Village of Roberts
Village Board Meeting Minutes
October 14, 2019

The Village Board Meeting was called to order at 7:00 PM by President Moeri

The meeting was properly noticed on the Village website and posted in three locations in the Village of Roberts.

Members Present: Chuck Pizzi, Rand Waughtal, Willard Moeri, Mary Shemon, Cheryl Johnson, Chad Svacina

Absent: Katy Kapaun

Guest: John Bond, Krissa Coleman, Angi Goodwin, Ed Coggin, Peter Tharp

Meeting Minutes
Motion to approve the minutes for September 9, 2019 Village Board with changes and Special Village Board Meeting with Hazel Mackin Library by Pizzi, seconded Johnson. Motion carried.

Treasurer's Report
Treasurer's report was read. Discussed the changes that were made to the assigned funds listed. Right now, the General Fund shows a negative $215,039.05 as a balance. This is probably due to the fact that there is money still in the general checking account that was collected for these assigned funds and not moved to the money market account. TIF #1 for $323,350.00 was also added to the assigned funds. This is due to the closing of the TID and no money coming in for this anymore but still owe bonding debt of December and May. This is money that is still in the general fund but should be earmarked for closing of TID #1. Also discussed the County TT/Graham Street cost. We are currently $11,000 over budget on this project which would come from the general fund. Waughtal is proposing that this money can come from the Capital Fund Account instead of the general fund. Kapaun asked if we could use impact fees for this improvement. Dull will look into this.
Motion to approve the Treasurer's report by Waughtal, seconded by Shemon. Motion carried.

Public Concerns:
- None

Communications:
- None

Department Report -
Report from Police Department
- Stats for the month were passed out.

Report from Director of Public Works – Bond
- All driveways that have had leaks have now been repaired with asphalt.
- Some of the furnaces are not turning on like they should. Bond is wondering if we should get bids to have them serviced or if we can stick with Countryside since we have used them in previous years?
- There is currently a tree at Sandy Goulette's old house on South Division Street that is in the center of the right of way but needs to be removed. Bond is wondering how this should be handled to see if they will split the cost of having this removed. Bond will approach the homeowner to see if they willing to split the cost.
- Last week was the State Waste Water Conference. Good conference. There is a book that has all the state water and sewer rates in it. You can tell what plants have been redone in the last 10 years because of the rates.
- Shemon asked if Ackley can look at the shelter at the park to see if the branches that are on it can be removed? Bond will look at it.

Report from Library Director – Coleman
- Waiting to hear back from Midwest Gas to see if there is a gas line coming to the building or not for the new furnace.
- October there is a lot of activities going on at the Library including a pumpkin contest.
- Elementary School is doing the Halloween costume parade in the afternoon and the library will have an

event happening right after the parade is done so that the kids can go there for goody bags.
- The Library Board is doing a meat raffle on November 3rd at the Sidetrack Saloon.
- Moeri asked Coleman about her budget numbers and the off that has been mentioned on her report to see if she has found the difference.

Report from Municipal Judge – Peter Tharp
- Handed out his statistics report.

Committee Reports and Recommendations
Park Board – None
Plan Commission –
- Building Inspectors report is in your packet for review.
- Business Plan of Operation for Computer Repair and Services, Joe Gillet at 106 W Main Street:
    - Looking to do some computer repairs as well as computer recycling.
    - Motion to approve the Business Plan of Operation for Computer Repair and Services, Joe Gillet by Svacina, seconded by Pizzi. Motion carried.
- Discussion/approval of Driveway Ordinance Sec 70-194 – looking at increasing the minimum width of driveway opening at the curb in residential area:
    - Discussed making the opening at the curb the same as the garages for residential areas. Any extra alongside the garage will need to be curbed to get in and out of. Johnson asked about pre-existing homes and how to handle if they add one in the future. Motion to approve ordinance 2019-5VB with the change to item #2 to say "at the street" by Johnson, seconded by Pizzi. Motion carried.
- Also discussed a new warehouse business looking at property on 70th Avenue west of the Flying J. Steve McFarland is working with Brian Zeller on acquiring the two western lots and adding a warehouse to this property. He has a business in North Hudson and two other locations that he wants to combine the warehouse business into one location here in Roberts. The parts would be brought to Roberts and shipped to the company when needed which is usually the next day. The building is approximately 400,000 square feet with expansion to 600,0000. This property needs to be rezoned from agricultural to M-2 (Light Industrial) and the future land use needs to be addressed. He is at the first stages and looking to see what needs to be done. The building height needs to be approximately 40 feet and according to the current zoning this is above the required limit so it will to go to the zoning board of appeals. Moeri has talked to the fire department about the need of a ladder truck for this building and this is not an issue because of the supply around us. Hazardous material is about 2% of the stock which will be located in one specific area in the building. Water and sewer use will be strictly bathrooms. He would likely need to upgrade 70th Avenue. He wants to go above what the ordinance requires for his storm water retention and keep it on site so that it will not reach the lakes.

CDA Board – Waughtal
- Discussion/approval of Resolution 2019-6R – TID #1 Termination Resolution
    - Met in September to close TID #1. Broke even in mid-August.
    - Motion to approve Resolution 2019-6R TID #1 Termination Resolution by Shemon, seconded by Johnson. Motion carried. Roll-call: Pizzi – Aye, Svacina – Aye, Moeri – Aye, Shemon – Aye, Johnson – Aye, Waughtal – Aye.
- Discussion/approval of Resolution 2019-7R – TID #1 One Year Extension
    - The one-year extension we are holding off on for one month as recommended by Ehlers.
    - This money is not guaranteed.
    - Motion to table Resolution 2019-7R until November by Waughtal, seconded by Shemon. Motion carried.
- Looked at audit results and there is $71,393.54 and $28,846.92 set aside. We need $180,000 in this year's revenues to cover all of the 2019 expenses and we will still retire TID #1 early. This might help explain the Treasurer's report.

