

President Mark Breckheimer called the regular meeting of the village board to order at 7 p.m. on Tuesday, February 14, 2017.

Roll Call – all members reported present. Others present were Mike Loose, Ed Bryne from the Brillion News, Missy Kieso, Todd Thiel and Charlie Fochs.

Pledge of Allegiance – The pledge of allegiance was recited by everyone present.

Citizen Questions and Concerns to be acted on at the next board meeting – Keuler questioned about concerns brought to his attention for a street light on Sienna Ct. He stated that there have been cars broken into that were in their driveways. DuPrey stated that he is not in favor of a street light there. He stated that if there was one installed, it would be on a wood pole and would be placed in his front yard which he is not in favor of. The committee will discuss this at a future meeting.

Announcements – none.

Minutes – Action – to approve the board meeting minutes as presented – motion: Koffarnus; second: Roehrig; carried. The fire department minutes were presented to the board. Action – to accept the fire department minutes and place them on file – motion: Koffarnus; second: Starfeld; carried. There were no minutes from the first responders group received.

Treasurer's Report for the Village of Hilbert - balances – \$793,309.95 General fund; \$504,436.33 Sewer fund; \$168,406.81 Water fund; \$3.00 Clean Water fund; (\$89,177.33) TID #1 fund; \$936,719.35 T-Plus fund; \$7,334.60 First Responder fund; (\$439,419.44) TID #2, \$477,666.26 Capital Improvements Fund. Action – to approve the treasurer's report as presented – motion: Koffarnus; second: Keuler; carried.

The fire department treasurer's report was presented to the board. Action – to approve the fire department treasurer's report as presented – motion: Starfeld; second: Koffarnus; carried. There were no first responder treasurer's reports received.

Claims - examined and discussed. Action – to pay all claims – motion: Starfeld; second: Keuler; carried.

Correspondence – The MEG Newsletter was presented to the board for their information. There were no Time Warner Cable letters received. The Focus newsletters were presented to the board for their information. The newsletter from Boardman & Clark was presented to the board for their information. A letter from the Wisconsin DOT outlining an upcoming project on Highway 57/32 and related detour. A thank you card from the family of Rosie Olp was read to the board.

Reports - The report of labor hours was presented to the board for their information. The monthly report on building permits was presented to the board for their information. The report of taxes collected through 1/31/17 (February Settlement) was presented to the board. DuPrey stated that a total of 70.24% of the tax roll was collected with a delinquency % of 1.30% compared to 69.3% of the tax roll with a delinquency % of 1.66% last year. DuPrey presented the priority listing for the proposed iron removal system for Well #2. We scored a 47 which is low.

Unfinished Business:

2017 Projects – Action – to accept the street committee meeting minutes as presented and to place them on file – motion: Koffarnus; second: Piepenburg; carried. The first recommendation from the committee is to approve the replacement of the street signs on Cedar St. from 1st St. to 7th St. Action – to approve this recommendation – motion: Koffarnus; second: Roehrig; carried. No further action was needed.

Recycling/Rubbish – The monthly report was presented to the board for their information.

Police Protection for the village – The monthly reports from the last two months were presented to the board for their information.

Fire Department – Mike Loose reported that was 1 fire call. He said it was a quick save. There then was a discussion as to what to do with the old fire truck. The board felt that it could be the same way as the dump truck was. It will be parked at Brady's and we will do sealed bids. Action – to do sealed bids and to advertise on the free sites – motion: Roehrig; second: Starfeld; carried.

TID District #1 – nothing new.

TID District #2 – nothing new.

Wastewater Treatment Plant – Interceptor Sewer Main Replacement Project – nothing new. WWTP Upgrades – nothing new. Hilbert Acres Mobile Home Park – They will be contacted to remind them that they must provide quarterly updates. They will be requested to attend the March board meeting.

South 4th St. Property – DuPrey reported that they closed on the sale today. The total cost for moving the Frontier line was \$6,133.

Schneider Property – DuPrey reported that Schneider has waived the like king exchange clause and we have instructed Robert E. Lee to do the survey.

