

THE VILLAGE OF GAYS MILLS

Minutes of the regular meeting of the Village Board of Gays Mills held Tuesday, September 1, 2020, which began at 6:00 p.m. in the Community Commerce Community Room.

Village President Harry Heisz called the meeting to order at 6:00 p.m. Roll call was taken with the following present: Aaron Fortney, Harry Heisz, Larry McCarn, Kevin Murray, Seamus Murray, and Kim Pettit. Lee Ruegg was absent.

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

No citizens or delegations took place.

Aaron Fortney reported for Kayla the Swimming Pool Manager. The last scheduled day for the swimming pool is Sunday September 6th and the swimming pool will be closed and cleaned on Monday September 7th.

A written report was received from Kitchen Co-Manager Jill Riggs. Three new kitchen clients are in the process of getting licensed and other users are scheduled for seasonal kitchen use. Planning on reviewing kitchen fees at the October meeting, continuing to work on the website, and have plans on placing advertisements.

Per the Plan Commission's recommendation McCarn made a motion to adopt Ordinance No. 2020-01 which Repeals and Recreates Chapter 1 of Title 13 Zoning Map changes for 48524 Appleland Drive from Industrial to Business with a conditional use allowed for an extended stay facility. Seconded by Fortney. Motion carried.

K. Murray made a motion to approve Resolution 2020-07 adopting a 2021 DNR Urban Forestry Grant application and project. Seconded by Fortney. Motion carried.

Under the Public Works report Jim Chellevoid informed the board that he would like to purchase equipment in order to perform the necessary testing which is part of the Sewer Phosphorus Minimization Plan and also part of the variance request to the DNR. A public hearing will be held on October 5th for the wastewater treatment permit. Chellevoid has contacted B&M Technical Service to take a look at the lift station on Highway 171. The work is complete on the CCC geo-thermal system but has received a recommendation on heat pump unit #1 to install a different thermostat. Still considering scoping the sewer mains but would rather wait for wetter weather in order to see infiltration better. A used Street Sweeper was purchased through the

online Wisconsin Surplus Auction and additional parts are available with the City of Stoughton for \$1,231.47. K. Murray made a motion to approve the purchase of the phosphorus testing equipment and sludge judge testing equipment. Seconded by Fortney. Motion carried. McCarn made a motion to approve the purchase of extra street sweeper parts from the City of Stoughton in the amount of \$1,231.47. Seconded by K. Murray. Motion carried. There was nothing new to report on the sewer facility plan or Rural Development Grant/Loan Application. At this time no meetings have been scheduled with Soldiers Grove. McCarn made a motion to pay the outstanding balance with Davy Engineering of \$4,332.99. Seconded by Fortney. Motion carried. The board clarified that any additional work with Davy Engineering will be reviewed with the understating of fees and/or contracts.

Pettit made a motion to approve the board meeting minutes of August 3, 2020. Seconded by McCarn. Motion carried.

Fortney made a motion to approve payment of the bills as listed in the monthly expense report. Seconded by Pettit. Motion carried.

The board received an email from Todd Halvensleben of Vierbicher that the contractor A-1 is scheduled to start the TIF trail project this month and will likely have to finish the project in the spring of 2021.

No bids were received for the Old Mill Museum roof demolition project. The board would like to run the ad again and have bids due before the October meeting. Craig Anderson informed the board that there are possible funds left over from the Old Mill Preservation Society and to also contact Crawford County Historical Society on any ear-tagged funds for the Old Mill Museum.

K. Murray made a motion to approve Resolution 2020-08 adopting the Crawford County Multi-Hazards Mitigation Plan 2019 – 2023 with the provision that the village seeks to participate and review mentioned projects and plans as noted on pages 4-2, 4-3, and 4-6. Once Crawford County defines these projects and plans the Village will act on revised resolutions. Seconded by Fortney. Motion carried.

Fortney made a motion to table agenda item Resolution of North Mills and First Addition to North Mills Restrictions and Covenants which are to expire 02/07/2021 and to add Kevin Murray as a member of the Architectural Review Committee. Seconded by Pettit. Motion carried. The ARC will schedule a meeting to review restrictions and covenants.

K. Murray made a motion to adopt Resolution 2020-09 Authorizing and Ratifying the Conveyance of Real Estate Lot 25 12-131-0049-0150 to the Lee Family Trust for \$5,086. Seconded by Fortney. Motion carried.

K. Murray made a motion to approve the final Offer to Purchase with Golden Warriors and to authorize the Village President and Clerk to waive or exercise any contingencies and sign and deliver all documents with Golden Warriors. Seconded by McCarn. Motion carried.

The Royal Bank submitted a proposal to re-finance the Sewer Revenue Bonds currently with Rural Development of \$818,087.85 that is to mature in 2049 with an interest rate at 4.125%. Royal Bank is able to provide a rate of 1.95% fixed loan for a 10-year term with a 20-year amortization. This would take off 9 years of payments and save \$414,740 of interest fees. Heisz is concerned because currently the revenue bonds do not count against the village's debt limit and with re-writing this loan this amount would count against the village's debt limit that would be maxed out. The board discussed and understands the debt limit issues. K. Murray made a motion to proceed and get the paperwork started for the loan with Royal Bank at the October meeting. Seconded by McCarn. Motion carried.

The board was informed that budgets reviews and preparation for 2021 will need to begin soon.

Fortney made a motion to approve a Holiday Parade along Main Street on December 5th. Seconded by K. Murray. Motion carried.

No correspondences were received.

The next regular board meeting has been scheduled for Monday, October 5, 2020 at 6:00 p.m.

At 7:06 p.m. Fortney made a motion to convene into closed session pursuant to Wis. St. Stat. for the purpose of 19.85(1)(e) negotiating of property. Seconded by K. Murray. Motion carried. Lori Bekkum of Community Development Alternatives was invited into closed session.

At 7:46 p.m. Fortney made a motion to reconvene into open session. Seconded by K. Murray. Motion carried.

McCarn made a motion to adjourn the meeting at 7:46 p.m. Seconded by Fortney. Motion carried.

Respectfully Submitted
Dawn R. McCann, Village Clerk

APPROVED 10-05-2020