

**VILLAGE OF WAUSAUKEE
VILLAGE BOARD MEETING
WEDNESDAY, JANUARY 14TH, 2009
WAUSAUKEE VILLAGE HALL
428 HARRISON AVENUE**

7:00 PM

MINUTES

1. Call to Order – President Clark Caine called the meeting to order at 7:00 pm. The following Village Board members present were Julie Parkansky, Randy Schmidt, Jeff Townsend, Jerry Wojcik, Rosalyn Figas, and Hilbert Radtke. Also present were Street Supervisor Darryll Schmidt, Water/Sewer Operator Pam Aide, Treasurer Sara Pullen, part-time employee Dave Heritsch, community residents Joellen Simpson, Ruth Schroeder, Pat Brian, Rose Wallace, Norbert and Deb VanDenelzen, Ann Hartnell, Ruth Jicha, Kellen Stumbris, John Ranallo, Karen Corbein from Wausaukee Library, Building Inspector Jane Meisner, Wayne Ruechal from Independent Inspections, and Village Clerk Toshia Ranallo.
2. Approval of Agenda – Hilbert Radtke made a motion seconded by Jerry Wojcik to approve the agenda. Motion carried.
3. Audience to Anyone Wishing to Speak – none
4. Business with Guest
 - a. Discussion/Action – Jane Meissner/Building Inspector – Jane Meissner introduced herself. She is a Building Inspector for her agency called Nature’s Edge Inspection Agency. Caine asked the board if anyone had any questions for her. Caine mentioned that Peter Kruit from Assured Inspections and Wayne Ruechal from Independent Inspections were also interested in this position. Caine stated that Kruit has been appointed by the state for new housing construction only in our area. Radtke asked if the village does not appoint an inspector, will Kruit inspect our new houses. Caine confirmed yes and added that the Village does not have a choice in this matter. Caine stated that the Village is looking for an inspector that will inspect decks, garages, pools, additions etc. Figas asked if Kruit will be inspecting new houses in all of Marinette County. Caine referred this question to Wayne Ruechal. Ruechal stated that his firm Independent Inspections, had the contract for areas in Marinette County, but the contract went out on rebid and Assured Inspections had successfully won the contract. Ruechal stated that he was under the assumption that the Village was planning on hiring their own building inspector and opting out of the state’s portion of it. Figas stated that that is her question. Caine stated he would like to retain Kruit for new housing but hire an inspector for the additions. Ruechal stated that the Village will have to adopt the UDC Code (Uniform Dwelling Code) and then send it to the state. Clerk Ranallo stated that the Village has the UDC code adopted and it is published in the Village of Wausaukee’s ordinance book. Meisner stated that the Village can send a copy of the ordinance, along with information on the inspector that they plan to hire to the state so they are properly notified.

Caine compared the fee schedules provided. After a brief discussion the Board decided to retrieve additional information from Kruit on his residential fee schedule and make a decision next meeting on choosing a building Inspector. Matter tabled for February 11th the next regular board meeting.
5. Motion to Approve Minutes – Regular Board Meeting on 12/10/08. – Jeff Townsend made a motion seconded by Randy Schmidt to approve minutes as printed. Motion carried.
6. Motion to Approve Bills – Jeff Townsend made a motion seconded by Randy Schmidt to approve the bills. Motion carried.

7. Treasurer's Report – Townsend question why there wasn't money budgeted for insurance. Caine stated that the figures were not broken down. Caine stated that he will have Treasurer Sara Pullen check into the matter.

Radtke asked what the comparison of snow removal is for this year and previous years. Caine assured that the cost is high but reminded the board of a record winter season. Randy Schmidt made a motion seconded by Rosalyn Figas to approve treasurer's report. Motion carried.

8. Approval of Major Purchases – none

9. Committee Reports – none

10. Village Street and Utility Report – Townsend commented that the ice rink should be done this coming weekend. The ice rink is located across from the Wausaukee Library in the fairgrounds parking lot. Jeff Townsend made a motion seconded by Jerry Wojcik to approve the street report. Motion carried. Jeff Townsend made a motion seconded by Randy Schmidt to approve utility report. Motion carried.

11. President's Report

a. Audit Report – Tabled for next meeting.

b. Employee Handbook/Job Descriptions – President Caine stated that he is turning over the employee handbook and job descriptions to Trustee Townsend. The information will be provided to the board members before the next monthly meeting.

