

**Town of Otter Creek Board of Review Meeting and
Town of Otter Creek Regular Monthly Town Board Meeting Minutes
Otter Creek Town Hall – E5905 County Road S, Wheeler WI 54772
August 18, 2026 – 6 p.m.**

BOARD OF REVIEW MEETING (BOR) was called to order by Town Chair, LeAnn Ralph, at 6:01 p.m. on Tuesday, August 18, 2026

Roll Call - Roll call was taken by Ralph– those present - Tax Assessor, Natalie DeLeasky; Chair – LeAnn Ralph; Supervisor 2 – Bob Bernier and Town Clerk Treasurer - Bev Bernier, in attendance, along with several town residents, Denise Axness, Gary Axness, Abby Schockley and Larry Shockley. Non-resident – Chuck Boyer

Select chairperson for BOR - Motion was made by Bernier to appoint LeAnn Ralph as chairperson of the BOR. Motion seconded by Ralph, MC.
Motion by Ralph for Bernier as vice-chairperson, second by Bernier, MC.

Chair stated confirmation of appropriate Board of Review (BOR) and Opening Meetings notices were verified and published August 5, 2026 in the Colfax Messenger (abbreviated notice), on the Otter Creek Town Website, posted on the Town Hall door, and 2 other posting places within the Town. This is not a reassessment year.

Chair Ralph and Clerk Bernier have met the requirements of the BOR training and an Affidavit had been filed with the WI DOR on April 22, 2026.

Ralph verified that the Town of Otter Creek has an ordinance that exists for the confidentiality of income and expense information provided to the assessor under state law.

Ralph verified that the Town of Otter Creek does not have a policy regarding the procedure for waiver of Board of Review hearing requests, as such, any requests not formally noticed to clerk of BOR at least 48 hours before the first meeting of the BOR will be basis for refusal to hear objection at this first BOR.

Question to the Tax Assessor; Natalie DeLaskey, are there any new laws. No new tax laws, towers still remain exempt. Equalized value at 91%. Sales at 80%. Below 90% is out of compliance.

Receive the assessment roll and sworn statement from Tax Assessor; Natalie DeLaskey. Review the assessment roll and note any corrections at the meeting. No corrections were made.

Verify with Assessor that any Open Book changes are included in the assessment roll. Open Book was held Tuesday, August 4, 2026, from 3 pm to 5 pm. Assessor DeLeasky confirmed there were taxpayers present to review the assessments and ask questions of Assessor DeLaskey. No omissions or exceptions per Assessor.

Hear any timely filed assessment objections. None.

SUSPEND BOARD OF REVIEW – CALL TO ORDER THE REGULAR MONTHLY BOARD MEETING.
Suspend at 6:14 p.m.

Immediately following Board of Review – at 6:14 p.m.
Agenda - Town of Otter Creek – Regular Town Board Meeting
Otter Creek Town Hall – E5905 County Rd S, Wheeler WI
August 18, 2026

Call to Order regular board meeting at 6:14 p.m.

Approval of Minutes from the July 14, 2026 Regular Board Meeting and the July 29, 2026 Special Board Meeting. Motion by Ralph to approve the minutes, second by Bernier, MC.

Public Comments - Public Comment is limited to 3 minutes. As per the state's Open Meetings law, there will be no back and forth discussion with the town board. The state Attorney General's guidance is that board members can ask clarifying questions but that back and forth discussion is not advised.

Communication from Town Chair – Mark Seyer driveway erosion concerns.

Water running down the sides of the driveway to the culvert they installed. Put on agenda for September board meeting to review again. Colfax Fire & Rescue District transferring assets from the Village of Colfax, \$355,000, want payment of \$71,000/yr for 5 years. Job description for service director being developed.

Communication from Town Supervisors

- **Supervisor 2** – Update on 1180th (Solheim road). Updated on road bids for tree clearing. Update on 730th – road material. All the roads are graded by Faron. Update on propane costs.

