

TOWN OF CHRISTIANA

Minutes of the Regular Town Board Meeting

September 10, 2019 - 7:00 p.m.

Christiana Town Board Chair Maureen P. Lien called the meeting to order at 7:00 p.m. In addition to Board Supervisors Jim Lowrey and Jeff Notstad, Clerk/Treasurer Kathy Wilson, Cindy and Mike Cutrano, Roxy Engelstad, Duane Hinchley, Dennis Lund, Erik Eklof, and Keith Baal also attended the meeting.

PROCEDURAL

The meeting had been properly noticed and posted.

PUBLIC COMMENT

There was a great deal of speculation about the impact of the proposed Invenergy solar energy farm.

- Jim Lowrey and Roxy Engelstad provided details on what they had learned speaking with Dane County Planning and Zoning officials, who were previously unaware of plans for the solar energy farm in Christiana.
- Kim Egan, a representative for the solar project, told Jim Lowrey that technically Invenergy doesn't have a project until they go before the Public Service Commission. Invenergy is at least a year away from being ready for that at this point.
- Since the solar farm would cover so much agricultural land, Duane Hinchley expressed his concern about what would happen to the soil quality of prime farmland that is not worked regularly.
- Jim Lowrey and Roxy Engelstad expressed apprehension about property values and what such a large-scale venture would do to existing home prices in the area. Maureen Lien stated that, according to documents from Invenergy representatives, property values near an operating solar farm in Minnesota have actually risen.
- Cindy Cutrano expressed her opinion that if the Public Service Commission wanted the project to go through, there was little that could be done to stop it.
- Jim Lowrey reported that the zoning on leased farmland will retain its agricultural status.
- The Township will need to be particularly vigilant with setbacks should the project come to fruition in order to mitigate the impact to adjoining properties.
- The Badger Hollow project in Iowa County can serve as an example for the Township on what concerns can be brought up to Invenergy before contracts with the Township are signed.
- The upcoming Invenergy Open House (September 26, 7:00 p.m. at the Town Hall) will provide much-needed information for everyone in the Township. Postcards are being mailed to Township residents.

Dennis Lund requested that the Board add a line item in next year's budget for purchasing better equipment for recording Town Board Meetings.

OLD BUSINESS

- a. Dave Riesap has not yet surveyed the Town's cemetery property in Utica. Board Chair Maureen Lien will ask Attorney Jeff Roethe to send an easement access agreement to Clayton Swerig's attorney.
- b. The Town closed on 275 W. Main Street, Cambridge, on September 6, 2019. The selling price was \$280,000.00, which was the assessed value of the property. The final check issued for purchase was \$272,141.84, which included closing costs. Leases for the home and the Pizza Pit on the property are being transferred to the Township.
- c. Town Chair Maureen Lien will continue to work on the PFAS issue. There is a PFAS bill called the Chemical Level Enforcement and Remediation (CLEAR) Act currently before the state legislature which calls for the DNR to establish standards and monitoring requirements for pollution from firefighting foam of 30 parts per trillion.

NEW BUSINESS

- a. Discussion/possible action on the 2019-2020 Town Prepaid Propane Contract with United Cooperative for 4,300 gallons of propane at a price of \$1.209 per gallon.

Board Supervisor Jeff Notstad made a motion to approve a prepaid contract for 4,300 gallons of propane at \$1.209/gallon. Board Supervisor Jim Lowrey seconded the motion.

The motion passed 3 – 0.

- b. Discussion/possible action on a contractual intergovernmental agreement for Senior Outreach Services with the Village of McFarland.

Board Supervisor Jim Lowrey made a motion to approve a contractual intergovernmental agreement for Senior Outreach Services with the Village of McFarland. Board Supervisor Jeff Notstad seconded the motion.

The motion passed 3 – 0.

APPROVALS

- a. Vouchers (Bills)

Board Supervisor Jim Lowrey made a motion to approve payment of bills in the amount of \$19,396.34. Board Supervisor Jeff Notstad seconded the motion.

The motion passed 3 – 0.

b. Minutes

Board Supervisor Jeff Notstad made a motion to approve the corrected minutes of the August 10, 2019 Town Board Meeting. Board Supervisor Jim Lowrey seconded the motion.

The motion passed 3 – 0.

Before adjourning, the Board set a 2020 Town Budget Work Meeting for October 16th at 9:00 a.m.

ADJOURNMENT

With no further business, Board Supervisor Jim Lowrey moved to adjourn the meeting at 8:20 p.m. Board Supervisor Jeff Notstad seconded the motion.

The motion passed 3 – 0.

*Respectfully submitted,
Kathy Wilson, Clerk/Treasurer*