

**VILLAGE OF WAUSAUKEE  
VILLAGE BOARD MEETING  
WEDNESDAY, JANUARY 9<sup>th</sup>, 2008  
WAUSAUKEE VILLAGE HALL  
428 HARRISON AVENUE**

**7:00 PM**

**MINUTES**

1. Call to Order - Village President Clark Caine called the meeting to order at 7:00 pm. Village Trustees present were Julie Parkansky, Randy Schmidt, Jeff Townsend, Jerry Wojcik, Rosie Figas, and Hilbert Radtke. Also present were Street/Water/Sewer Supervisor Darryll Schmidt, Village Clerk Toshia Ranallo, Deputy Clerk/Treasurer Heidi Jeske, Village Treasurer Sara Pullen, Economic Development Committee member Ann Hartnell, Ron Lawrence from Coleman Engineering, residents Joellen Simpson and Pat Brien, American Legion members Mike Gavigan and Kurt Konell, and Shirley from the Peshtigo Times.
2. Approval of Agenda – Jerry Wojcik made a motion seconded by Jeff Townsend to approve the agenda. Motion carried.
3. Audience to Anyone Wishing to Speak – Trustee Julie Parkansky talked to Ken Wallace about the cost of the sign for the pavilion. In order to get an accurate quote, the exact wording for the sign must be decided upon. The board decided to send the matter to Parks and Beaches committee.
4. Business with Guest
  - a. Discussion/Action – School referendum – Due to a prior commitment, Jan Dooley could not attend the meeting. President Caine, then, gave a brief explanation of what the school referendum entails. The school district is going to be running a deficit of nearly \$250,000 from the 2008-2009 school year through the 2012-2013 school year. Part of this deficit includes a loan payment of nearly \$700,000 to be paid from 2008-2013. At that point, the school will be paid in full. The referendum proposes exceeding the revenue cap through the duration of the loan to help alleviate some of the burden. In 2008 the suggested tax levy is \$1,125,000 and in each of the remaining four years \$1,000,000. If the referendum fails, Dooley has stated that the school will start proceedings to close. Caine urged all board members and residents to attend the upcoming school district meeting.
5. Motion to Approve Minutes – Regular Village Board Meeting 12/12/07, Special Meeting on 12/12/07, and Special Meeting on 1/7/08 – Hilbert Radtke made a motion seconded by Julie Parkansky to approve the minutes. Motion carried.
6. Motion to Approve Bills – Jerry Wojcik made a motion to approve the bills seconded by Rosie Figas. Motion carried.
7. Treasurer’s Report – President Caine stated that sewer is showing a loss. The Village is also showing a small loss, but that will change to a \$5,000 – \$6000 profit as soon as some more interest income is recorded, Wausaukee Composites is billed for their share of the culverts, and some of the expenses are allocated to sewer. Hilbert Radtke suggested looking into renting another spot(s) on top of the water tower for added income. President Caine showed concern over the deficit in sewer and relayed to the board his thoughts on raising rates as of July 1<sup>st</sup>. After thorough review of the report by the board, Rosie Figas made a motion seconded by Julie Parkansky to approve the treasurer’s report. Motion carried.
8. Approval of Major Purchases
  - a. Inlet Electric Quote – Tabled until JT Electric quote is received. Compare at next meeting.
  - b. Hydro Designs, Inc. – Tabled indefinitely
9. Committee Reports – Trustee Rosie Figas explained the outcome of the TIF meeting to the board. She stated that the committee would like to see the Southview project rezoned to two-story, and if approved, ask the developer to redesign the project accordingly. The board decided to put the committee’s recommendation on next month’s agenda as a discussion/action. Also discussed was the ECDC meeting. Figas mentioned that

the gentleman who owns the 25 acres east of town on Highway 180 would sell to the Village for \$45,000. This price was good for 60 days.