Communication from Clerk –

- DC unit of WTA annual banquet Tuesday, Oct.20, 6:30 p.m. - \$19/person, and \$50 annual dues
- Preliminary estimate of Town of Otter Creek population – 544. Change of 46 persons (9.24%) since the 2020 census. Wis change is 2.9%. Approx 433 are of voting age in Otter Creek.
- Clerk to attend WTA training on levy and budget – Sept 24 – \$75

Resignation - Consideration and acceptance of resignation of Supervisor 1 Cecil Hayes – advertising for town board member. Motion by Bernier to accept the resignation of Supervisor 1 Cecil Hayes, second by Ralph. MC. Post position on website and town hall for 2 weeks. Schedule special meeting to review submissions, motion by Bernier, second by Ralph to hold Thursday, Sept. 3, 2026 at 6 p.m. MC.

Review and possible decision on road work for 600th Street. Road clearing will be budgeted in 2027 since work will not start until January, 2027. Could also consider Chad Mogan's road. Have Wirth complete the rock on 600th, \$16690, using the 1 ¼" limerock. Motion by Bernier to complete the road work on 600th, second by Ralph, MC.

Review and possible decision on quotes for clearing of trees along 730th and 1110th St. Three quotes, \$20,000; \$24,900, and \$160,000. Motion by Ralph to select Goettl Logging to have the work completed in January, 2027 at the cost of \$20,000. Second by Bernier, MC.

Propane Contract – Synergy prepay price of \$1.62 due 8/31/26, same price as 2024 and 2025. Propose Fall prepay of 1000 gallons. \$712.15 remains in prepay. Eau Claire Energy - \$1.199 for 30%, \$1.519 for balance. No prepay, contract for approx. gallons needed. 987 gallons used during the latest season. Motion by Ralph to switch to Eau Claire Energy for propane, second by Bernier, MC. Bernier will contact EC Energy to switch tanks, etc.

Flatland July Inspection report –

7/1/26 – Rice E7212 1110th Ave electrical service

7/15/26 – Seyer N9991 670th St – Foundation and drain tile

7/16/26 – Rice – new home inspection, home ready, still need to finish 2 legal paths of egress

7/28/26 – Seyer N9991 670th St, UF Plumbing

7/29/26 – Rice – deck inspection

Special Assessment request – Aaron Dahlberg and Rebecca Dahlberg, N11267 County Road S, Wheeler, WI sale to Patnaude; Guy E. Ferry and Adrienne Ferry, 1020th Ave., Wheeler sale to Kyle P. Deutsch and Heather C. Deutsch; Ronald Lee Geis and Teri Lynn Bookless-Geis to Steven M Pasco and Rochelle A. Pasco – E5450 1090th Ave, Wheeler.

DC Zoning - Roger Gunnufson surveyed off 7.71 acres excluding ROW which includes his home and buildings from a larger parcel

Driveway permit – Alyssa Schultz – on 670th St. She will apply for address and put in the culvert once the road is finished.

Patrolman pay – determine shop rate vs. regular patrolman pay rate. Motion by Bernier to pay shop rate of \$100/hr for maintenance of town equipment at the patrolman personal shop. Second by Ralph, MC. Other pay rates remain as \$29/hr for plowing and grading, \$28/hr for mowing.

Discussion and determination on possible update to driveway ordinance – any special stipulations on water runoff. Motion by Bernier to update ordinance removing section stating the town will put in driveways, second by Ralph, MC.

Treasurer - Review treasurer's report. Motion by Bernier to accept the treasurer's report, second by Ralph, MC.

Auditing of bills for payment. Bills circulated and approved by the Town Board.

Any other business

Adjournment of Regular Board Meeting. Motion to adjourn the regular board meeting at 7:30 p.m.

Adjournment of BOR. Motion to adjourn BOR at 8:00 p.m. by Bernier, second by Ralph. MC