

THE VILLAGE OF GAYS MILLS

Minutes of the regular meeting of the Village Board of Gays Mills held Monday, May 4, 2015, which began at 6:09 p.m. in the Community Commerce Board Room.

Village President Harry Heisz called the meeting to order at 6:09 p.m. Roll call was taken with the following present: Harry Heisz, John Johnson, Albert Zegiel, Kimberly Pettit, Paul J. Lomas, Jr., and Steven Welter. Aaron Fortney was absent.

The board received verification that the agenda was posted in accordance with the open meeting law.

Harry Heisz welcomed the new board members Kimberly Pettit, Paul J. Lomas, Jr., and Steven Welter; and thanked last term trustees Ed Block, Barbara Sand, and Geraldine Smith for their services.

Zegiel made a motion to approve the minutes of the board meeting held on April 6, 2015 and personnel committee minutes held on April 14, 2015. Seconded by Pettit. Motion carried.

Under citizens and delegations Risha Murray requested improvements to be made at the Log Cabin Park: baby swings to be replaced, spring bouncy toys to be replaced, and a sand box to be installed. Park requests will be discussed with Public Works. Sharon Murphy announced that on May 13th the Gays Mills Farmers Market will reopen for the season beginning at 2:00 p.m. to 6:00 p.m.

Under Administrative reports Brad Niemcek, Kickapoo Culinary Center Director, reported that the kitchen has had its busiest month yet and that a new client will begin using the kitchen next week. Under Community Room improvements the projector and audio systems are up and running. The kitchenette project is waiting for the plumber to install the sink.

Miriam Simons, new 2015 Swimming Pool Manager reported staffing and maintenance issues: Miriam's recommendations are to have 4 people on staff with WSI training, to hire additional lifeguards and bathhouse attendants, and to have maintenance and cleaning done to the guard room and shower rooms. The pumps are scheduled to be repaired from last year's breakdown. Miriam has contacted trainers to see when training courses are available if additional employees are hired and plans on contacting local schools to see if they would like to participate in swimming lessons.

One additional swimming pool application was received in April. Zegiel made a motion to accept the Personnel Committees recommendation of 4/14/15 hires and to accept Corey Spencer's application. Seconded by Lomas. Motion carried.

Under Public Works the board discussed the road repair bids that were received back from Iverson Construction and Farhner. After discussion Pettit made a motion to approve the road repairs of up to \$100,000 and to get bids for curb replacement on Main Street of up to \$20,000; approve in starting the process of getting a bank loan for street repairs of \$120,000 next month. Seconded by Zegiel. Motion carried. The roads for repair are: Asphalt of West Point Road at \$59,940, asphalt of North Rebecca Street at \$2,960, chip seal of Old Gays Road at \$5,221, chip seal of O'Neil Road at \$4,685, chip seal of Opals Lane at \$10,901, double chip seal of west Grove Street at \$6,021 and crack fill to be done.

Under old business Kay Smiley announced that the 212 Main Street budget still has \$1,500 in it from donations and rentals. The painting project is looking for more volunteers and in August the wood flooring will be re-finished. Kay

announced that she will be closing the Make n' Mend shop and there are possibilities for the fitness equipment to be used on Tuesdays and Thursdays. Other events that are scheduled are the Polka Fest and Gays Mills Fun Fest. The board will need to discuss how the cleaning and maintenance will be done at 212 Main Street building. Kay thanked the community and board and presented the Community Quilt which will be displayed at 212 Main.

Brad Niemcek spoke on behalf of the Gays Mills Economic Development Association and the ad hoc Trail Committee regarding the Village's options for the DNR Stump Dodger Trail Grant: details were reviewed that if the DNR awards the extension the completion date would be October of 2017, that the funds needed to be raised are \$22,600 and \$23,300 of in-kind match, \$10,000 of funds have already by committed, and that the maintenance would be the villages responsibility. Brad discussed that the trail committee has 3 scopes of work to be done which can be done at different times. 1) Community Commerce Center north to business park, 2) Community Commerce Center south to County shop, 3) South of Village to Kickapoo Bottoms. The board discussed that the project needs to be first paid by the village then later reimbursed by the DNR grant. Zegiel made a motion to support the trail project and request an extension from the DNR. Seconded by Welter. Johnson and Lomas opposed. Motion carried. The board discussed that the trail project will be assigned to GMEDA and that trail meetings need to have a posted agenda and minutes.

