

Village Board Meeting – October 14th, 2019

On October 14th, 2019, the Village Board meeting began at 7:00 p.m. at the Village Hall, 613 Main St., Colfax, WI 54730. Members present: Trustees Halpin, Davis, Berge and Gunnufson. Excused: Trustees M. Burcham, K. Burcham and Jenson. Others Present: Gareth Shambeau with Ayres Associates, Barb Zempel with Zempel Appraisals, Public Works Director Bates, Administrator-Clerk-Treasurer Niggemann and LeAnn Ralph with the Messenger.

Call to Order

Pledge of Allegiance

Public Comments

Communications from the Village President – Gunnufson announced that as we get closer to snow falling, our residents should keep in mind that the Village has an ordinance against unregistered vehicles.

Consent Agenda

Regular Board Meeting Minutes – September 23rd, 2019 - A motion was made by Trustee Halpin and seconded by Trustee Davis to approve the Regular Board meeting minutes of September 23rd, 2019. Voting For: Trustees Halpin, Berge, Davis and Gunnufson. Voting Against: none. Motion carried.

Training Request - none.

Facility Rentals – none.

Licenses – none.

Consideration Items

Roosevelt Street Project – Final Pay Request – Shambeau explained that the final payment represents the retainage that was withheld until the punch list was complete. Bates also confirmed that the punch list was complete. A motion was made by Trustee Halpin and seconded by Trustee Berge to approve the final pay request for the Roosevelt Street project, \$6,320.88. Voting For: Trustees Davis, Berge, Halpin and Gunnufson. Voting Against: none. Motion carried.

Dog Park Discussion – Sarah Teele – Teele is interested in a dog park in the Village of Colfax. It has come to her attention that Colfax is in the process of purchasing the Ferry Pit land and she feels that a Dog Park would be a good fit for this land. Landmark Land Conservancy has been gifted, granted or purchased the land across the road from Felland Park for Colfax. They are also looking for ideas of what to develop it with; whether that is recreation, fishing or anything. She has called around Menomonie and Eau Claire to see what their specs were, how do they do things, what the scope looks like for us. Why do I want it, I pay rent to get my dog running. Colfax is a commuter town and commuter families could get their commuter dogs out there socializing here rather than going to Menomonie or Eau Claire. Teele talked with Chad Walla from Eau Claire, which has a 9 acre park for the large dogs and 1 acre park for the small dogs. The cost is \$5 per day and \$25 for locals. They use a percentage of the fees collected for maintenance of the park. 15 years of the park being opened, they were able to fund a new dog park with a cost of \$70,000. It is making money. Colfax is smaller than Eau Claire; however it is a potential community builder as well as a revenue builder. Gunnufson informed Teele that the Landmark is working with the township and the village has offered support of the project whether it is our police support or such. They are currently forming steering committees to decide what to do with the land. This type of program will be essential. It would be beneficial to bundle your research and provide it to a committee member once they are established. Gunnufson will pass the information onto the

committees as they are being formed. Gunnufson informed that the meetings occur on Tuesdays and Dean Logslett is the contact for that meeting.

Zempel 2020 Assessment Contract/ Maintenance Contract/Re-Valuation Contract – Zempel explained the three agreements that she has provided to the Village for review. The first one is for the 2020-2021 maintenance Assessment Agreement, \$20,400. This is the two year agreement that is for regular maintenance with no change of the price from the previous two years. The second agreement is the 2020 or the 2021 Revaluation Addendum to the Maintenance Assessment Agreement. This agreement would consist of a full revaluation in addition to the standard maintenance duties for an additional \$24,000. The 2021 full assessment would include:

- Preparation of new property record cards for all parcels utilizing existing building dimensions and photographs.
- Field inspections shall be conducted to verify interior and exterior data.
- Cost calculations and full value assessments for all taxable parcels in accordance with the Wisconsin Property Assessment Manual.

The payment of both the maintenance contract with the full assessment addendum would be the monthly installments of \$850 plus an amount for the Full valuation based on the percent of the project complete. The third agreement would be the 2020-2021 Exterior Revaluation Addendum to the Maintenance Assessment Agreement. The maintenance agreement cost of \$20,400 plus the cost of the exterior revaluation addendum, \$12,000. The exterior revaluation would consist of the following:

- Full value updates effective for the 2021 assessment roll.
- Utilize current property record cards.
- Conduct on-site property inspections as needed for new construction or property owner requests.
- Conduct a field review with exterior property audits.
- Prepare cost calculations and full value assessments for all taxable parcels in accordance with the Wisconsin Property Assessment Manual.