10. Village Street and Utility Report – Removal of vehicles on village streets during/after snowstorms – Darryll Schmidt explained that plowing on village streets when cars are parked in the way is not only difficult but also extremely dangerous. There is an ordinance, but the question of how to enforce it was raised. If the Village was to issue citations and tow violators, the question of who would do the towing and where they would be towed was raised. After lengthy discussion, it was decided that Darryll would construct a list of offenders and Toshia, Sara, and/or Heidi would make a phone call to each person to remove their vehicle from the street. Darryll also mentioned that the Sewer Department is getting ready for it's inspection later in January. Davies Water was here recently and found two leaky hydrants - one was replaced and one was repaired. He then passed around the broken seal from one of the hydrants and explained that from a break as small as that one was, the Village may have lost between 8,000-10,000 gallons a day depending on the pressure. Darryll reported that the water usage dropped 6,000-8,000 gallons a day after the repairs were made. Finally Darryll stated that the Village received \$22,000 in grant monies from the MSIP program. This grant, as President Caine started explaining, is for the improvements to Orlando Drive. The board has budgeted \$58,000 for the 2009 project, which would complete approximately 1300 ft. A motion was made by Hilbert Radtke and seconded by Jeff Townsend to approve the Street and Utility Report. Motion carried.
11. President's Report – President Caine informed the board members that he would like a separate checking account for Water/Sewer. No discussion took place. This item will be on next month's agenda.
12. Old Business
  - a. Discussion/Action – Old Village Hall property – President Caine called the state about the Beaver loan. He stated that they didn't seem to think that the old Village Hall would qualify, but they would look into it further and get back to him. Caine went on to say that he contacted Delaet for another quote. The cost of demolition, which includes removing the slab, dumping fees, filling in the basement, and grading the lot, would be \$22,800. It was decided to table the issue until next meeting due to Mr. Meetz not vacating the property yet, and the state not getting back to Caine about the loan.
  - b. Discussion/Action – Warehouse update – President Caine informed the board that the architect is drawing up the plans for the new building.
  - c. Discussion/Action – Library update – Joellen Simpson stated that she went to the Amberg town meeting and received very positive feedback. Her next course of action will be to attend Athelstane's meeting. She also mentioned to Darryll that the light on the southeast corner of the building is not working.
  - d. Discussion/Action – Old school update – President Caine stated to the board that unless the Village is going to take action, then the only course of action is to let the building deteriorate or hire lawyers to start proceedings against the owner. If the current owner was still willing to donate the school and the Village wanted to take over ownership, the cost of removing the middle section is quoted at \$50,000. This price includes disposal of the entire building as contaminated waste. Caine stated that the Village is probably eligible for a grant that would cover 50% of the cost. Keeping the brick would save the Village money as well. Obtaining the 5-acre school property includes the lots behind the building. Wausaukee Composites is renting the addition behind the gymnasium, and Caine stated that the Village could rent out the gym itself for additional income. Hilbert Radtke suggested saving the brick in the old ball diamond behind the school, and potentially selling it if there was an interested buyer. Randy Schmidt asked if the board could authorize Caine to start talks with the owner. Caine agreed to talk with him about donating, stated that he would collect some more figures, and moved to table the issue until next month. The board agreed.
12. Approval of Permits/Licenses
  - a. Building Permit – Cheryl Kitchenmaster/626 Main Street – Repair – Jerry Wojcik made a motion seconded by Hilbert Radtke to approve the Building permit. Motion carried.

- b. Operator License – Ashlie Martinson/BP – Hilbert Radtke made a motion to approve the operator’s license seconded by Julie Parkansky. Motion carried.
- c. Provisional Operator License – Elizabeth Hoffman/Citgo and Patricia Jarman/Citgo – Randy Schmidt made a motion seconded by Hilbert Radtke to approve both provisional operators’ licenses. Motion carried.