Zegiel made a motion to present to the Department of Administration CDBG policies for the housing relocation project:

- 1) Restrict sales of CDBG mortgaged homes to only LMI purchasers from time of closing to 5 years. After 5 years home may be sold to any income level purchaser.
- 2) If CDBG mortgaged homeowner is in good standing with taxes, insurance, and utilities the homeowner will keep equity at the time of sale of their CDBG mortgaged home (equity that is brought forward from their floodplain home and to include any payments made to mortgage).
- 3) At the time of sale of the CDBG mortgaged home the Village President will review the Property Value, Mortgage Value, and Sale amount; in most circumstances if there is a short fall of funds for the mortgage the amount will be forgiven and the amount received will be returned to the Department of Administration – Housing Division.
- 4) In case of a foreclosure on a CDBG mortgaged home all equity will be lost to the homeowner and the mortgage amount will be collected after taxes and utilities are paid. Amount collected after deductions will be returned to the Department of Administration – Housing Division.
- 5) After five years of village purchasing land all CDBG vacant lots can be sold with no restrictions on purchaser's income. All income will be returned to the Department of Administration – Housing Division.

Seconded by Lomas. Johnson opposed. Motion carried

Board Member John Johnson wanted to make the board aware that the Mercantile building can be sold with Economic Development Administrations approval. Copies of the EDA Agreement, Mortgage, and Covenant were put in the board packet for review. Discussion took place regarding tenants and potential tenants.

Bob Van Hoesen of the Lions Club requested permission to install an aluminum sign at the Lions Park. Johnson made a motion to approve the sign to be installed at the Lions Park. Seconded by Lomas. Motion carried. Bob will work with Public Works on location.

Johnson requested to have Public Works committee renamed to Roads and Streets. Lomas made a motion to change the name from Public Works Committee to Roads and Streets Committee. Seconded by Zegiel. Welter opposed. Motion carried.

Johnson made a motion to approve committees as presented - Assigned Committees: Finance Committee – *Harry Heisz, Aaron Fortney, John Johnson, Jim Lomas, Kimberly Pettit, Steve Welter and Albert Zegiel; Personnel Committee

– *Harry Heisz, Aaron Fortney, John Johnson, Jim Lomas, Kimberly Pettit, Steve Welter and Albert Zegiel; Road and Streets Committee – *Harry Heisz, John Johnson, and Albert Zegiel; Utilities Committee – John Johnson, *Albert Zegiel and Jim Lomas; Public Safety – *Aaron Fortney, Kim Pettit, and Steve Welter; Public Property and Cemetery – *Aaron Fortney, Harry Heisz, and Albert Zegiel; Library Board – Cynthia Kohles, Marla Heisz, Laura Negronida, Marjie Jurgensen, and Kimberly Pettit; Board of Review – Harry Heisz, Jim Lomas, and Dawn McCann. Seconded by Zegiel. Motion carried.

Welter made a motion to approve Resolution 2015-02 Authorizing a loan modification to General obligation note issued August 15, 2013 to change the interest rate from 3.8% to 1.85%. Seconded by Pettit. Motion carried.

Johnson made a motion to approve a Firework Permit to Donald Peterson. Seconded by Zegiel. Motion carried.

Johnson made a motion to approve a land lease with Richard Miles at 414 Orin Street as an extended yard and garden. Seconded by Lomas. Motion carried.

After discussion Zegiel made a motion to deny a request for donation to the North Crawford Summer Reading Program. Seconded by Welter. Motion carried.

Johnson made a motion to approve a temporary Class “B” license for the Kickapoo Cultural Exchange at 209 Main Street on May 9, 2015 and to approve operator’s license for Kayla Schmit and Hillary Loomis. Seconded by Welter. Motion carried.

There were no correspondences received.

The next Board Meeting is scheduled for Monday, June 1st at 6:00 p.m.

Lomas made a motion to approve all of the regular monthly bills as listed in the monthly expense report. Seconded by Zegiel. Motion carried.

Pettit made a motion to adjourn. Seconded by Welter. Motion carried. The meeting was adjourned at 7:40 p.m.

Respectfully Submitted

Dawn R. McCann, Village Clerk

APPROVED JUNE 1, 2015