Caine stated that a situation has occurred involving an employee that has injured themselves. The question Caine asked the board is; should we pay this employee for time spent to and from the Dr.'s office. Clerk Ranallo stated that she had spoken with workers compensation and they explained that mileage will be covered through them, but it is up to the employee to go before or after work to the Dr.'s office. She added that it is not the responsibility of the employer to pay this employee for that time. Ranallo stated that workers compensation said especially when there was a return to work form issued after the initial visit. Ranallo also stated that workers comp explained that it could also be up to the employer's discretion. Townsend stated that he would like to know what other communities do in this situation. Clerk Ranallo agreed to gather information from other communities and distribute that information to board members for next monthly meeting.

c. Tax levy – Caine distributed a handout of the tax levy. Caine stated that tax on a \$50,000 home decreased by 8 cents (\$.08). He stated that the school referendum did not affect these residents. However the tax on a \$100,000 home increased by \$25.80.

12. Unfinished Business

a. Discussion/Action – Park Cameras – President Caine stated that UES Computers will install the old cameras for under \$500. No motion.

b. Discussion/Action – Old School/Community Center Proposal – Caine stated that he is all for the library and getting the library a better building. He stated that he thinks that the old school would be an ideal spot for the library's location. Caine stated that at last month's meeting he had stated that the village could proceed with this idea without using any new money. Caine provided the board members with a list of cutbacks that he would use if he were running this alone. The first action he would do is charge rent for the cornfield at \$30 a month, which would bring in \$360 a year. He would then approach the bank and ask how much would they give in a loan. That amounts to \$6254. The next cutback he would make is to reduce dumping of the sludge tower from 2 weeks to 5-6 weeks, and empty once a year compared to twice a year. That would save \$200 a month and over 30 years the bank would give a loan of \$41,892. Caine then would reduce the thermostat in the shop to 55 degrees from 62 degrees and save over a 30 year span of \$41,892. Next the old shop at the old school is currently being rented. Within a 15 year span that would amount to \$33,798. Next Caine stated that the Village could rent their part of the new warehouse at \$300 a month and get a loan worth \$16,289.

Parkansky disagreed with this action stating that she voted for a warehouse for storage not for income. Caine reminded the board that these are his ideas and knows that not all board members would agree with this process. Caine asked the board if they would rather have a community center or a storage building. Next Caine would eliminate 2 trustees. Caine stated that he thinks that 7 trustees' is over kill and that the village could get away with having just 5. At \$370 a month over a 30 year span the bank would give a loan of \$77,501. Next on the list is library rent at \$600 a month and over a 30 year span the bank would give a loan of \$125,677. Caine stated that the village could rent the old gym at the old school for \$900 a month and at 5 years the bank would give a loan of \$48,869. Parkansky expressed that she had spoken with an engineer who had inspected the gym in 2006 and they had said the roof needed to be replaced. Caine stated the roof was redone in 1993 and the roof is the only part that is not leaking. He said that the water came in through the locker rooms. He said that that would amount to \$48,869. Caine stated that the Town of Wausaukee could contribute \$500 a month, the figure that they have already agreed to give the library. This would amount to \$67,596. Parkansky asked if Caine had talked with the Town because that amount was allocated for the potential Kenny Gocht's building on Main Street. Caine expressed that he thinks the Town would agree. Next Caine stated that the Village could change their garbage pickup which could possibly save \$500 a month, and that would amount to \$104,730 over a period of 30 years. Caine stated that he is still negotiating this figure and it is still up in the air. Caine stated that the list shows quite a bit of money but if they needed more they could sell the firehouse and Village Hall Building to the Town of Wausaukee. He said that this could become their firehouse. He stated that the Town wants to get out of \$1000 a month rent and be on their own. Caine stated that we could take the appraisal of this building and multiply it by 80% of the appraisal amount and that's what the Town would pay us. Caine stated that it would amount to approximately \$120,000. Caine stated that the Town would have this Building but the Village would own the old school, a potential community center. Caine stated that these cutbacks are approximately \$700,000. Caine stated that if we were to do this with a 50% grant the Village is looking at \$1.4 million project. Caine stated that to remove and dump the waste from the old school would be approximately \$34,000. Hartnell stated that in last meeting minutes it states a \$40,000 dumping fee. Parkansky agreed and stated it also states that that fee would be classified as hazardous waste. Caine stated that is not accurate and that the county will charge us for normal waste but treat it as hazardous. Hartnell asked if Caine had gotten this in writing from John Lefebvre. Caine stated he didn't think he needed it in writing. Norbert VanDenelzen asked what the projected renovation cost would be. Caine stated that it has a flat roof. He said that they could put on a shingled roof for \$65,000. VanDenelzen asked about internally. Caine stated that it would need paint, tiles and electrical. Parkansky added that it will need structural work. Caine stated there is no structural work needed. Caine stated that projected cost of the project is approximately \$350,000 which does not include cost of the gym. Parkansky expressed her concern that the figures presented are all projected numbers. VanDenelzen asked if they went this way how long would it take to have the library up and running. Caine responded with July 1st, 2009. Hartnell expressed that the Village does not even have the grant yet. Caine stated that we could do some of it without the grant in hopes that we will receive the grant. Caine said that Obama will be coming out with a grant package that will be unbelievable. Caine stated that history shows that whenever our country is in a recession the government does pitch in with these kinds of grants. VanDenelzen asked if the board has approached an engineering firm to inspect it and to see if the building is useable. Townsend stated that as a board they have not decided to do this project. VanDenelzen stated that if the board is unsure there is no way this project can be done by July 1st, 2009. Caine stated that he thinks that the library part could be done by that date. Parkansky asked if the owner of the old school has been contacted about this projected endeavor. Caine stated that he has talked with the owner and there are two conditions. One is \$10,000 cash and the seconded is that the Village names it The Chuck Edlebeck Community Center. Radtke asked what the anticipated expenses would be. For example, heat, lights, insurance, and upkeep. Caine stated that it will be significant, but approximately \$1500 a year for heat. Caine stated that he thinks that the library could contribute to heat costs.

