

THE VILLAGE OF GAYS MILLS

Minutes of the regular meeting of the Village Board of Gays Mills held Monday, August 4, 2025, which began at 6:00 p.m. in the Community Commerce Board Room.

Village President Harry Heisz called the meeting to order at 6:00 p.m. Roll call was taken with the following present: Ethan Eitsert, Harry Heisz, Emily Kinserdahl, Larry McCarn, Kevin Murray, Kim Pettit, and Art Winsor.

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

Under citizens and delegations John Gibbs requested the use of the Mercantile Plaza for a gathering on September 25th starting at 4:30 p.m. He would also like to borrow the tables from 212 Main Street. After figuring out the details of the library book sale the board had no problem with the use of the plaza or tables. Niels Jensen asked if there was a weight limit on side streets due to a fully loaded semi and trailer being parked downtown. This will be reviewed. Ethan Eitsert announced that the Fire Department raffle tickets are available with the drawing to take place on November 1st.

Under Administrative Reports Heisz gave the swimming pool update with the report that the swimming pool was inspected with a couple of fixes that are needed. The pool will be reinspected. It was asked when the board should start planning for the swimming pool deck repairs. Board members shared the positive feedback being received regarding the management of the swimming pool. The last day for the swimming pool is planned for Sunday, August 17th.

The Plan Commission is recommending the board to amend an Ordinance to repeal and recreate Chapter 1 of the Title 13 (Zoning Map) from AG-2 Traditional Agriculture to AG-1 Single Family Agriculture which is on the ridge top of Old Gays Road on the east side. Murray made a motion to adopt Ordinance Amendment 2025-03 Repealing and Recreating Chapter 1 of Title 13 of the Municipal Code of the Village of Gays Mills Zoning Map, from AG-2 Traditional Agriculture to AG-1 Single Family Agriculture for parcels 13102010000, 13101980000, and 13101980005. Seconded by McCarn. Motion carried. The Plan Commission held the public hearing on July 3, 2025 at 6:00 p.m.

No Wastewater Treatment Project update was given.

Under the Public Works Bob Robinson reported that the water reservoir was drained, cleaned, and inspected. Everything is running smoothly with water, sewer, and mowing. The cemetery entry signs have been removed and Heisz suggested possibly placing the bell in the cemetery. The board discussed having Bob Robinson get quotes for the 2026 budget for trading in one of the lawn mowers next year.

Kinserdahl made a motion to approve the board meeting minutes of July 7, 2025. Seconded by Murray. Motion carried.

McCarn made a motion to approve payments of the bills as listed in the monthly expense report. Seconded by Murray. Motion carried.

Under old business agenda item Blighted Buildings the office has contacted two different inspectors for an exterior inspection report on the nuisance properties at 200 Main Street and 208 Main Street. One inspector said he would do the inspection but not the cost estimate for repairs that would bring the building back up to code. The other has not responded back yet. It was discussed if someone else could do the estimate on the cost repair report.

A response was received back from the Village Attorney Eric Hagen that 601 Ten Hills is not land locked because it does abut a right-of-way. The village could vacate and discontinue a portion of the right-of-way with a split of 50/50 land between property owners. After discussion Winsor made a motion to have Luke Adams choose between two options. 1) Have the village vacate and discontinue a portion of the right-a-way with the expenses to be split between village and Luke. 2) Agree to the terms of the Right-of-Way Encroachment Agreement. Seconded by Kinserdahl. Eitsert opposed. Motion carried. Luke Adams will be contacted with the options.

The village contacted another appraiser for the cost of completing evaluations of village owned buildings in order to learn the building's values.

The board learned that more information needs to be gathered about the State Highway 171 project in order for the village to plan a sewer main replacement near the Royal Bank.

Kinserdahl made a motion to adopt Resolution 2025-04 authorizing and ratifying the conveyance of real estate to Hayden Clark and Emily Hanson Lot 26 of First Addition to North Mills (13100490155). Seconded by McCarn. Motion carried.

The board discussed the Village Attorney Eric Hagen's response regarding deed restrictions and extension agreements for North Mills Lot 24 and Lot 27. After discussion Winsor made a motion to take back Lot 24. Seconded by Kinserdahl. Motion carried. Murray made a motion on Lot 27 to give a one-year extension to the new owner if the closing takes place within the next two months; the one-year extension will start on the date of the closing. If the closing does not take place within two months the village will start the process of taking back the lot. Seconded by Kinserdahl. Motion carried. Both owners of Lot 27 and potential buyer of Lot 27 will be notified of board action.

A public works issue was brought up with the board wanting an invoice to be sent to the construction company who caused the water main break on State Highway 131 on July 8th with a charge for village employees time in dealing with this issue.

Winsor reported vegetation at the intersection of Old Gays Road and State Highway 171 which is causing a visual problem for merging traffic. The village has made a couple of different requests to the Department of Transportation in 2009, 2015, and 2021 requesting the speed limit be changed at that

location. Agenda item was tabled so board members can take a look at the intersection and talk to property owner of the vegetation.

The board did not take action on the sponsorship request from Driftless Wisconsin.

The board received a letter from the Public Service Commission notifying the village that it is eligible for a water simplified rate case. The village auditors in the past have prepared the water documentation for PSC review. Kinserdahl approved for the water simplified rate case option to be reviewed. Seconded by Pettit. Motion carried.

Heisz informed the board that the Methodist Church at 305 Rebecca Street will be looking into making their own repairs to the sidewalk next to their building. The board asked if there is someone who the village could get a quote from for the other sidewalks within the village that need repaired.

The board reviewed the 2025 Bridge Aid Petition from the Crawford County Highway Department and choose not to participate.

Under correspondence the board received a thank you from the Showen's for supporting the 2025 Stump Dodger Bash.

The next regular board meeting is scheduled for Monday, September 8, 2025.

At 7:19 p.m. Kinserdahl made a motion to convene into closed session pursuant to Wisc. State Stat. 19.85 (1)(c) for the purpose of considering employment, promotion, compensation, or performance evaluation data of any public employee. Seconded by Murray. A roll call vote was taken: Kinserdahl, Pettit, Winsor, Heisz, McCarn, Eitsert and Murray voted Yes. Motion carried. Bob Robinson was invited into closed sessions.

At 7:33 p.m. Murray made a motion to reconvene into open session. Seconded by Eitsert. Motion carried.

Murray made a motion to hire Joshua Byl for the part-time public works position at the rate of \$15.50 per hour. Seconded by McCarn. Motion carried.

At 7:34 p.m. Eitsert made a motion to adjourn the meeting. Seconded by Pettit. Motion carried.

Respectfully Submitted
Dawn R. McCann, Clerk
APPROVED 09-08-2025