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Finance – Monday at 6:00
Public Safety Committee - None
Public Works Committee – Moeri

- Discussion/approval of increasing Sewer Rates by 40% on January 1, 2020:
  - The only item on the agenda is the increase to the sewer rates as of January 1, 2020. We are looking at 40% for an increase at one time. Sean Lentz from Ehlers is recommending a one-time increase instead of several smaller ones. Moeri discussed that when the water issue came up that this would buy time for more money to be raised but this will not make a difference.
  - Motion to approve the recommended rate increase of 40% on January 1, 2020 by Svacina, seconded by Johnson. Roll-call: Pizzi – Aye, Svacina – Aye, Moeri – Aye, Shemon – Aye, Johnson – Aye, Waughtal – Aye. Motion carried.
  - Discussed adding a letter to the January billing to talk about the option of monthly payments. Svacina asked if we can soften the blow of the increase and somehow show what the real bill is now to what it is going to look like going forward. Johnson asked if the committee should put this letter together and bring back to the board. Bond added to the discussion that with the increases that were already done that we are currently seeing a decrease of approximately 8,000 gallon per month since the first of the year.

Fire Association – None
Joint Twin Lake Committee – Moeri

- Did not have a meeting because Sandi Traute has resigned from the board. Sandi left because she is now covered under flood insurance to work on this claim. There is someone interested in taking her position on the board.

III. Old Business
Roberts Municipal Court – nothing to report

IV. New Business
Employee Education Requests and Expense Reports
Approval of New Operator's License

- Motion to approve Chris Pizzi by Shemon, seconded by Johnson. Motion carried.

Discussion/approval of Waste Water Treatment Plant Farm Land Lease:

- Only bid was from Justin Johnson. Offering $80/acre for a three-year contract or $90/acre for a five to seven-year contract. There are approximately six acres for lease. He is currently paying $800 for 10 acres.
- Motion to approve the three-year plan at $80/acres by Svacina, seconded by Shemon. Motion carried.

Discussion/approval to replace lights in East parking lot and security lights on East end of Park Building.

- They are the old-style spotlight on a timer and four wall packs that have bad ballast. They keep burning out. The pole not sure if it is the fixture or what the issue is. The lights on the skating rink are also on the old timers. If we were to put all new LED's on the building with photocells the cost would be $1,720. This is not only a safety issue but a security issue with the building. Scott Freer Electric has been the lowest bidder on the last three projects. This would come out of this year's continual appropriation.
- Motion to approve replacing the lights by Johnson, seconded by Shemon. Motion carried.

Discussion/approval of Resolution #2019-5R Requesting Application for Exemption for County Library Tax:

- There is a minimum amount that we have required to fund for the Library's annual expenses that would qualify us for this exemption. We have met this every year.
- Motion to approve Resolution $2019-5R Requesting Application for Exemption for County Library Tax by Svacina seconded by Pizzi. Motion carried.

Discussion/approval of Construction Change Order Regarding Site Civil Work:

- Might not have the bottom-line figure at this time due to the issues at the site. The test hole has water coming in fast. Ground water is so high that we are about 7 inches above the average total right now. When you get to the sand base it is wet so you cannot pour concrete. Dug down to solid surface and built it up with rock and at this point it is staying stable. The options we have are to wait until Spring, apply for a dewatering permit which could take three to four months to get approved and the political ramifications of pumping the water to the lakes for two solid weeks and with lake levels we cannot afford to pump the water to the lakes. The only option at this point appears to be removing the unsuitable material and use material from the site to rebuild. We will end up with the same foundation design but have to import rock instead of material onsite. Water table is four feet higher than last summer. The cost for the 3 to 6-inch rock coming in is comparable to the dewatering system. The rock is a quicker solution than dewatering. Johnson asked about water levels going forward. Moeri asked if there would be issues in 10 years and Coggins thinks we should be ok. The cost to do this is approximately $75,000 but we will have firm numbers shortly. The change will be by unit cost change order. Removal was already part of the site-civil work. The other thing we will need to do is not have trucks run over it so this means that we will need a haul road around the building to keep the trucks off of this material. There is no specific guarantee that this will not fail. Coggins thinks if we ask them to do a guarantee the specs will be greater than what they are now. Moeri asked the timeline for the rock work. They are ready to start on this and confirmed with the DNR that this will be covered under the loan. It will come out of the contingency fund which is calculated into the loan now. Trying to get a call together for the morning to figure cost. Could be up to 120 to 130 trucks brought in. This could be done by next Friday so that the rest of the site work can be done on time.
- Coggins is looking for permission to write a field change order to be able to move forward at the site and figure a calculation of what this change order will cost.
- Motion to allow Weston to write a work change order with a follow up to cost by Pizzi, seconded by Shemon. Motion carried.

Payment of the Bills:

- Shemon questioned the reimbursement for Dull for mileage, gas and radios for the clerk's office. This was for a seminar in Eau Claire that I drove too and also for the Alexa speaker that I purchased with my Amazon account for the clerk's office because we have tried two different radios and they do not work with the tin roof.
- Motion to approve the bills by Shemon, seconded by Pizzi. Motion carried.

Motion to adjourn at 8:45 pm by Pizzi, seconded by Shemon. Motion carried.

Megan Dull
Village Clerk.