water Patrol is pursuing pricing a new patrol boat to include in the 2026 Budget.
- * The Road's Department is pricing salt storage buildings due to a failed state inspection in 2025.
- * The Road's Department is pricing wheel loaders for loading salt. The John Deere tractor will then be sold.
- * Both the Fire and Roads Departments are looking at vehicle ordering times of up to three to five years in advance at this point. Careful long-term planning will need to be assessed.

6) Resolution 2025-02 Cell Tower Lease: Chairman Stratton explained that Resolution 2025-02 would allow the board to potentially sign a long-term lease for a cell tower to be placed on the Durand Avenue Fire Department location. Contract negotiations are continuing at this point. The tower placement CSM was available for viewing. The complete Resolution was read by the Town Chair. The six taxpayers that were in attendance took a vote with all in favor of Resolution 2025-02. There were no nays, nor abstentions. VOTE: 6/0

Departmental Reports: (Packets of each of these department reports were available- these minutes are a summary)

1) Municipal Court –Clerk of Courts Christine Jacobsen: Citations issued: 312 traffic, 35 boating ordinance, 53 parking, and 13 other ordinance violations \$47,922.73 was collected.

2) Water Patrol – Officer Nick Goetz: In 2024, there were nine seasonal part time officers. 401 hours were worked with 332 hours directly on the boat, 66 safety compliance inspections were completed, and 27 citations were issued.

3) Buildings, Park, & Roads Department – DHD Maintenance, Inc., Zack Hegemann: Potholes continue to appear and be filled, ditches mowed, fixed road signs, snow plowed, replaced 12 culverts to prepare for future paving, and maintained all equipment with proper greasing and washing. A new overhead and service door were installed on the cold storage building.

4) Fire & EMS Department – Chief Ron Molnar- Chief Molnar discussed the fire engine lawsuit in more detail. Dover is requesting damages, the loss of use for two years from Seagrave not fulfilling the initial contract and the repair costs to keep the old engine running during this period. If Dover has to find a different vendor, we will be lucky if we can obtain a new engine by 2027-2028. The cost to order a comparable engine at this point would be close to 1.3 million dollars. Reminder to save the date for the Annual Pancake Breakfast July 13th.

5) Eagle Lake Sewer Utility District, Superintendent Jeff Bratz: Chairman Stratton read the sewer districts report since Jeff was attending another meeting at that time. The Treatment Plant is operating well. Flows were up to 370,000 gallons a day in 2024; in 2023 the flow was 214,000 gallons a day. Two people have applied for the sump inspector position at this point. The quarterly user fee was \$136.00 in 2024. A new chemical for removing phosphorous has been working successfully. The loan amount will be approximately \$231,000 per year.

Dates to Note:

Assessment Open Book Monday, April 28, 2025 from 3- 5pm at the Dover Town Hall: This is your opportunity to come in and discuss any property tax issues with the assessor.

Board of Review Monday, May 19th from 6pm at the Dover Town Hall: If you still are not happy with your assessment after the Assessment Open Book and feel you would like to present your case to a panel, you would need to complete the paperwork to get on the agenda.

Clean Sweep Saturday, August 16 8a-12noon at 2200 S Pine Street Burlington

Adjournment: Mike Shenkenberg made the motion to adjourn at 7:14pm, seconded by Sam Stratton. All were in favor.