

**VILLAGE OF WAUSAUKEE  
VILLAGE BOARD MEETING  
MONDAY, JULY 20TH, 2009  
WAUSAUKEE VILLAGE HALL  
428 HARRISON AVENUE**

**7:00 PM**

**MINUTES**

1. Call to Order – President Townsend called the meeting to order at 7:00 pm. The following board members present were Julie Parkansky, Randy Schmidt, Kellen Stumbris, John Ranallo, Rosalyn Figas and Hilbert Radtke. Also present were Street Supervisor Darryll Schmidt, Part time Water/Sewer Operators Pam Aide and Dave Heritsch, Treasurer Sara Pullen, residents Jerry Wojcik, Ann Hartnell, Joellen Simpson, June Caine, Ruth Jicha, Shirley Prudhome from the Peshtigo Times, Ron Hansche from HGM Architecture and Village Clerk Toshia Ranallo.
2. Approval of Agenda – Hilbert Radtke made a motion seconded by Julie Parkansky to approve the agenda. Motion carried.
3. Audience to Anyone Wishing to Speak – Julie Parkansky addressed the board and invited them to her backyard and asked them to view conditions of neighboring property. Parkansky added that the grass needs to be cut as well as vermin and unlicensed vehicles in the vicinity of the property. She requests Village action and stated this has gone on for a lengthy time. President Townsend stated that a letter will be sent to the property owner.
4. Business with Guest.
  - a. Ron Hansche/HGM Architecture – Discuss possible renovation plans for old school – Ron Hansche stated that he had met with June Caine, Jeff Townsend and John Ranallo 6 weeks ago to discuss the condition of the building and options for the Village. Hansche created a preliminary report for reuse of the property at no expense to the Village. He explained that the site contains approximately 2.5 acres. One acre lies north of Polk Street. The existing two-story structure was constructed in 1963/1964 and contains a total area of 19,208 sq ft on two floors. That structure was attached to the original school building which is partially demolished. Hansche stated it must be raised.  
The 11,000 sq ft gymnasium is located east of the demolished building and could be salvaged for reuse. The area between the gym and 7000 sq ft shop area requires demolition. The total gross area of the three remaining structures is 41,000 sq ft.  
The 1963 school addition is a masonry bearing wall structure with steel joist and metal deck roof structure. The second floor is steel/joist steel deck with concrete topping. The first floor is a concrete slab on grade. Since the building has been vacant for several years there is damage of interior including, floors, ceilings, and painted surfaces. All interior will have to be removed, reconditioned, or replaced. The HVAC, electrical and plumbing systems will require complete replacement. The exterior of the structure will require extensive rehabilitation. The roof, windows, and doors will all have to be replaced.  
Hansche stated that the original school structure has been partly demolished by the owner but the project was abandoned. He added that it is a danger to the community and action must be taken immediately.  
Hansche proposed the following potential reuses of the 1963 building which contains 9,600 gross sq ft on each floor. Village offices, community center, library area, incubator area for use

by economic development as office areas (area is needed), and satellite offices for County, State and/or other non-profit agencies.

Hansche stated that probable cost for the 1963 school addition are as follows. 9,600 gross sq ft for first floor is \$783,000; \$210,000 to bring the second floor for storage space; if a tenant were to become available the cost to finish the second floor would be \$450,000; a projected cost for an elevator would be \$80,000; the probable cost not including the elevator for public use of second floor or cost to finish the second floor equals \$1,000,000.

The probable cost for the gymnasium into a community rental hall would be \$660,000. The renovation of the shop area of approximately 7,000 sq ft would be \$250,000.

Hansche stated that the vacant property north of Polk Street would have no cost to develop. The property could be developed by a project developer or a public or private group; therefore, no expenditures are anticipated for that parcel.

Should the buildings be demolished and the site cleared for reuse, probable cost to the owner would be approximately \$165,000. Resale of the property once cleared would be \$50,000 to \$60,000 for the 1.5 acre site.

Hansche stated that he put together probable operating cost for the first floor; \$20,000 to \$25,000 per year.

In conclusion Hansche stated that the Village has two options. The Village can have the property condemned and issue raze orders. If the property were to become condemned it is not likely that the present owner will have the property razed. Hansche added that when a public body condemns and issues orders to raze the public body has the property demolished and the owner is invoiced. It could be assumed that the present owner will abandon the property with anticipation that his cost to demolish will be avoided. If this occurs the County would most likely become the owner. It can then be assumed that lengthy legal complications will result. The second option would be to negotiate with the present owner to take over the property as it exits and demolish the areas of the property that must be razed. If this option occurs, a detailed study of the site should be undertaken to determine:

1. The highest and best uses for the property either for public use, private use or a combination of public/private use.
2. Potential methods of financing for public or private takeover of the property to resolve the danger that exists with this abandoned property.