Update on the bank closing – DuPrey stated that the last day for the bank is this Friday. He stated that at this time no one has committed to bringing a financial institution to the village. He stated that the two he has been talking to are Collins State Bank and Premier Financial Credit Union. He stated that Collins has stated no for now but will be addressing it within 6 months. He stated that Premier has not made a final decision yet. He stated that he met with both regarding the village's finances and Collins can meet the village's needs the best with ACH's that we now do for water bills. He stated that he has begun the process of moving the books over to Collins for now. If someone actually moves into the village then we can move accounts to them.

New Business:

Application for operator licenses – none received.

Application for Temporary Class B License – St. Mary's Parish – DuPrey stated that this was for their

fundraiser that was held in January. He stated that the event took place and they operated under a provisional one but that the board had to formally approve one. Action – to grant the Temporary Class B license to St. Mary's Parish – motion: Koffarnus; second: Piepenburg; carried.

Application to Appoint Successor Agent for the Village Centre, LLC – The request to appoint a successor agent for the Village Centre, LLC (Village Hearthstone) was presented to the board. Action – to approve this appointment – motion: Koffarnus; second: Roehrig; carried.

Classes/Seminars/Schooling for employees – The current schooling policy was presented to the board for their information. There were several requests. The first one was for Charlie Fochs to attend the Annual WRWA Conference in LaCrosse. It would be 3 days and two nights hotel. Cost of the hotel is \$125 per night and the registration is \$235.00. Action – to approve this – motion: Koffarnus; second: Starfeld; carried. The next request was for the firemen's convention which is being held in Green Bay. It would be for the conference and 1 night hotel. Action – to approve this – motion: Koffarnus; second: Starfeld; carried. The last one would be for the fire chief's convention and would be for 2 rooms for 3 nights each. All 3 chiefs would be attending. Action – to approve this – motion: Koffarnus; second: Roehrig; carried.

Village Economic Development Plan – Action – to accept the committee meeting minutes as presented and to place them on file – motion; Koffarnus; second: Starfeld; carried. The recommendation from the committee was to hire a consultant to write the grant application. DuPrey presented three estimates. They were as follows:

*SEH - \$3,000

*Robert E. Lee - \$2,900 if awarded a grant; \$1,000 if not successful on getting a grant reward

*Cedar Corp - \$2,750

*MSA – \$4,500 to write the grant and \$1,200 for help with environmental exemption form and semi-annual reporting

The board discussed the proposals. DuPrey informed the board that the former direct of the CDBG program is employed by Cedar Corp and brings some inside knowledge of the program. The board felt that this was important because of the desire for grant funding for the development plan. Action – to hire Cedar Corp as the firm to write the grant application for the CDBG Planning Grant – motion: Piepenburg; second: Koffarnus; carried.

736 W. Main St. Property – Todd Thiel appeared before the board to pitch his proposal to remodel the building at the corner of Main St. and 8th St. (Highway 57/32). He stated that from a survey completed by the village, there is a need to provide products, goods and services to the residents of the village. He discussed the survey results and reviewed the plans for the building and the types of products, goods and services that would be available. He presented a floor plan for the building improvements. There would be a part added onto the north and when finished would provide a total of 5,300 square feet. He stated that he wants to start in May and be finished by fall. He stated that he is investing a total of over \$2,000,000 into this project and is asking for a minimum funding of \$500,000 of village funds to support the project. He stated that he doesn't need all of the money up front and it could a continual grant over a period 20 to 25 years. The various funding options were presented. The village could seek a grant through the WEDC which could fund up to \$250,000 for this project. Breckheimer proposed to the board about granting \$68,000 in additional funds which would be paid back over the next 20 years. There was a long discussion regarding the possible financing available for the project. Todd Thiel indicated that his minimum request is \$500,000 in order for him to move forward. There was information presented that the improvements being made will bring approximately \$382,000 in increased valuation. There was discussion regarding the uncertainty of the grant. First there is no guarantee that we would get the grant and if we do there is no guarantee on the amount. Also, to write the grant would cost \$6,500. There was also other work proposed like closing up the multiple curb openings on the property. The board felt that the project was a great idea but were having difficulty trying to grasp the amount of the investment for the return on valuation. Roehrig stated that he needed some time to digest this information because it was just presented that night. The rest of the board agreed. They will schedule a special board meeting to discuss this further after they have had some time to digest the information. There was no action taken at this time.

