

# TOWN ADMINISTRATOR REPORT

To: Town Board

From: Michael Kuchta

DATES COVERED IN REPORT: April 19-May 9, 2024

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## 1. Accomplished/Completed

- **Comprehensive Outdoor Recreation Plan.** Updated this plan; see the Agenda Memo for details.
- **Harbor Commission.** Compiled amortization schedules for ferry purchase debt service into single spreadsheet.
- **Knowles-Nelson Stewardship Grant.** Submitted application on April 25 for potential funding of BBTP accessibility project.

## 2. Coming Up

- **La Pointe School Facility Needs Meeting.** Monday May 13, 3 p.m.
- **Wisconsin Rural Summit.** Wednesday May 15, 7:30 a.m.-3:30 p.m., Ashland.
- **Madeline Island Marathon.** Saturday May 18, 6 a.m.-5 p.m.
- **Initial Board of Review.** Friday May 24, 4:30 p.m.
- **Memorial Day.** Monday May 27.

## 3. Town Board Agenda – Information/Comments

- See separate memo.

## 4. Follow Up on Previous/Ongoing Projects

- **Cell Tower lease.** Harmoni Towers is willing to switch from seeking a perpetual easement on the AT&T tower to a prepayment of a 99-year lease. That would be similar to what the Town Board approved for the Verizon tower. The Anich law firm is comparing the Verizon lease with the proposed Harmoni lease so we can align them as much as possible in negotiation.
- **Energy Committee.** The committee meets May 15 to discuss electric vehicle charging stations on the island. Potential public and private locations would be included in a county application for federal funds.
- **Hagen Road.** Town crews continue to replace culverts as time allows, in preparation for the repaving project. There will be an article in the next Gazette with additional information about the repaving. In addition, the Town is working with the state Bureau of Aeronautics to seek Federal Aviation Administration approval to set up an asphalt plant in unused hangar lots.
- **Metasys.** The town attorney, Johnson Controls and I continue to research options to resolve two issues: Johnson Controls' claim that the Town owes them \$1,800 to complete Metasys installation, and helping Johnson Controls obtain the \$12,000 they claim the primary contractor, Brown Mechanical, still owes them. We have located the original bid specifications and the surety company that issued Brown's payment bond. We believe Johnson Controls can successfully take its claim directly to the surety company if they cancel the charge to the Town.
- **UDC inspector.** The Zoning Administrator and I continue conversations with Alder Engineering regarding a new contract. Unresolved issues focus on jurisdictional issues such as solar installations and "camping units," as defined by the state. We are leaning toward

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recommending that the Town change its building construction ordinance (Chapter 205) to allow UDC jurisdiction over additions and alterations on buildings constructed before 1980.

**5. Grant Report**

- No further updates.

**6. Lawsuits/Legal Issues**

- **Ashland County.** The Wisconsin Tax Appeals Commission, by statute, has 90 days to issue a decision on our appeal of the Department of Revenue's rejection of our request for a tax levy shift in response to the county's shift of law enforcement responsibilities. That would mean May 29. However, the Commission has the option to extend the deadline an additional 90 days.

**7. Other Information**

- **County Board.** The board elected Gary Mertig as its new chair and Clarence Campbell as the new vice-chair. William Metzger, Bradley Ray and Martin Vitek join them on the Executive Committee. The new Finance Committee is Ray, Blake Ellefson, Pat Kinney, Richard Pufall and Ron Szyndor. Note: the board has only 19 members; there is no representation in 2 districts.
- **Dock injury.** A resident fell on the Town Dock when leaving a ferry boat. Insurance companies for the Town and ferry management have been informed. I prepared a checklist of steps the resident would have to follow (as outlined in state statute) if they need to pursue a claim.
- **Payroll.** After my online Bremer Bank profile was mistakenly deleted in the transition of treasurers, Melissa Pusateri and I were able to restore my access to submit payroll in time to issue May 2 paychecks.