Hansche stated that in either approach, it is imperative that the Village in cooperation with the County make decisions to resolve this public nuisance as a life safety issue for the Village.

Hansche added that there are community block grants or rural development grants/loans to assist with funding for this type of project.

Figas asked June Caine if she had looked into any grants. Caine stated that she had contacted Rural Development and the Village would qualify for the full amount of a grant that they offer. Caine added that we would also qualify for a 50% Community Block Grant. Figas asked if any of these grants could be used for razing. Caine stated that not with Rural Development but she was unsure of the Community Block Grant. Caine added that she will check with them. Ann Hartnell stated that there might be a possible DNR Assessment Grant to help with razing.

## 5. Motion to Approve Minutes

### a. Regular Board Meeting

1. 5/13/09 – Julie Parkansky made a motion seconded by Hilbert Radtke to approve the minutes. Motion carried.
2. 6/8/09 – Hilbert Radtke made a motion seconded by Rosalyn Figas to approve minutes. Motion carried.

### b. Health, Welfare & Personnel Committee meetings

1. 6/8/09 – Julie Parkansky made a motion seconded by Rosalyn Figas to approve the minutes. Motion carried.

2. 6/12/09 – Rosalyn Figas made a motion seconded by Julie Parkansky to approve the minutes. Motion carried.
  3. 6/19/09 – Julie Parkansky made a motion seconded by Rosalyn Figas to approve the minutes. Motion carried.
  4. 7/3/09 – Julie Parkansky made a motion seconded by Rosalyn Figas to approve the minutes. Motion carried.
  5. 7/9/09 – Rosalyn Figas made a motion seconded by Kellen Stumbris to approve minutes. Motion carried.
  - c. Water & Sewer Utility Committee meeting 6/22/09 – Figas stated that she want “required” replacing “invited” John Ranallo made a motion seconded by Rosalyn Figas to approve the minutes. Motion carried.
  - d. Smart Growth Committee 6/22/09 – John Ranallo made a motion seconded by Rosalyn Figas to approve the minutes. Motion carried.
  - e. Special Village Board
    1. 6/15/09 – John Ranallo made a motion seconded by Julie Parkansky to approve the minutes. Motion carried.
    2. 6/29/09 – Rosalyn Figas made a motion seconded by Julie Parkansky to approve the minutes. Motion carried.
  - f. Parks & Beaches Committee 7/1/09 – Julie Parkansky made a motion seconded by Kellen Stumbris to approve minutes. Motion carried.
  - g. Street & Sanitation Committee meeting 7/6/09 – Randy Schmidt made a motion seconded by Kellen Stumbris to approve minutes. Motion carried.
  - h. Board of Review 7/6/09 – Rosalyn Figas made a motion seconded by Julie Parkansky to approve the minutes. Motion carried.
6. Motion to Approve Bills – Rosalyn Figas stated that she would like a copy of detailed deposits within her monthly packet. Julie Parkansky made a motion seconded by Rosalyn Figas to approve the bills. Motion carried.
  7. Treasurer’s Report – Hilbert Radtke made a motion seconded by Rosalyn Figas to approve the Treasurer’s Report. Motion carried.
  8. Approval of Major Purchases
    - a. Discussion/Possible Action – Lift Station Strainer Basket – Tabled.
    - b. Discussion/Possible Action – Valve on the Digester – Matter tabled for 2010 Budget.
  9. Committee Reports
    - a. Discussion/Possible Action – Water & Sewer Committee – Figas stated that the committee recommends the following:
      1. Water/Sewer checks are on the clock, not handwritten on the time card.
      2. A log book in intervals of 15 minutes should be kept by all W/S employees to be turned in nightly to the office and presented at all W/S Committee meetings and regularly scheduled Board meetings;
      3. All reports must be done by the named Treatment Plant Operator.
      4. Supervisors only attend regularly scheduled meetings, unless invited, and paid for one hour only.