Discussion and possible action regarding granting permission to purchase spreader for dry sludge – Charlie Fochs presented the price to purchase the used spreader. Cost is \$8,000. Action – to approve the purchase of the used spreader at \$8,000 – motion: Piepenburg; second: Keuler; carried.

Discussion and possible action regarding proceeding with slip lining sewer main on S. 2nd St. – Charlie stated that the estimate is \$23,660 and the budget is \$27,000. Action – to proceed with the project – motion: Koffarnus; second: Starfeld; carried.

Discussion and possible action regarding proceeding with GIS mapping updates – Charlie stated that the cost is \$1,800. Action – to grant permission to proceed with the GIS mapping updates – motion: Koffarnus; second: Piepenburg; carried.

Discussion and possible action regarding proceeding with the upgrade to the computer system at the treatment plant – Charlie stated that the estimate that he received for the project is \$18,980. He stated that there is a total of \$19,000 budgeted. Action – to approve to proceed with this project – motion:

Koffarnus; second: Starfeld; carried.

Discussion and possible action regarding proceeding with the storm water study – Charlie is asking permission to proceed with this project. Cost of the project is \$7,500. Action – to grant permission to proceed with the storm water study – motion: Starfeld; second: Piepenburg; carried.

Village Board member Informational Report – Starfeld stated that they are going to get the siren updates going to try to complete them prior to the start of tornado season.

Village Employee Informational Report – Charlie reported that they has some issues at the plant but they have been working on the issues and the plant is beginning to come around.

President's Report – none.

The board then convened into closed session under Section 19.85(1)(c) of the Wisconsin Statutes to review applications for the wastewater treatment plant operator position. Action – to convene into closed session – motion: Piepenburg; second: Roehrig; Roll Call Vote – yes: Piepenburg, Koffarnus, Roehrig, Nolan, Keuler, Starfeld, Breckheimer; carried.

The board then reconvened back into open session. Action – to reconvene back into open session – motion: Starfeld; second: Nolan; Roll Call Vote – yes: Piepenburg, Koffarnus, Roehrig, Nolan, Keuler, Starfeld, Breckheimer; carried.

There was no action from closed session.

Adjournment – Action – to adjourn – motion: Starfeld; second: Keuler. The meeting was adjourned at approximately 9:50 p.m.

Dennis DuPrey

Dennis DuPrey, Clerk

President Mark Breckheimer called the special meeting of the village board to order at 6:30 p.m. on Wednesday, February 22, 2017.

Roll Call – all members reported present. Others present were Charlie Fochs.

Pledge of Allegiance – The pledge of allegiance was recited by everyone present.

Citizen Questions and Concerns to be acted on at the next board meeting – none.

Announcements – Special Board Meeting is March 2nd. Koffarnus brought up about Subway closing and the reason told to him from Todd Thiel who stated that he talked with the owners was that the bathrooms were filthy and the building was filthy. He felt that if this is the reason we should be bringing in the health department and shutting them down. We will try to reach out to the owners.

President's Report – none.

The board then convened into closed session under Section 19.85(1)(c) of the Wisconsin Statutes to interview candidates for the wastewater treatment plant operator position. Action – to convene into closed session – motion: Piepenburg; second: Roehrig; Roll Call Vote – yes: Piepenburg, Koffarnus, Roehrig, Nolan, Keuler, Starfeld, Breckheimer; carried.

The board then reconvened back into open session. Action – to reconvene back into open session – motion: Roehrig; second: Starfeld; Roll Call Vote – yes: Piepenburg, Koffarnus, Roehrig, Nolan, Keuler, Starfeld, Breckheimer; carried.

There was no action from closed session.

