

## **Village Board Meeting – September 11, 2017**

On September 11, 2017, the Village Board meeting was held at 7:00 p.m. at Village Hall, 613 Main Street. Members present: President Stene, Trustees Halpin, Davis, Wolff, Burcham, and Schieber at 7:17 p.m. Excused: Trustee Rihn. Others present included LeAnn Ralph with the Messenger, Director of Public Works Bates and Administrator-Clerk-Treasurer Niggemann.

**Minutes - Regular Board Meeting August 28, 2017** - A motion was made by Trustee Halpin and seconded by Trustee Davis to approve the Regular Board meeting minutes from August 28, 2017. Voting For: Trustees Burcham, Wolff, Davis, Halpin and Stene. Voting Against: none. Motion carried.

**Training Request – Lynn Niggemann – Momentum West Industrial Land Development Seminar – September 26, 2017 – Menomonie, WI 54751** - A motion was made by Trustee Davis and seconded by Trustee Wolff to approve the training request for Niggemann to attend the Industrial Land Development Seminar on September 26, 2017. Voting For: Trustees Halpin, Davis, Wolff, Burcham and Stene. Voting Against: none. Motion carried.

### **Operator's Licenses – September 11, 2017 to June 30, 2018**

**Nicole Gotlibson – Kyle's Market** - A motion was made by Trustee Halpin and seconded by Trustee Wolff to approve the operator's license for Nicole Gotlibson. Voting For: Trustees Burcham, Wolff, Davis, Halpin and Stene. Voting Against: none. Motion carried.

**Caroline Dworak – Kyle's Market** - A motion was made by Trustee Wolff and seconded by Trustee Davis to approve the operator's license for Caroline Dworak. Voting For: Trustees Halpin, Davis, Wolff, Burcham and Stene. Voting Against: none. Motion carried.

**Summer Hegge – Express Mart** - A motion was made by Trustee Davis and seconded by Trustee Halpin to approve the operator's license for Summer Hegge. Voting For: Trustees Stene, Halpin, Davis, Wolff and Burcham. Voting Against: none. Motion carried

**South Cedar Street – Project payment authorization / Budget Transfer Request – Senn Blacktop, Inc.** completed the project on South Cedar Street according to the contractual terms on August 10, 2017. The invoice amount of \$16,430.27 is the payment in full. This road was resurfaced due to severe deterioration near the intersection of Third Avenue and Cedar Street. Since the completion of the road, it has been noticed that the storm water run-off is causing some additional pooling at 401 Cedar Street and 409 Cedar Street. Because there is no storm sewer in that section of town, options to address the issue are being considered.

A motion was made by Trustee Burcham and seconded by Trustee Wolff to approve the payment to Senn Blacktop, Inc. in the amount of \$16,430.27 and the budget transfer of \$12,000 from undesignated funds to cover the additional cost. Voting For: Trustees Burcham, Wolff, Davis, Halpin and Stene. Voting Against: none. Motion carried.

**Consider Estimates for Water Tower Control Panel Upgrade** – In June 2017, the Water Tower had some error codes that allowed the water tower to have low water levels. The DNR required that the Village have LW Allen look into the errors and determine if there are additional upgrades that would help reduce the chance of a similar occurrence. Bates had LW

Allen take a look and they have provided an estimate for an upgrade of the control panel as well as adding an alarm dialer, installing a local back-up control system, replace the existing pressure transducer and screw-in type of panel heaters, cost \$10,477. A second estimate was requested from B & M Technical Services, cost \$9,520. This is something that has been recommended, but not required by the DNR.

A motion was made by Trustee Halpin and seconded by Trustee Burcham to table this item for the 2018 budget discussions. Voting For: Trustees Halpin, Davis, Wolff, Burcham, Stene and Schieber. Voting Against: none. Motion carried.

#### **Consider recommendations from the Plan Commission**

**Sale price of a ½ lot** – Niggemann contacted the assessor, Barb Zempel, regarding the assessed value of a lot in the East View Development, \$14,900. In a previous meeting, it was agreed that if an interested party expresses interest in additional land, the Village would be willing to allow an individual to purchase a half lot in addition to the lot which will be free to them. The price needs to be determined for the half lot.

A motion was made by Trustee Davis and seconded by Trustee Burcham to approve a purchase price of \$8,000 for the additional ½ lot. Voting For: Trustees Schieber, Stene, Burcham, Wolff, Davis and Halpin. Voting Against: none. Motion carried.

**Pay as You Go TIF Incentives for Developers** – The Plan Commission recommends to the Board that they be open to Pay as You Go TIF incentives for developers. This could be items such as the Developer installs utilities and they would be refunded up to a certain dollar amount when the structure they have built has created tax dollars. The Developer may want to install sidewalks along Dunn Street with the same type of process. If they Board is in favor of this type of incentive, Cedar Corporation would be in contact with the Chippewa Valley Home Builder's Association to see if there are any Developer's that may be interested.

A motion was made by Trustee Schieber and seconded by Trustee Halpin to be open to possibilities of Pay as You Go TIF incentives if there are any Developers interested in running any ideas through the Plan Commission. Voting For: Trustees Schieber, Stene, Halpin, Davis, Wolff and Burcham. Motion carried.

**Network Infrastructure Assessment & Recommendations from CIT-** This document shared the findings of the Village software, lack of network, etc.

**Computer Integration Technologies (CIT) – IT Upgrades & Recommendations – Considerations for 2018 Budget** - A motion was made by Trustee Burcham and seconded by Trustee Halpin to approve the IT Upgrades and recommendations now rather than next year by using funds from the Assigned Future major equipment replacement fund balance. Voting For: Trustees Stene, Halpin, Davis, Wolff, Schieber and Burcham. Voting Against: none. Motion carried.

A motion was made by Trustee Schieber and seconded by Trustee Wolff to set a limit on the IT Upgrade not to exceed \$15,000. Voting For: Trustees Schieber, Davis, Stene, Halpin, Wolff and Burcham. Voting Against: none. Motion carried.

**Bremer Bank – Change of account type and use of a letter of credit vs. collateral agreements –** Bremer Bank is no longer going to have their Exec sweep accounts effective January 1, 2018. They will be transferring the current accounts from an Exec sweep to a money market account. This will be change a little bit of how we do business, but will allow for greater interest rate earnings on our money. The new account will also include the change from insuring the Village funds through collateral agreements; they will use a letter of credit with FHLB in Des Moines, IA. Overall this should be a good change for the Village. A motion was made by Trustee Halpin and seconded by Trustee Wolff to approve the account change to a money market and the Letter of Credit with FHLB. Voting For: Trustees Stene, Schieber, Wolff, Davis and Halpin. Abstained: Trustee Burcham. Voting Against: none. Motion carried.

**Review/Approval – Bills – August 28, 2017 – September 10, 2017 –** A motion was made by Trustee Davis and seconded by Trustee Halpin to approve the August 28, 2017 to September 10, 2017 bills. Voting For: Trustees Burcham, Schieber, Wolff, Davis, Halpin and Stene. Voting Against: none. Motion carried.

**Adjourn –** Meeting adjourned at 8:01 p.m.

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Gary Stene, Village President

Attest: Lynn Niggemann  
Administrator-Clerk-Treasurer