

Village of Campbellsport

Regular Village Board Meeting
Monday, September 12, 2016 – 7 pm
Campbellsport Municipal Center
Community Room – 470 Grandview Avenue

The meeting was called to order at 7:00 pm by PR Krebs. All members were present.

TR Serwe questioned information on the detail ledger for Phase 1 of the remodel project. PR Krebs stated that there was a problem with the HVAC that caused an added expense from Ziegelbauer, Inc. issue was not found until the system was turned on. The bid included costs to get the HVAC working with the new building layout assuming all equipment functioned properly. TR Serwe stated that he calculated the project to come in around \$13,000 over the bid amount and PR Krebs explained that it was for unexpected costs that occurred once the project started. There were some charges from Lakeview Electric associated with the generator that was purchased and removed from St. Joseph's Convent. TR Serwe also questioned what the Blue Sky contract adjustments were for and PR Krebs explained that the original bid didn't include new posting center, extra work needed for design of desks, venting through the brick for the HVAC, and purchasing of ceiling tiles that could not be reused. Any special meetings and furniture has so far been paid out of the current operating budget because Clerk-Treasurer Tellier had figured replacement costs into the current year's budget since the furniture needed to be replaced whether we moved or stayed at the previous location. TR Serwe also questioned the Public Works report to make sure individuals/business are charged for flail mowing. **There being no further questions, TR Schickert made the motion to accept the consent agenda as presented. The motion was seconded by TR Hafemann. Motion carried. (Ayes-7, Nays-0)**

There were no operator licenses for approval.

TR Hafemann made the motion to approve the invoices for payment in the amount of \$100,949.46 and TR Harvey seconded the motion. Motion carried. (Ayes-7, Nays-0)

Discussion took place on the recommendation from the Public Works Committing meeting held on September 1 to do a full rate increase. TR Serwe, chair of the Public Works Committee, explained that since the auditor told us earlier this year that the water department will again need to borrow from the general fund this year we need to do something to correct the problem. A simplified 3% increase to water rates, water base rates, and public fire protection is not enough to start repaying the Village General Fund. We need to make an effort to fix the problem rather than keep adding to the debt owed to the Village. Mark Gruber, Director of Public Works, stated that Baker Tilly would need to be hired to do a rate study for the water and sewer utilities. Gruber also mentioned that in the past rate increases were recommended but the board didn't approve more than the simplified increase. In 2014, PR Krebs started working on the information for a full rate increase but the numbers for pumping versus billed gallonage didn't make sense. At that time, City Water was hired to do leak detection in the Village. Now that the leaks have been found and repaired, our numbers are inline and we are now ready to request a full rate increase. Gruber also explained that the Public Fire Protection that is charged on water bills is related to the size of the water meter(s) at the specific location. There is inequity in the way the PFP is being billed because there are some very large buildings that have the same meter size as a residential home but have 25-30,000 square feet. The thought is to consider charging PFP on the square footage of the structure(s) on properties. Currently, the Village General Fund pays the water utility for Public Fire Protection quarterly in the amount of \$39,710 and this money is to be used for maintenance on the water tower and all the fire hydrants. Baker Tilly would charge \$5000-\$7000 to do the full rate increase study and we would want them starting soon so that the new rates could be implemented for Q2 2017. When the PSC gives us the information from the full rate study, we do have to increase according to the tariff changes they provide. **Motion made by TR Serwe to accept the recommendation made by the Public Works Committee to do a full rate increase with inclusion of Public Fire Protection Equity and operational margin, seconded by TR DelPonte. Motion carried. (Aye-7, Nay-0)**

Village of Campbellsport

Regular Village Board Meeting
Monday, September 12, 2016 – 7 pm
Campbellsport Municipal Center
Community Room – 470 Grandview Avenue

PR Krebs explained that he has talked with John O'Brien from O'Brien Brothers Auctioneers and what they do is online auctions. They will come in and arrange items in groups, take pictures, and then also have some public viewings. They would receive 10% of the total sales and would make sure everything is sold. **TR Schickert made the motion to hire O'Brien Brothers Auctioneers to sell the items that have been stored in the Community Center by online auction, seconded by TR Hafemann. Motion carried (Aye-7, Nay-0)**

The Village received three bids from parties interested in purchasing the Community Center.

