

September 12, 2022

Subject: Update on Recreational Residential Dwellings

The Town of Cedar Lake Chairman consulted with WTA attorneys and the Town's municipal law attorney after the August 8, 2022 town board meeting. Their advice was that we do not commit time and effort to a non-binding referendum in November based on the current board's refusal to take action during the past 15 months. They stated that it would be better to seek candidates for the upcoming April election that are willing to be proactive in resolving this issue.

The two main issues related to the unmanaged growth of the LLBC unlicensed campground continue to be increased zoning violations and revenue inequities. Specifically, the increased potential for irreversible environmental damage to Red Cedar Lake, and the increased property tax burden placed upon permanent homeowners throughout the township.

Facts bearing on the problem:

1. Numerous reported zoning violations remain unresolved at the Barron County level, although it is not their responsibility to do what the state would be required to do if LLBC was a licensed campground.

2. LLBC reported "record property sales" in their August 2022 newsletter. When the Town Chairman submitted a request for information via email, the LLBC President responded with the following via email:

"Angie should be able to get this information sometime between the closing of the club for this season and the opening of the club next year"

3. On June 1, 2021, LLBC reported 262 lots with campers and 314 homes/cabins. On Sep 9, 2022 the LLBC reported the following via membership correspondence:

"For 2022 Divisions 1, 2 & 3 campers are required to be removed from lots. For these 3 divisions there are approximately 118 members that camp".

Until the LLBC reports the total number of campsites within their subdivision, or until Delmore Consulting is contracted to verify the number of campsites, it is reasonable to assume the following:

12 divisions total x 118 campsites/3 divisions = 472 campsites. Therefore, today there are approximately 475 campsites compared to approximately 325 homes within the LLBC sub division.

There were 262 campsites in June 2021 compared to approximately 472 campsites in August 2022. This is an increase of 210 campsites during the past 15 months.

4. This unmanaged growth of unlicensed campsites generates the following questions:

- When is enough, enough? Will another 100 or 200 more unlicensed campsites be allowed before action is taken even though homeowners currently pay 94% of all township expenses and unlicensed campsites pay only 6% of all township expenses?
- Why are non-residents given priority over residents?
- Will it take the actions of private citizens to resolve, through court proceedings, what elected LLBC and town board officials refuse to resolve?
- Will the current LLBC's board of director's decision to risk everything, rather than encourage Town of Cedar Lake elected officials to adopt the proposed recreational residential dwellings ordinance, result in numerous lawsuits from parcel owners against the LLBC board of directors, various realtors, land developers, and others, if the court's decision on the pending private lawsuit is to mandate the removal of campsites?

Kenneth J. Leners
Chairman
Town of Cedar Lake

BFCESD Monthly Report – September 2022

Note: Monthly reports are for information only and include information pertinent for discussion during the monthly township meeting. Final meeting minutes will be posted to the BFCESD website after meeting minute approval occurs during the following BFCESD monthly meeting.

Two BFCESD Joint Board meetings have been held since the last Cedar Lake Township report out in August. The first was held on 11 August and the second was held on 8 September. Here are the highlights from each of the meetings.

Joint Board Meeting (11 August 2022)

- Two Rivers Accounting had a conflict for the evening and so the audit review was pushed out to 8 September.
- A concern was brought up during public input that the Fireman's Fund and BFCESD Auxiliary cannot coexist as two fundraising organizations per WI Statute 66.0608. In order to perform due diligence on this the agenda item for creation of the BFCESD Auxiliary was pushed off until 8 September.
- The Fire Department budget was reviewed and approved. Fire Department budget for FY23 will be \$189,930 which is \$4,815 (or 2.5%) below FY22. The assumption that was used for moving to the new building was the beginning of 4Q23. While this assumption may be slightly conservative it is within the range of possibilities.
 - Cedar Lake Township's share of this cost will be \$61,956.96 which is \$2,473.18 below FY22.
 - We were able to increase the Fireman's hourly rate from \$17/hr to \$18/hr.
 - Our 2% Fire dues received from the state increased by \$5,000.
 - We eliminated the Fire Mechanic position saving \$4,800.
 - The elimination of the Fire rent in Q423 saved \$3,250.
- The Ambulance Department budget was discussed but not approved. The Joint Board asked the Ambulance Director for an additional iteration and to provide it prior to the September meeting of the Joint Board.
- Donations of \$2,576 were approved.

Joint Board Meeting (8 September 2022)

- Two Rivers Accounting presented the FY21 year end audit with no major findings. Three material weaknesses were found and include 1) Internal Control over Financial Reporting Process, 2) Limited Segregation of Duties, and 3) Risk Assessment. On item 1) and 2) it was stated this is not uncommon in municipalities the size of the district and is currently mitigated by the Districts key control that is in place by having reconciliation reports available for review by the commission members, of which they sign off on. Relative to item 3), the BFCESD plans on performing a Risk Assessment exercise later this fall with templates provided by Two Rivers Accounting.
- The Ambulance Department budget was reviewed and approved. Ambulance Department budget for FY23 will be \$227,705 which is \$23,350 (or 11.4%) above FY22. The assumption that

was used for moving to the new building was the beginning of 4Q23. While this assumption may be slightly conservative it is within the range of possibilities.

- Cedar Lake Township's share of this cost will be \$72,149.55 which is \$7,440.37 (or 11.4%) above FY22. Town of Birchwood took the largest increase (\$11,842) due to the correction made to the covered boundaries and increase in 3 Yr average of calls.
- We increased the EMT on-call hourly rate from \$10/hr to \$11/hr. (With 76% of the Ambulance Department costs in labor this is where the majority of the increases came from.)
- The elimination of the Ambulance rent in Q423 saved \$1,625.
- The Joint Board agreed to create a subcommittee this fall to analyze the Ambulance Departments revenue and costs (including market pay for EMT's) and provide recommendations back to the board before year end. In addition we will be meeting with James Small (WI Office of Rural Health) and Dan Williams (WI Dept of Health Services) on 5 October to discuss how their tools and resources can be utilized to improve the EMT service in the most efficient manner.
- a. Overall BFCESD budget increased from \$399,100 in FY22 to \$418,325 in FY23. This represents a 4.8% increase year over year. Cedar Lake Township's share increased from \$129,409.32 in FY22 to \$134,601 in FY23. This represents a 4.0% increase from last year which, based upon inflationary rates near 10%, appears to be a good outcome for the township.
- The change to the BFCESD Bylaws to create the BFCESD Auxiliary was unanimously approved. Next step will be to convene a charter meeting that will include election of officers and approval of the BFCESD Charter. More information will be made publicly available as soon the meeting is scheduled. All residents (including firemen and EMT's) over the age of 16 are welcome to become charter members. It will be an opportunity for citizens to become involved in a very important local service organization.
- Donations of \$4,750 were approved.
- A payment plan for the new building was presented. See attachment for details.

Excavation began on 22 August on the new building. To date, we are tracking ahead of our preliminary project schedule by about 2 weeks.

Antczak is on track to wrap up with bringing the elevation of the building pad to grade by today (Monday 12 Sept). We are planning to tie into the water and sanitary mains located on CTH D/Euclid Ave. on Tuesday (tomorrow). By Wednesday, we should begin installing the water and sanitary lines from the main up to the new building location. This will be the primary focus on site this week.

The concrete reinforcement and trench drain/grate material is on order and anticipated to be delivered to the project site by the end of the month. Once that material is received, we will plan to begin layout and formwork for concrete.

A video camera download is available on the BFCESD.org website that provides a real time visual status of the construction site to anyone interested.

Mike Hessling - Town of Cedar Lake BFCESD Commissioner