### 13. New Business

- a. Discussion/Action – Increase in hours for Heidi Jeske – President Caine stated that he would like to have Heidi start performing all of the cross-connection and home inspections as well as testing the water/sewer samples. Caine laid out the numbers on an overhead and, in short, his figures state that having Heidi perform these duties would profit the Village by roughly \$3,500 per year. After a short discussion, the issue was tabled until next meeting.
- b. Discussion/Action – Purchase of Rhino blade from Beaver Machine, Inc. – Darryll began by introducing a second quote from John Deere for a comparable tractor attachment. Jerry Wojcik asked if there was a need for this equipment right now. Darryll stated he could find some use for it now, but the majority of what he’d use it for would be in the spring and summer months. Randy Schmidt stated that he would personally like to see the Village go with the Rhino because it’s a heavier unit. He also said that this unit acts like a grater, which is useful in getting ground in ice off the road. The board decided to table this issue until spring.
- c. Discussion/Action –Ice Skating Rink/ Evergreen Park – After a discussion about where to put the ice rink, the board decided that the area behind Hoover’s would be best. President Caine asked the board to make a motion to have Hilbert Radtke proceed with the project. Julie Parkansky made the motion seconded by Jeff Townsend. Motion carried.
- d. Discussion/Action – Lion’s Club tax bill/donation - \$128.81 – President Caine stated that last years donation to the Lion’s Club was \$150. Rosie Figas made a motion to again donate \$150 seconded by Jerry Wojcik. Motion carried.
- e. Discussion/Action – American Legion tax bill/donation - \$759.55 – President Caine started by asking why the American Legion is not listed as the owner of the property. He stated that he spoke with the Register of Deeds recently, and they said that the owner of said property is still listed as Kim and Bob Orlando. Legion member Mike Gavigan stated that he does not know why the Orlando’s are listed as owners since he has the closing papers in his possession, which state that the American Legion has owned the building since January 2007. He went on to say that Packer Valley Title handled the closing. Julie Parkansky suggested to Gavigan to contact the title company and explain the situation so they can rectify it as soon as possible. After a lengthy discussion, the board decided that the American Legion should have the tax bill paid in full. Jeff Townsend made a motion to approve a donation of \$700 seconded by Julie Parkansky. Motion carried.
- f. Discussion/Action – Community Code Service proposal – Heidi Jeske explained that the attorney is asking for 1/3 of the money upfront upon which time a presentation to the board will be made. After the presentation, another 1/3 of the money is required. Once the project is completed, the final 1/3 will be due. She went on to explain the benefits of having an attorney handle the writing of the Code of Ordinances including genuine legal services, thorough professional review, and ordinance updates. Jeff Townsend made a motion to proceed with this company seconded by Jerry Wojcik. Motion carried.
- g. Discussion/Action –Appoint Chief Elections Inspectors (Georgi Kapalczynski & Jane Fritz) – Jerry Wojcik made a motion to appoint the Chief Inspectors seconded by Julie Parkansky. Motion carried.

- h. Discussion/Action –Appoint Election Workers (Joellen Simpson, Darlene Wojcik, Lisa Tracy, Marian Marcusen, Rosalyn Ladwig, Patricia Freele) – Hilbert Radtke made a motion seconded by Jeff Townsend to appoint the election workers. Motion carried.
- i. Discussion/Action – Insurance coverage – In an effort to reduce insurance costs for the Village, President Caine made some changes to the policy and presented them to the board. The changes included lowering replacement costs for Village vehicles, raising the deductible to \$1,000 from \$500, eliminating total location value of Payant Park and the sand shed, lowering contents values for Lion’s Club, library, and storage shed, removing \$12,000 from property value from the treatment plant, dropping building values of restrooms at the park to \$100,000 and storage shed to \$40,000, and changing the building value of the old fire hall to \$10,000. After lengthy discussion, Rosie Figas made a motion seconded by Jeff Townsend to approve the changes to the insurance coverage. Motion carried.

14. Additional Business

- a. Discussion/Action – Convene to closed session per Sec. 19.85(1)(e), Wis. Stats., disposition of Jerry’s Market – Jeff Townsend made a motion seconded by Rosie Figas to convene to closed session. Motion carried.
- b. Discussion/Action – Reconvene to open session – President Caine expressed the board’s interest in purchasing Jerry’s Market for \$75,000 with \$15,000 down and the remaining balance payable at \$10,000 per year plus interest with a balloon at the end of 5years. Jerry Wojcik will, in turn, rent the property paying for utilities, repairs, and insurance not including liability insurance, which the Village will provide. Caine also explained that the rental agreement shall contain a buy-out clause in the event that the Village sells the property before the five years is up. Rosie Figas made a motion seconded by Julie Parkansky to proceed. Motion carried. Jerry Wojcik abstained.

15. Adjourn – Julie Parkansky made a motion seconded by Jeff Townsend to adjourn at 9:40 pm. Motion carried.

(SP) 1/31/08

PLEASE NOTE: UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR ADDITIONAL INFORMATION OR TO REQUEST THIS SERVICE, PLEASE CONTACT THE VILLAGE CLERK WITHIN TWO BUSINESS DAYS
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