

June 2, 2015

REGULAR VILLAGE BOARD MEETING

Call to Order/Roll Call – Village President Susan Washa called this Regular Village Board meeting to order at 6:00 p.m. Roll call was taken with the following members present: Zach Washa, Ginger Halverson, Tom Cody, Tony Kaster, Dennis Richgels, John Kreul and Susan Washa. Others present were Jennifer White, John & Carolyn Adametz, Tom Hebgen, Daniel Swinehart and Becky Fredericks.

Certification/Compliance – Clerk certified that notice of meeting was posted on May 29, 2015. Zach Washa motioned as to compliance with open meeting law. Ginger Halverson seconded. Motion carried.

Public Input – not for action – None

Village President asked if there were any objections to jump forward on the agenda to 5(c) and 5(d) due to people present for those two agenda items. Hearing no objections the board jumped forward to agenda items 5(c) and 5(d).

Discuss Pet Request from Jennifer White – take action, if necessary – Jennifer White had asked the board at the May board meeting if she could be allowed to have a cat in the Village apartment. Due to it not being an agenda item, it had to wait until June to be discussed. A couple concerns addressed by Tony Kaster were first if the Village allowed for a pet to be kept in the Village apartments would the Village plan to replace the carpet when the tenant moves out. Second concern, in response to Jennifer stating she is a responsible pet owner, was how do you decide who can and who cannot have a pet? Jennifer shared with the board that she has a letter from her doctor asking that we allow her to keep her cat. After some discussion, Susan Washa stated that the Village will need to check if there is any legal obligation to allow Jennifer to have the pet when the lease that Jennifer signed states no pets allowed. Susan said she will contact Village attorney, Eileen Brownlee. Item will be placed on July agenda.

Highland Rodeo Club Contract discussion – take action, if necessary – This is a continuation of the May board meeting. Susan Washa had contacted Todd & Wilmer Roum, who currently rents the land to the south of the rodeo ground land. She asked Todd if he felt that there was a value to the rodeo ground land and he told her that he felt that there was no value. Tom Cody talked to Kurt Menke, who owns land in the area also, Kurt felt there was value to the land and said that he and his family would be interested in submitting a bid if the Village would ask for bids. Tom Cody also said he talked to a rodeo club member who said the club should have the funds to pay for the requested Village lease amount. However, John & Carolyn Adametz stated that the Highland Rodeo Club has no affiliation with the Little Britches Rodeo Club and that they only hire Little Britches to come and run the rodeo and that they have to pay them \$3,000-5,000. They also stated that they only made \$300 on the 2014 Little Britches Rodeo event.

Highland Rodeo Club Contract discussion continued:

Tony Kaster stated that he can't see charging the \$1,500 but feels that they should have to pay something. Susan Washa asked John what he feels it is worth and John said they can't afford the \$1,500. In return, Susan then asked if he would put a value on the land and John said he can't put a value on it without first talking to the rest of the rodeo club members. He then informed the board that they will be having a meeting at the rodeo grounds tomorrow night at 5:30 if anyone would want to attend. Carolyn stated that if the Village wants to charge the rodeo club then they will take down the building and move and that there is no value they want to pay.

Ginger Halverson stated that if the rodeo club feels that paying \$3,000 or more to Little Britches Rodeo is okay then why don't they feel it is okay to pay some dollar amount to the Village of Highland.

Tom Hebgen made the comment that Highland residents started the rodeo club and that once it is gone it will be gone forever and asked if the Village and rodeo club could possible come to a middle ground on what to charge for the land.

Tony Kaster asked if a softball team wanted to use the park for a fundraiser are they charged. Susan Washa informed him that we do not charge. Dennis Richgels said that the reason for not charging is that they don't have full use of a large piece of land for 20 years at no charge.

Tom Cody stated that if the rodeo club has money for shoots, port-a-potties, the LBR fee etc...donations to the Highland Fire Department, scholarship money and other items but yet why do they feel there is absolutely no money for the rent of the land.

John Adametz brought up the fact that when reading the lease agreement that the rodeo club should help with the maintenance of the road but they have never been asked but he feels they could in the future. John thinks that he feels the rodeo club could come to some middle ground and will discuss with the rodeo club.

Carolyn Adametz spoke up and told John to not make any statements or offers about a middle ground because it is not what the club wanted to do.

John Adametz informed the board that he will talk to the rest of the rodeo club members and bring back that information to the July board meeting.

