

January 2, 2025

Call to Order: President T. Koch called the meeting to order at 6:18 p.m. in Council Chambers

Members Present: T. Koch, Erickson, Huepfel, Jorgenson, P. Koch, Lukes, O'Connell

Members Absent:

Staff: Administrator Emerson

Pledge of Allegiance was recited

Approval of Minutes: No minutes were available for approval.

Approval of Agenda: **Motion (O'Connell/Huepfel)** to approve agenda as adjusted to move SVHRC updates after just before Pay Requests. Carried.

Appearances: Mitch Case was present to request an opportunity to bid on haying Village property in Westland Meadows Business Park. It is currently being done by another party and the Village receives revenue from the crop. Send to Finance Committee to sort through.

Library Monthly Report: No monthly report tonight.

Action items:

- 1) No one from Family Dollar was present for their request for designated parking places. This item will be discussed at a Public Works meeting if it comes up again.
- 2) **Schilling:** Emerson reported there is no evidence of a Conditional Use Permit being issued in 2014. The Administrator at that time relayed the process for a CUP, a public hearing was held in August 2014 based on KS request at that time, the agenda for that same night listed this item as up for approval by the Board. No action was taken, there was no CUP issued, neither KS nor Village can locate any sign of a CUP being issued. Attorney at that time, Rory O'Sullivan suggested to the Board they look at an ordinance change. No one remembers what that change might have been. The next month there were a few ordinances to approve, nothing having to do with KS, CUP, zoning, etc. The item appears to have dropped after that. currently the zoning is Commercial which as living quarters secondary to a business of which there is none at this time. Emerson will check with current attorney to find the easiest, legal way to correct the situation and allow KS to keep the property as residential. This should not affect the adjacent property KS will purchase from the Village.
- 3) **Mattison:** O'Connell stressed the importance of retaining the property, from a Planning Commission view Village does not know what might be needed in the future. T. Koch stated she did reach out to the boy scouts. Mattison reminded the Board the road is closed in the winter and it is not a buildable parcel, he also stated it is of no value to anyone else. T. Koch asked for a motion to sell the lot, there was no motion made. Lukes stated before we consider selling, she would like to know the history of what's going on and what the boy scouts were told when they were allowed access/usage by the Village several years ago. Mattison was asked what he would be willing to purchase the property for, he stated FMV. Emerson said she emailed Bowmar Appraisal who put a FMV of \$65-\$80,000 on the parcel. Mattison disagreed with that figure.
- 4) **Property at S530 McKay - remove from agenda.**
- 5) **Gavic final pay ap** dispute between Ayres and the Reece Electric is still unresolved but the Village has recognized some of the expense as theirs. **Motion (Huepfel/P. Koch)** to approve payment of \$30,120.00 toward pay ap #6 to Gavic Construction for the clinic project and hold \$5,000.00 in retainage. Vote: Ayes: T. Koch, Erickson, Huepfel, Jorgenson, P. Koch, Lukes, O'Connell. Nays: none. Absent: none. Abstain: none. Carried.
- 6) **SVHRC updates** – Megan Corcoran and Todd Ellingson were both present. Todd reviewed the Balance Sheet metrics; net working capital is improving and cash ratio is manageable. Current ratio still needs to get above 1.0. October and November came in favorable to budget. CMP payment was made for the April 2024 fine, August penalty has been reduced 35% and is due in January 2025 which has been fully accrued. Boiler #2 is not repairable; replacement will be \$23,500-26,000. MDS person is ready to start, occupancy in December was 36.8, progress has been made for the open CNA positions, Assistant DON position has been offered, three FTE nurse positions remain open. Additional information will be reviewed in closed session. Ahern and Hovland quotes were reviewed for replacing boiler #2. The Ahern bill was reviewed for repair of the sprinkler system pipe; Hovland does not work on this type of system. **Motion (Jorgenson/Huepfel)** to approve Ahern for both projects \$5,244 sprinkler system and \$23,450 for the boiler #2. Vote: Ayes: O'Connell, Lukes, P. Koch, Jorgenson, Huepfel, Erickson, T. Koch. Nays: none. Absent: none. Abstain: none. Carried.
- 7) **Pay requests/Treasurer's report:** No reports.
- 8) **Next meeting Wednesday February 5, 2025**

Police monthly update: 37 incidences handled by local PD in December, 17 by Pierce County. For 2024 year there were 628 incidences handled by local PD and 237 by Pierce County. Squad has been in for warranty work. A back-up squad can be discussed in the near future.

Planning Commission: O'Connell reported we are still waiting on DOA census numbers. Could start revising soon. Next Meeting is January 12 at 5:00 p.m.

Clerk's report: Tax season in full swing.

President's Report: Good feedback on the holiday days, next year the roads should be blocked off.

Motion (O'Connell/Lukes) 7:04 p.m. to go into closed session pursuant to WI §19.85(1)(e) deliberating or negotiating the purchase 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 SVHRC and the sale of two parcels per agenda items. **And** WI State Statute 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. For the purpose of reviewing seasonal employees.

Motion (P. Koch/Erickson) 8:28 p.m. to go back into open session.

Action from closed session: none.

Motion (Jorgenson/P. Koch) to adjourn 8:29 p.m. Carried

Respectfully submitted



Brad Jorgenson, President pro tem



Luann Emerson, Administrator