Adjournment – Action – to adjourn – motion: Starfeld; second: Keuler. The meeting was adjourned at approximately 9:21 p.m.

Dennis DuPrey

Dennis DuPrey, Clerk

President Mark Breckheimer called the special meeting of the village board to order at 6 p.m. on Thursday, March 2, 2017.

Roll Call – all members reported present. Also present were Todd Thiel, Ed Byrne from the Brillion News, Gary Boesch and Charlie Fochs.

Pledge of Allegiance – The pledge of allegiance was recited by everyone present.

Citizen Questions and Concerns to be acted on at the next board meeting – none.

Announcements – none.

President's Report – none.

Unfinished Business:

736 W. Main St. – A packet of information was presented and reviewed regarding the proposed improvements. Each handout was reviewed. There was more detailed information on the property listing handed out the previous meeting. The information was clarified. The next two handouts were from our attorney where he discussed the "public purpose" doctrine. He is suggesting that there is some doubt whether or not this project would satisfy the "public purpose" doctrine. He stated that he felt that if someone filed a complaint, it would be difficult for us to win. He stated that there are not guidelines and no established program. He suggested that we set up a program similar to Monona where a program is available to properties owners to improve their facade and the municipality sets up an application process and a set of criteria that all must meet to be eligible. This would satisfy the "public purpose" doctrine. The next item was information provided by Todd Thiel regarding the details of the project. The last document was a recommendation from Breckheimer for possible funding option. It was also noted that the proposed repairs to the curbing is \$14,100. These documents were discussed at quite length. As far as the elementary school property, Todd Thiel told the board that it is owned by the Hilbert Revitalization Group and that there are two groups interested in the property. There was some discussion regarding whether or not we could even do the original proposal of investing \$68,000. Todd Thiel questioned if the village could purchase the building and then sell it back to him for a \$1. He questioned the Schneider property purchase and isn't it the same as this is? It was explained that the village is owning the property after purchase and control the property. Todd Thiel stated that he would be providing goods and services that the people desire in addition to added value. He stated that we have to have something to offer to the people. Breckheimer stated that he just can't wrap his head around giving \$500,000 for this project when we are only getting \$386,000 in value. He stated that we can get there if we wrap in the Schneider deal because we paid a premium for that property and if we apply the same premium, then we get to the \$500,000. He stated that the goal with Schneider is long term and the benefit of his project is now. Starfeld stated to Todd that he wouldn't get his vote if it involves spending taxpayer dollars. Roehrig questioned Todd if he was looking for a partnership. Todd stated that he was. Roehrig questioned why so much money. Todd Thiel stated that Subway closed due to the condition of the building. He stated that he got that directly from Condon Oil. Gary Boesch addressed the board and stated that he was happy with the Schneider land purchase. He stated that he feels that it can address the flooding issues. Todd Thiel also questioned if we could purchase it for removing blighted property and then turn it back over? We will gather the information on this option and then address it at the March board meeting.

The board then convened into closed session under Section 19.85(1)(c) of the Wisconsin Statutes to review information on final candidates for the wastewater treatment plant operator position. Action – to convene into closed session – motion: Starfeld; second: Keuler; Roll Call Vote – yes: Piepenburg, Koffarnus, Roehrig, Nolan, Keuler, Starfeld, Breckheimer; carried.

The board then reconvened back into open session. Action – to reconvene back into open session – motion: Roehrig; second: Keuler; Roll Call Vote – yes: Piepenburg, Koffarnus, Roehrig, Nolan, Keuler, Starfeld, Breckheimer; carried.

Possible Action from Closed Session – Action – to offer the wastewater treatment plant operator position to Kim Plate at a rate of \$18.00 per hour and secondarily to Tyler Wollersheim for \$18.00 per hour if Kim Plate does not accept the offer – motion: Roehrig; second: Nolan; carried.

Adjournment – Action – to adjourn – motion: Roehrig; second: Keuler. The meeting was adjourned at approximately 8:02 p.m.

Dennis DuPrey

Dennis DuPrey, Clerk