Discuss parcel 136-0212.06 – take action, if necessary – The Industrial Development Committee met on May 20, 2015 – minutes were submitted with what they discussed. Possible development options were discussed for the TID monies. Possible per acre price was discussed with the parcel being developed. The committee also stated that a Certified Survey Map should be done to extend the Village street out of the 4.76 acre lot. Village clerk informed the board that any expenses in the TID need to be completed by February 4, 2017. A lengthy discussion was held on all these issues. In the end Tony Kaster motioned to have Delta 3 Engineering Inc. do a Certified Survey Map extending Industrial Drive to the east property line and 66’ south to property line. Tom Cody seconded. Roll call vote “Aye”: Zach Washa, Ginger Halverson, Tom Cody, Tony Kaster, Dennis Richgels, John Kreul and Susan Washa. Motion carried. Tom Cody motioned to use TID funds not to exceed \$3,000 to have Shemak Excavating level parcel 136-0212.06. Zach Washa seconded. Roll call vote “Aye”: John Kreul, Dennis Richgels, Tony Kaster, Tom Cody, Ginger Halverson, Zach Washa and Susan Washa. Motion carried.

Discuss Village Apartment Repairs – take action, if necessary – John Kreul talked to Bowden & Alexander about 603 Apartment St. They recommend Berber carpet and linoleum but he hasn’t received a quote from them on how much it would cost for the product and installation. He will bring this back to the July board meeting. John also informed the board that he looked at 609 Dodgeville St and it needs to be cleaned and the shower stall might need to be replaced. John will check with Jacquelyn Gordon to see how much it will cost to clean. After a little more discussion, Zach Washa motioned to have Jacquelyn Gordon clean the apartment at 609 Dodgeville St. John Kreul seconded. Roll call vote “Aye”: Ginger Halverson, Tony Kaster, John Kreul, Zach Washa, Tom Cody, Dennis Richgels and Susan Washa. Motion carried.

Discuss/Update on Industrial Lot Buffer Strips – take action, if necessary – At the May 20, 2015 Industrial Development Committee meeting it was recommended that the board review any existing ordinance concerning commercial buffer strips and review any considerations and implications for enforcing or not enforcing Developer’s Agreement Buffer Strip. The board had a discussion on if there have been any complaints – which no board had heard anything. Which then they thought why enforce if there are no complaints. Then it was brought to the board’s attention that the ordinance states “required buffer strip” and the Developer’s Agreement also states it needs to be done. After some discussion it was decided to table to the July board meeting and to have the landowners attend the meeting.

Our Town Discussion – take action, if necessary – Village President Susan Washa informed the board that she wasn’t able to get the whole work schedule filled so the board members will need to take a shift to find workers for that shift. Talent Show was discussed as far as prize money and that will be finalized at the July board meeting. Village clerk informed the board that Todd Michek will run the volleyball tournament again this year.

Approve Minutes of Previous Meetings – Tony Kaster motioned to approve the May 4, 2015 Board Meeting minutes and the May 20, 2015 Industrial Development Committee meeting minutes.

Zach Washa seconded. Motion carried.

Authorize Payment of Bills – Zach Washa motioned to approve payment of bills as presented: General Account \$28,328.93, Sewer Account \$2,980.16, Water Account \$1,199.16, TID #2 Account \$4,652.00. Tom Cody seconded. Roll call vote “Aye”: Tony Kaster, Susan Washa, Tom Cody, John Kreul, Zach Washa, Dennis Richgels and Ginger Halverson. Motion carried.

Committee Reports:

Economic Development – Nothing new to report

Law Enforcement – Report submitted

Water – Tom Hebgen informed the board that there will be new regulations for inspection of the water tower. In the future we will have to work with an engineer and certified divers. There is also a new way for painting the tower being discussed.

Sewer – Tom Hebgen informed the board that the DNR has setup a new report, CMOM, that a certified engineer needs to sign off and this will need to be done by July 2016. Tom also informed the board that he has been working with Upland Hills Health on their development.

Streets – Nothing new to report

Parks – Tom Hebgen informed the board that Becki Pink has been mowing full-time. Susan Washa informed the board that Summer Rec is looking at possible options to make some repairs to the park diamond lights switch. Tom Pinch gave a rough estimate of about \$1,200 and Summer Rec might be able to give a donation towards getting this fixed. The bubble on the large play structure is busted again – it was decided that the bubble will be removed and a piece of plywood would be placed on that spot.

Public Property – Nothing new to report

Fire District – Nothing new to report

Liquor Licenses – See separate sheet for the Class A Beer, Class A Beer & Liquor License, Class B Beer & Liquor Licenses and Limited Liability Corporation Agents approvals.

Operator Licenses – None

Zoning Permits – Otter Creek Construction for Highland School District Greenhouse

Forthcoming Events – None

Correspondence Received – Recycling Grant monies were received.

Set June Board Meeting – Monday, July 13, 2015

Adjournment – Ginger Halverson motioned to adjourn at 9:53 p.m. Zach Washa seconded. Motion carried.

Respectfully Submitted,
Becky Fredericks, Clerk-Treasurer