Townsend stated that he disagrees with keeping a log book in intervals of 15 min. Figas stated the reason behind this is to give the committee a better idea on what is being accomplished throughout the day so the committee can then establish hours needed to complete the job. Heritsch asked if Water/Sewer utility could bring their log books after each week instead of after each work day. Hilbert Radtke made a motion seconded by Julie Parkansky to approve the above committee recommendations with log books turned in weekly. Motion carried.

- b. Discussion/Possible Action – Health, Welfare & Personnel Committee – Parkansky stated that the committee is continuing to work on the handbook.
- c. Discussion/Possible Action – Parks & Beaches Committee – Stumbris stated that the hiking trails have been flagged and the sandbox still needs to be placed. Stumbris stated that he will contact Rosenberger before the next committee meeting to discuss wood chips for the hiking trail.
- d. Discussion/Possible Action – Smart Growth Committee – The committee has been discussing a constable and reviewing the revised ordinance book.
- e. Discussion/Possible Action – Street & Sanitation Committee – The committee has been discussing how the village can save money in the department without raising taxes and/or reducing services. .

10. Village Street and Utility Report – Julie Parkansky made a motion seconded by Kellen Stumbris to approve the reports. Motion carried.

11. President’s Report – none

12. Discussion/Action – Approval of Permits/Licenses

- a. Retailers Class A
  - 1. Joe Bear’s Beer Den – Main Street/ Steve Devroy and Joe Linsmeier – No action.
- b. Operators License
  - 1. Kim Bartels/Hoover’s – Hilbert Radtke made a motion seconded by Julie Parkansky to approve license. Motion Carried.
- c. Temporary Retailers License
  - 1. St. Augustine Church – Julie Parkansky made a motion seconded by Rosalyn Figas to approve license.
- d. Driveway Permit –
  - 1. Carol M. Bieschke – Rosalyn Figas made a motion seconded by Kellen Stumbris to approve permit subject to Street Supervisor Darryll Schmidt’s approval. Motion carried.

13. New Business

- a. Discussion/Action – Resolution 2009-8 Recycling Grant Authorization – Julie Parkansky made a motion seconded by Hilbert Radtke to approve Resolution 2009-8. Motion carried.
- b. Discussion/Action – American Legion request use of Evergreen Park on August 8, 2009 – John Ranallo made a motion seconded by Hilbert Radtke to waive the rental fee for the American Legion on August 8, 2009. Motion carried. The Legion will hold a fundraiser for an ex-marine from the area to help raise funds to off-set medical and other expenses he and his family have incurred since his return from Iraq. The post will have live music, food, beer, and other events as they unfold. Saturday, August 8 from 11:00 am to 8:00 pm.
- c. Discussion/Action – LaBlanc, 125 & 175 Fairgrounds Road – requesting ‘No Parking’ signs be put up from beginning of property to the Village limits – Kellen Stumbris made a motion seconded by John Ranallo to put two more No Parking signs near the Leblanc property. Motion carried.
- d. Discussion/Action – Dave Heritsch requesting raise reimbursement from the date of issuance of his Waste Water Operator Certificate – Randy Schmidt made a motion seconded by Hilbert

Radtke to reimburse Dave Heritsch his \$1 raise for hours worked from May 6, 2009 to the time his raise went into effect.

- e. Discussion/Action – Clarification on Clerk/Treasurer Training raise – After a extended discussion Julie Parkansky made a motion seconded by Randy Schmidt to give Treasurer Pullen a \$1.00 raise for completing her first year of Clerk & Treasurer Institute and Clerk Ranallo a \$1.00 raise for completing her second year of Clerk & Treasurer Institute. Also added to the motion was to reimburse Ranallo a \$1 raise for hours worked from when her first year of Clerk & Treasurer Institute was completed to the present. Motion carried. Figas, Stumbris and Trustee Ranallo abstained from this vote.
- f. Discussion – Set Street & Sanitation Committee meeting – A committee meeting was set for Thursday, July 23<sup>rd</sup> at 4:00 pm.
- g. Discussion/Action – Village Aerial Picture – Figas stated that American Images from Marshfield will be here in either August or September. She said that there is a \$100 deposit to take the picture and a \$50 reduction if the Village decides to order a picture. The total cost would be \$750. No action taken.
- h. Discussion/Action – Private Well Permit Application – Hilbert Radtke made a motion seconded by Randy Schmidt to approve a private well permit for Roger Jicha. Motion carried.

14. Additional Business – none

15. Adjourn – John Ranallo made a motion seconded by Hilbert Radtke to adjourn the meeting at 10:17 pm. Motion carried.

Posted on 8/05/09  
At 1:00 pm by (TR)

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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