Kellen Stumbris asked Caine if the property is in violation. Caine stated that it would cost us \$35K to \$40K to fix it up and it would cost us the same amount in legal fees. Caine added that this could also be drawn out in court for years. John Ranallo stated that if we make it a community center or not, something needs to be done now. Ranallo stated that Crivitz would never let this happen. Pat Brien asked Parkansky what the engineer told her. Parkansky stated in back in 2006 that total cleanup cost would be \$3 million and that the new building was not structurally safe, but could be made safe. Caine asked Parkansky what the engineer's name was. Parkansky would not reveal the engineer's name. She stated that the engineer did not want her to mention his name. Caine stated that Immel Engineering Firm had given him a clean bill of health on the building and that it was structural sound. Parkansky asked Caine when the last time an engineer had been in to inspect the building. Caine stated that next month we will look at Julie Parkansky's property. Caine stated that the Village could pick up an extra \$10,000 because Parkansky's house is on Village property. Parkansky stated that she had it surveyed. Caine stated that he has also had it surveyed and she is on 2 feet of Village property. Townsend stated that this has nothing to do with the current issue. Caine stated that it has to do with credibility. Caine stated that he had HGM Architecture, Immel Engineering, and Martisen & Esol in to inspect the building in 2006. Figas stated that the Village needs to have an engineer inspect now. Caine suggested that the Village should have Immel inspect it again. VanDenelzen questioned the library expense that was approved in the budget. Caine stated that the budget was approved but that doesn't mean that the board approved to spend the money for Kenny Gocht's building. Figas stated that the Village has given the library their word that they would support them and will not back out. Caine stated that he will vote against spending the money for the building on Main Street. Townsend stated that the board made a decision last year to support the library. Townsend stated that as of last month everything changed. Townsend expressed that he would like to see something done with the old school, but does not agree with cleaning up another man's mess. Townsend added that the board needs serious numbers for this project. Rose Wallace expressed her disappointment to Caine and stated that what he is doing is holding the library hostage. Caine stated that he can't see spending \$1625 a month for 15 year lease which amounts to \$293,000 and only gaining 300 sq. feet. Ruth Schroeder expressed her concern and said that the library is going to move forward into Kenny Gocht's building. She added that Caine's proposal tonight is a great proposal. Schroeder stated that the library will make a commitment to Gocht for a 3-5 year lease. She added that and if the Village has everything in place at that time, the library can reexamine it then. Caine stated again that he is not against the library. He is all for it. Caine expressed that up until tonight it was a 15 year lease. Figas agreed. Caine stated that a 5 year lease is a whole different story. Brien stated that nothing has been signed. Figas asked what exactly, is the lease. Brien stated it is a 15 year lease with 5 three renewal clauses. Brien mentioned that the library is seeking legal advice at this time. After a prolonged discussion The board decided that the library needs to approach Kenny to get a better handle of the length of the lease and the Village needs a fresh inspection on the old school. There was a motion made by Rosalyn Figas seconded by Randy Schmidt to have Immel Engineering Firm inspect the old school. Motion carried.

- c. Discussion/Action – Warehouse Lighting – Jeff Townsend made a motion seconded by Jerry Wojcik to keep the existing plan for fluorescent lights with a 200 amp service. Motion carried.
- d. Discussion/Action – Review Fire Pump Controller Quote for Wausaukee Composites – Randy Schmidt made a motion seconded by Jeff Townsend to purchase the fire pump controller from SPD Incorporated and have J & T electric install it. SPD Incorporated will then send a trained technician for start-up and assistance in putting the controller into service upon completion of the installation. Total cost \$9560.00 net. J & T Electric will install the pump for an estimated cost of \$870. Motion carried.

13. Approval of Permits/Licenses – none

14. New Business – none

15. Additional Business – none

16. Adjourn – Jeff Townsend made a motion seconded by Jerry Wojcik to adjourn meeting at 9:21 pm. Motion carried.

Posted on 1/26/08
At 2:00 pm by (TR)

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