

President Tom Roehrig called the regular Board meeting to order at 6 p.m. on Tuesday, September 10, 2024

Roll Call - Loose, Krueger, Pulley, Roehrig, Nolan, Stenklyft, Collins. Others present were Missy Kieso, Mark Fochs, Kim Plate, Mike Loose, Lisa Krueger, John Noskowiak, Jim and Mary Beth Koffarnus

Pledge of Allegiance - recited by everyone present.

Citizen Questions and Concerns – Kieso read a letter from Chris Gountanis who lives in the Village Meadows Subdivision. He stated that he feels there have been more mosquitos near his home due to the condition of the pond. He feels that it is an urgent public health concern. This item is being sent to the Street Committee.

Announcements – Review of the dates for Budget Committee Meetings- Roehrig stressed the importance of everyone attending these meetings when they are scheduled to attend.

Minutes - Action - to approve the Village Board meeting minutes as presented and place them on file - motion: Stenklyft; second: Loose; carried. Action – To accept the Fire Department meeting minutes as presented and place them on file – motion: Stenklyft; second: Nolan; carried. There were no First Responder minutes presented to the Board.

Treasurer's Report – Action- to approve the Village treasurer's report as presented - motion: Stenklyft; second: Krueger; carried. Action - to accept the Fire Department Treasurer's Report as presented - motion: Stenklyft; second: Nolan; carried. There was no First Responders Treasurer's report.

Claims for the Village of Hilbert – Examined and discussed. Action - to pay all claims as presented - motion: Stenklyft; second: Krueger; carried.

Correspondences – Notice of the Charter Quarterly Franchise Fee Payment – Report given to the Board for informational purposes. Calumet County Comprehensive Plan Update – Roehrig presented the packet and gave an update on the meeting that he recently attended. Some of the highlights were a survey and results of the survey showing the most concerning issues and the biggest challenges. The results showed that Calumet County residents want to keep the area rural with a small town feeling. They also stressed the importance of more affordable housing options, childcare & educational opportunities for all ages, limiting or stopping wind turbine development and increasing business development.

Reports – Labor Hours report and the building permit report were presented to the Board for their information.

Unfinished Business – none

2024 Projects: none

Change Orders: none

Payment Requests: None

Recycling/Rubbish – The monthly report was given to the Board for their information

Police Protection for the Village – The report for the month of August was presented to the Board for their information.

Village Meadows Subdivision – Monthly update on lots sold/available - A report on the lots which have been sold and lots available were presented to the Board for their information.

There are 4 lots still available. Subdivision Improvements – nothing new. Phase II Development - nothing new.

Park & Recreation – Meeting minutes presented for acceptance and to be placed on file –

Action – to approve the Park & Recreation meeting minutes as presented and place them on file – motion: Stenklyft; second: Loose; carried. Discussion and possible action regarding update on park bathrooms – Loose left several phone messages and e-mails for Jared at Robert E. Lee and has gotten no response from him. Roehrig said that he wants to keep things moving so he will call Jared. Roehrig wants to talk with him to get some information before the Park & Recreation Committee meeting on October 2nd.

New Business –

Fire Department – Chief Loose stated that there were 4 fire calls since the last meeting. 3 calls were in Hilbert and 1 call for mutual aid in Brillion. Loose gave a big thanks to Plate and the Village for their help with the fire at Fox Valley Alfalfa Mill. The department was also grateful to Phil Schneider at Phil's Pumping for setting up their manure hose to take water from the Village water treatment facility's pond to the fire tankers. They used nearly 3 million gallons of water, of which 2 million gallons were taken from the facility. The help that they received was appreciated. Loose thanked the Village for the nice equipment they have which allows them to do their job. Roehrig thanked the department on behalf of all the Board members for their service to their community. Loose passed around an article from the Wisconsin Firefighters magazine. The article showcased the Hilbert Fire Department and First Responders and their importance to the communities they serve.

Application for Operator's License – Action – to approve a license for Samantha Carpenter – motion: Stenklyft; second: Krueger.

Classes/Seminars/Schooling for employees - Discussion and possible action regarding requests for schooling/training sessions – There were no requests. Reports on schooling/training session attended – There were no reports.

Wastewater Treatment Facility – No update.

Water Department – Discussion and possible action regarding the lead service line removals – Plate has one quote for the Hein properties and is waiting for a second quote. He will have more information at the next meeting.

TID District #2 - No updates.

Employee Review and Grievance Committee – Meeting minutes presented for acceptance and to be placed on file- Action- to accept meeting minutes as presented-motion: Stenklyft; second: Krueger; carried.