- Bid #1: Cash offer to purchase the community center for \$44,695, pay 3% of closing costs, and \$1000 earnest money. Individual does not want his name publicized until the sale is final. Closing is not to exceed more than 90 days for the date of the offer.
- Bid #2: Offer to purchase the community center for \$35,000, pay for all closing costs, will remove all items left in the building, and will pay 10% down. Bidder 2 would also like approval for a garage door to be added to the building.
- Bid #3: Offer to purchase the community center for \$22,225.

PR Krebs explained that utility work needs to be done in the Soaring Eagle subdivision. **TR Schickert made the motion to accept the recommendation from the Planning Commission for lots 2, 7, 8, 9, 10, 11, and 12 of the Soaring Eagle Subdivision as present with stipulation that lots with shared utilities have deed restrictions and the Village will request that an inspector of our choosing be on-site for the project at the expense of National Exchange Bank or the property owner, seconded by TR Wenzlaff. Motion carried. (Aye-7, Nay-0)**

TR Schickert made the motion to abandon the easement and allow National Exchange Bank the Village right-of-way from the West end of the alley on North side of lots 2 and 3 of Shurk's Addition (North of V02-12-18-99-SC-020-00 and South of V02-13-18-99-HO-010-00), seconded by TR Harvey. Motion carried. (Aye-7, Nay-0)

TR DelPonte made the motion to have Cedar Corporation oversee the construction changes and inspections needed in the Soaring Eagle subdivision for lots 2, 7, 8, 9, 10, 11, and 12, seconded by TR Hafemann. Motion carried. (Aye-7, Nay-0) All costs involved will be paid by National Exchange Bank.

TR Schickert made the motion to grant the natural gas easement to Alliant Energy (Project: Campbellsport 4P Main Street Bridge Crossing Replacement), seconded by TR Wenzlaff. Motion carried. (Aye-7, Nay-0) PR Krebs mentioned that this same area is where the proposed trail is needed so Alliant was asked not to replant grass but instead Alliant will give the Village \$5340 to be used towards the trail.

TR Schickert made the motion to allow someone to be hired to trap muskrats that are damaging the berms at the WWTF, seconded by TR Harvey. Motion carried. (Aye-7, Nay-0)

Announcements

Bill Hess announced that a pump in the lagoon went out and repair/replacement will be needed.

TR DelPonte made the motion to move into Closed Session at 8:16 pm pursuant to §19.85(1)(e) deliberating or negotiating the purchasing of public properties and §19.85(1)(c) considering employment, promotion, compensation, or performance evaluation of any public employee over which the governmental body has jurisdiction or exercises responsibility, seconded by TR Hafemann. Motion carried. (Aye-7, Nay-0)

Village of Campbellsport

Regular Village Board Meeting
Monday, September 12, 2016 – 7 pm
Campbellsport Municipal Center
Community Room – 470 Grandview Avenue

TR DelPonte made the motion to move into Open Session at 9:16 pm, seconded by TR Hafemann. Motion carried. (Aye-7, Nay-0)

Motion made by TR Hafemann, seconded by TR DelPonte, to accept Bid #1 for the purchase of the Community Center in the amount of \$44,695 with 10% down payment, purchaser pays 3% of closing costs, and the floor scrubber and dehumidifier stay with the building. Motion carried. (Aye-7, Nay-0)

TR Hafemann made the motion to adjourn at 9:36 pm. Motion carried by voice vote.

Respectfully submitted,
Becky A Tellier
Clerk-Treasurer