

**TOWN OF LA POINTE**  
**SPECIAL TOWN BOARD MEETING**  
**TUESDAY FEBRUARY 6<sup>TH</sup>, 2024**  
**5:00 PM AT TOWN HALL**

Approved Minutes

**Town Board Members Present:** Chair Glenn Carlson, Supervisor Mike Anderson, Supervisor Aimée Baxter, Supervisor Sue Brenna, Supervisor Samantha Dobson

**Staff Present:** Town Administrator Michael Kuchta, Zoning Administrator Ed Schaffer, Town Clerk Alex Smith

**Public Present:** Paul Brummer, Charley Brummer, Clair Douglas, Clayton Douglas, Michael Collins, Michael Childers, Jim Peters

I. Call to Order: at 5:00pm.

II. Public Comment A\*

Paul Brummer commented on the Rental Ordinance in regard to the opposition of the event section and dormitory section. Please see attached document.

Clayton Douglas agreed with Paul Brummer that the Rental Ordinance needs some work. He commented that after it went to the town's attorney, that there are still some problems with the current Rental draft. He stated that the high occupancy directly affects their rental properties.

Clayton Douglas also mentioned the winter surcharge on the ferry being an excessive tax.

Charley Brummer stated that with any new draft of the Rental Ordinance there is less and less accountability. He mentioned his concerns with the event section and the dormitory section. He encourages the Town Board to hold another public hearing.

Ed Schaffer commented that the Rental Ordinance has come a long way, and a great job was done on the current draft. He stated the event section in the draft will give the ability to enforce current event venues to be in legal compliance.

III. Rental Ordinance:

Mike Anderson asked for clarification on why there is a deadline to approve the Rental Ordinance.

Glenn Carlson clarified that the Zoning Administrator will soon need to send out permit notices to all of the rental permit holders, including new guidelines and an application for renewal.

Mike Anderson: Is there are way to approve the sections needed for the Zoning Administrator to send out the permit notices to rental owners without approving the whole Ordinance?

Glenn Carlson clarified that there is not a lot you can pull without removing the whole Ordinance, possibly defer high occupancy and event sections.

Aimee Baxter states that dormitories are defined in the beginning of the Ordinance, stating dormitories are for staff and students.

Sue Brenna: Are the current dormitories adding it to the tuition?

Glenn Carlson clarified that dormitory charges currently are itemized separately or included in tuition.

Michael Kuchta clarified section 3.6 A states what is defined as renting for dormitories. It clarifies that whether the dormitory does a separate fee or includes it with tuition it is considered renting. This section was added by the town's attorney.

Aimee Baxter: What if we approve everything but section 4 "Events"?

Ed Schaffer stated that if the events section is not approved, rental owners will not be required to comply with event laws, therefore as the Zoning Administrator he would have to enforce the previous ordinance.

Michael Kuchta stated that the discussion of the Rental Ordinance has been going on for a year, the TPC's work on the Rental Ordinance has been going on much longer. There have been at least 4 public opportunities for the members of the public to speak. There have been an immense number of changes made to the Rental Ordinance. In order to have rentals on the island applications need to be mailed and rental owners need to be notified what the conditions are.

Aimee Baxter clarified that state statues will override section 4.1 "Events" in 2 years.

Motion to approve the proposed Rental Ordinance, A. Baxter/M. Anderson

Discussion: Mike Anderson states that if it is approved as is, he does not want to see any attorney fees from either side. He suggests passing the ordinance now but give the option to return and make revisions as necessary.

Roll Call Vote: Mike Anderson Yes, Aimee Baxter Yes, Sue Brenna Yes, Samantha Dobson Yes, Glenn Carlson Yes, all in favor, Motion Carried.

#### IV. Minutes

1. Regular Town Board Meeting January 23rd, 2024

Motion to approve minutes as submitted, A. Baxter/S. Brenna, 5 Ayes, Motion Carried.

#### V. Harbor Commission

1. Schedule a Special Town Meeting for February 29<sup>th</sup>, 2024

Motion to schedule a Special Town Meeting in the Town Hall (Resolution #2024-0206 A) on February 29<sup>th</sup> at 5pm, M. Anderson/A. Baxter, 5 Ayes, Motion Carried.

Glenn Carlson stated that the town attorney has suggested he recuse himself from Item V. Section 2 & 3 of the Harbor Commission. Motion to recuse Glenn and appoint A. Baxter as interim chair, M. Anderson/S. Dobson, all in favor, Motion Carried.

2. Bremer loan terms for Revenue bonds, General Obligation bonds, and Revolving Line of Credit for ferry line purchase  
Motion to defer to a Special Town Board Meeting on 2/8, S. Brenna/S. Dobson, 4 Ayes, 1 abstain (Glenn Carlson), Motion Carried.
  3. Short-term loan from Town to Harbor Commission  
Motion to approve a short-term loan from the Town to Harbor Commission in the amount of \$450,000 for 90 days, M. Anderson/S. Brenna, 4 Ayes, 1 abstain (Glenn Carlson), Motion Carried.
- VI. Schedule Future Town Board Meeting Times  
Motion to change future Town Board Meetings to starting at 5 pm, S. Brenna/A. Baxter, 5 Ayes, Motion Carried.
- VII. Treasurer Appointment  
Motion to defer the treasurer appointment of Michael Childers until after the ferry purchase closes, S. Brenna/A. Baxter, 5 Ayes, Motion Carried.
- VIII. Public Comment B  
Paul Brummer stated that not enforcing the current “non-compliant” event spaces is laziness on the part of the zoning department. What is the rush to start enforcement now if the new Rental Ordinance is not approved? He suggested that instead of rushing to approve a poor ordinance, continue using the old ordinance until a new one is approved.  
Charley Brummer followed up with what Paul said. He stated when you have such a contentious and lengthy ordinance, things could have been done a bit better by having more public participation.
- IX. Adjourn: Motion to adjourn, S. Brenna/S. Dobson, 5 Ayes, Motion Carried. 5:29pm

**Submitted by Town Clerk, Alex Smith.  
Approved as submitted 2/13/24.**