Board of Appeals – To accept the committee meeting minutes as presented and to place them on file – motion: Stenklyft; second: Loose; carried.

Agricultural Roads Improvement Program (ARIP) Plappert Road Project – Discussion and possible action regarding the project agreement – Kieso received the agreement for the grant. The estimated cost of the project is \$1.125 million. The Village will have to pay 10%, which is \$112,500.00. The project will have to be completed by June 23, 2028. We will be getting bids from several engineers. Roehrig said that this project is located in several townships, but the Village of Hilbert will be taking the lead on it because this road is benefitting a Hilbert business. Action – to approve the project agreement- motion: Krueger; second: Stenklyft; carried.

Discussion and possible action regarding the application for a simplified rate case – Kieso said that we have applied for a request for a rate increase through the PSC. They have to give us their permission for how much we can raise the water rate. Our only option is 4.1%. We will wait to hear if it is approved. The rate increase would start on January 1, 2025, and will affect the February billing. The average water bill will increase approximately \$1.00 per month. We want to raise the rate slowly & not have a large increase all at one time. The sewer rates are decided by the Village Board.

Discussion and possible action regarding the agreement for Maintenance Assessment Services from Action Appraisers – This is a 2- year contract. It will be increasing from \$6,000.00 to \$7,000.00 per year. They do all regular maintenance and regular appraisals and upgrades on building permits. In 2025 the Village may have to re-access home values again. Action- to sign agreement with Action Appraisers – motion: Stenklyft; second: Krueger; carried.

Discussion and possible action regarding residence request to close S. 2nd Street on September 28th for a block party – Ken Boville got signatures from all the neighbors on the street who gave their permission for the block party, and no one objected. Action – to approve the street closure for the block party – motion: Stenklyft; second: Nolan; carried.

Discussion and possible action regarding the appeal process of covenants in Village Meadows Subdivision – Kieso told the Board that the attorney explained that covenants and ordinances are 2 different things. The attorney has never gone through the process to change a covenant in all the years he has been practicing. He gave his opinion, that we should not change the covenant because it affects each deed. He also said to keep in mind that when lot owners

purchased their property they signed and agreed to the rules. Not every resident may want the changes. They signed their deed knowing that this fencing rule was in force. If the Village decides to change the covenant it will have to amend every deed in the subdivision. It cannot change only some of the lots. Loose made the comment that all lot owners knew this rule when they purchased the lots. Pulley said that lot owners can put up a fence of any type except chain link or bare wire. Roehrig said that only the Village as the developer has the authority to decide on a request to change the covenant to allow chain link or bare wire fencing.

Discussion and possible action regarding the request to change the types of fences allowed in Village Meadows Subdivision – Kieso reminded the Board that the deeds are tied to the lots. The Board cannot only change specific lots, it must be all lots. The Village attorney told Kieso that it could cost approximately \$30.00 per deed to make any changes and \$200.00 per hour for his services. The attorney has no total estimate as he has never gone through the process to change a covenant in the past. She said that the Village office personnel may get questioned by residents because we would be spending this money to change the covenants already and the subdivision is only 5 years old. Krueger said that the cost of the fence is the reason that he wants to install a chain link fence. He said that there is a \$14,000.00 difference in a chain link fence than a fence that is allowed. The chain link is a lot less expensive. He feels this is the reason that it is a hardship for him. Collins and Krueger abstained from the vote. Action – to change the type of fencing allowed to include chain link fence – motion: Stenklyft; second: Nolan; motion failed by majority vote.

Village Board Member Informational Report – None

Village Personnel Information Report – None

President's Report – Roehrig presented a document and a request from Jim and Mary Beth Koffarnus. They are requesting a signature on the form for the tree they donated to the park. The form is to be used for tax purposes, & Roehrig signed it.

The Village Board then convened into closed session under S.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. Action – to convene into closed session – motion: Stenklyft; second: Loose; Roll Call Vote – yes: Loose, Collins, Krueger, Nolan, Stenklyft, Pulley and Roehrig; carried.

The Village Board then reconvened back into open session. Action – to reconvene back into open session – motion: Stenklyft; second: Loose; Roll Call Vote – yes: Loose, Krueger, Nolan, Stenklyft, Collins, Pulley and Roehrig.

Action – to make a counteroffer to the purchaser in the amount of \$45,500.00 for Lot #25 in Village Meadows Subdivision– motion: Collins; second: Stenklyft; carried by majority vote.

Adjournment – Action – to adjourn – motion: Stenklyft; second: Krueger; carried. The meeting was adjourned at 7:33 p.m.

Deb Thiel

Deb Thiel, Deputy Clerk