

Village of Spring Valley
Village Board – Monthly meeting minutes
May 1, 2024



Call to Order: President T. Koch called the meeting to order at 6:00 p.m. in Council Chambers

Members Present: T. Koch, Erickson, Huepfel, Lukes, O’Connell

Members Absent: Jorgenson, P. Koch

Staff: Administrator Emerson. Chief of Police Dulcie Lilly

Pledge of Allegiance was recited

Board of Review: Called to Order by Clerk Emerson. Roll call present: Emerson, T. Koch, Lukes, Erickson, O’Connell as alternate. Absent: Jorgenson. Chairman and Vice Chairman will be chosen at reconvene date. BOR will adjourn to Thursday October 3, 2024 from 4:00 to 6:00 p.m. or until all cases have been heard after this time. This is due to the revaluation; we will not have an assessment roll until September. Board of Review adjourned 6:03 p.m.

Public hearing: Conditional Use Permit – Chad Parent: S408 Sabin zoned Business/Commercial would like rental unit on site which is allowed as a Conditional Use. Parent would like to turn the building into 60% rental unit, 40% office/showroom. Clerk noticed in Sun, Clerk received no calls either for or against the CU permit request. Parent was at the meeting to answer questions. No one was at the meeting to oppose the request.

Public hearing: Rezone Commercial property to R3 Multi Family unit - John Kusz: Hwy 29 west. Kusz will build a 3-unit building on the lot which is in line with other units this size in that neighborhood. Clerk noticed in Sun, Clerk received no calls either for or against the rezone request. Kusz was at the meeting to answer questions. No one was at the meeting to oppose the request.

Approval of Minutes: Motion (O’Connell/Lukes) to approve April 3, April 16, April 23, 2024 Board minutes and note correction to March minutes that O’Connell should be marked as absent. Carried.

Approval of Agenda: Motion (Erickson/Huepfel) to approve agenda as adjusted to include a closed session at end of meeting re: nursing home, item #3 SVHRC updates will be moved to just before the closed session. Carried.

Appearances: none.

Library Monthly Report: O’Connell reported everything is going as normal, increased circulation. Summer programs are all organized. Library will be presenting to the school beginning of May with Becky and Clifford the Big Red Dog, Spring Forth Academy will also be coming for a library visit. Admin office gave the library a map cabinet that was refurbished for storage and looks wonderful. Trivia had its last night at The Spillway, received \$250 donation on a 50/50 raffle plus a separate \$100 donation from another participant. Katie is at a conference for the next 3 days.

Action items:

- 1) Motion (Huepfel/Erickson)** to approve the Parent Conditional Use permit. Ayes 5 by voice, nays none, absent 2, abstain none. Carried.
- 2) Motion (Huepfel/O’Connell)** to approve the Kusz rezone. Ayes 5 by voice, nays none, absent 2, abstain none. Carried.
- 3) The Village was awarded a 50% grant for the Glade Avenue Bridge project, one of 41 in the region. The bridge is in very poor condition and could eventually be shut down. For Van Buren, traffic control is divided into 2 pieces of the project, a construction meeting has not been held yet. Emerson will get a mailing list together for notices of the meeting for all involved who need access on Van Buren. Motion (O’Connell/Huepfel)** to approve Cedar Corporation construction engineering services contract \$52,900. Ayes: T. Koch, Erickson, Huepfel, Lukes, O’Connell. Nays: none. Absent: Jorgenson, P. Koch. Abstain: none. Carried.

Police monthly update: Calls for service 72. An early version of a report for Pierce County aid when our officers are not available was reviewed; the report will not include self-initiated calls. PCSO was in the Village 15 times in April in addition to our 72. PD did a school presentation along with Pierce County SO to educate parents about vaping, social media, mental health. Did a mock crash the week of prom which was very well received. The officers did a LAP training for domestic violence. They took care of range qualifications. Prom went well, no incidences. Coming up is graduation and Old Car Show. Narcan now carried in squad. Good feedback from school on the additional officer at school.

- 4) Clinic update:** still waiting, bids open May 16th. Hoping to open mid-September/early-October. Adequate parking will be available for staff and patients.
- 5) Cedar Corporation Comprehensive Plan Update Services contract:** Josh Miller from Cedar Corp reviewed which portions of the CP should be reviewed and updated if needed. We need to get the Plan Commission active again. This will open the door for WHEADA program funds. TID money is not available to be used for costs in updating the CP. O’Connell asked what other resources might be available besides General Fund. Huepfel suggested holding off a few months as we have several other projects currently needing funding, we could also budget for this as a 2025 expenditure. President Koch suggested sending it to Finance Committee who will be meeting next week to see if funding is available somewhere. Board in agreement, deferred to Finance.

- 6) **K. Schilling request for sale of Well #2 lot:** Schilling purchased Well #2 in 2019, due to previous errors the legal description is not correct and the cost to clean it up was more than she wanted to spend. The Village's position was that ownership would transfer at no cost to them. Schilling payments were returned; Village still owns the parcel. Schilling would now like to repurchase. Schilling was present at the meeting and said she wants to again revisit having the Board pay half of the cost to correct the legal description. Schilling told Shafer Lawn Care she would mow the parcel on her own schedule. Huepfel stated that precedent dictates we do not pay to get rid of our own property; the only person to benefit is Schilling and the tax revenues will be minimal. If there is unknown property in the Village it goes to the Village by default; the Village does a Quit Claim deed to the requester. O'Connell suggested \$1200 toward legal work, Emerson commented the budget was balanced at 1/1/2024 what are you giving up. It was also added that as soon as we pay for this, we'll be paying for everyone's bad legal description. Emerson will get in touch with Village Attorney Helgeson to see what it would cost to correct the legal description.
- 7) Pay requests and Treasurers Report approved as presented.
- 8) **Next Board meeting June 5, 2024 at 6:15 p.m. confirmed.**

Clerk's report: Building permits two including Oevinger lot 15. Meridian Environmental is doing a ground survey of the Cenex gas station for contamination which is standard procedure after sale of property, there is no indication of contamination. GFL is changing their holiday schedule to include more days, an updated holiday schedule will be posted to let people know. ES, MD, need to be scheduled. 30 applications have been received on Indeed for the PW position, not all qualified but they will all be included in packets and reviewed. Try email route again on scheduling a Special Board meeting.

President's Report: none.

Motion (Lukes/O'Connell) 7:32 p.m. to go into closed session per SS 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. For the purpose of discussing recent activity at the nursing home. Megan Corcoran from HDG was included on the phone during the closed session.

Motion (Huepfel/Erickson) 8:34 p.m. to go back into closed session

Action from closed session - none

Motion (Huepfel/Lukes) to adjourn 8:34 p.m. Carried

Respectfully submitted

Theresa Koch, President

Luann Emerson, Administrator