After discussing the agreement options, the question was raised regarding what are the minimum requirements if the Village chose the exterior valuation? When would the full revaluation be required? Zempel stated that in 2007 the Village did an exterior valuation. A revaluation would most likely be required by the state by 2026 depending on market conditions. Another question was asked about processing the full valuation on a percentage basis for budgeting purposes. Zempel stated that would be acceptable. A percentage of the project cost could be set aside each year for a complete revaluation by 2026 or a percentage of the field inspections could be completed each year with full values implemented in 2026.

A motion was made by Trustee Davis and seconded by Trustee Halpin to approve the 2020-2021 Maintenance agreement for a sum of \$20,400 with the Exterior Revaluation Addendum for an additional cost of \$12,000 to be paid in 2021 for the 2021 assessment roll. Voting For: Trustees Halpin, Berge, Davis and Gunnufson. Voting Against: none. Motion carried.

Red Cedar Sounds – Request for Donation – A motion was made by Trustee Davis and seconded by Trustee Halpin to approve a \$50 donation to the Red Cedar Sounds. Voting For: Trustees Davis, Berge, Halpin and Gunnufson. Voting Against: none. Motion carried.

WEA Trust 2020 Health Plan Renewal Information – Niggemann provided the Board with the WEA Trust 2020 Health Insurance Renewal. The documentation provides options which included:

- Original renewal was calculated at 31.0% increase.

With strategic negotiations between Benefit Advisors and WEA Trust the options below are possible options:

- Increase of 17.9% with no plan design changes.
- Increase of 15.2% with minor copay changes.
- Increase of 11.2% with deductible, maximum out-of-pocket, and copay changes.
- Possibly utilize ½ of the reserve which would reduce the above options by an estimated 3%.

Niggemann will provide specific cost by plan at a future meeting.

Public Works Building Update and possible action – Bates explained that the Public Works building is progressing. The final items left are the electrical and lighting and the insulation to be blown above the ceiling. Bates indicated that he has been trying to get multiple estimates, however at this point only has one for each item. The Board discussed that once the estimates are received, they can be presented at the next meeting. Niggemann indicated that due to the timing and the difficulties in receiving estimates, allowing a maximum price may be more adequate considering the project. A motion was made by President Gunnufson and seconded by Trustee Davis to allow Bates to approve up to \$20,000 for the additional work, lighting, electrical and insulation. Voting For: Trustees Davis, Berge, Halpin and Gunnufson. Voting Against: none. Motion carried.

Village Hall Open House Request – The Elevator Committee would like to hold an open house in the auditorium on December 7, 2019 from 1 p.m. to 3 p.m. During the open house, the committee would like to offer tours of the basement to make awareness of the projects that the fund raising is for. Niggemann has gotten approval from an engineering firm indicating that for the purpose of creating awareness of the condition of the space and create awareness, tours are acceptable. A motion was made by Trustee Halpin and seconded by Trustee Berge to approve the Open House for the Elevator Committee for December 7th, or any other date if necessary, and allow tours of the basement area. Voting For: Trustees Halpin, Berge, Davis and Gunnufson. Voting Against: none. Motion carried.

Veterans Day – Monday, November 11, 2019 – Consider rescheduling Board meeting to Tuesday, November 12, 2019 – A motion was made by Trustee Davis and seconded by Trustee Halpin to approve the meeting date change to Tuesday, November 12, 2019 in observance of Veteran’s Day. Voting For: Trustees Halpin, Berge, Davis and Gunnufson. Voting Against: none. Motion carried.

Review/Approval – Bills –September 23rd, 2019 to October 13th, 2019 – A motion was made by Trustee Halpin and seconded by Trustee Berge to approve the bills for September 23rd to October 13th, 2019. Voting For: Trustees Davis, Berge, Halpin and Gunnufson. Voting Against: none. Motion carried.

Adjourn – A motion was made by President Gunnufson and seconded by Trustee Davis to adjourn the meeting at 7:46 p.m. A voice vote was taken and all members voted to adjourn the meeting.

Scott A. Gunnufson, Village President

Attest: Lynn Niggemann
Administrator-Clerk-Treasurer