

VILLAGE OF OSCEOLA BOARD PROCEEDINGS

May 10th, 2022

The Village of Osceola met for a Regular meeting on May 10, 2022 at Village Hall. Village President Jeromy Buberl called the meeting to order at 6:04 p.m.

Present: Buberl, Van Burch, Bill Chantelois IV, Bruce Gilliland, Brad Lutz, Deb Rose, Holly Walsh

Staff present: Benjamin Krumenauer, Frances Duncanson, Ron Pedrys, Rick Caruso, Todd Waters, Paul Elfstrom, Joey Cutts, Shelby Friendshuh

Others present: Lisa & Mark Erickson, Ruth Sattler, Lisa Curry, Nate Stamberg, Greg Renstrom, Jack Star, Cheryl Hustad, and remotely Betsy Kremser, Kevin Mullen of Baird, Neeley Cocoran

Motion by Rose and seconded by Gilliland to approve the revised agenda

Ayes-7 Nays-0 Motion carried.

Motion by Lutz and seconded by Walsh to approval of the minutes of the Regular meeting dated April 12, 2022 and Special meeting dated April 28, 2022

Ayes-7 Nays-0 Motion carried.

Public input and ideas (Limit 5 minutes per speaker) Lisa Curry of Ridge Road thanked Administrator Krumenauer for his service and wished him well on his new position in Bellevue.

Update on 101 N. Cascade Street – Lisa & Mark Erickson, Owner

Lisa Erickson appeared before the Board to give an update on the building she owns at 101 N. Cascade St. Ms. Erickson gave a power point presentation including the history of the Wisconsin Milk House business. Some retail space was rented to a hair salon, there was a two-bedroom residential apartment upstairs, and an Air B&B in the back. Erickson owns all three buildings and some feet in front of PYs. The property line is twelve' in front of the waterfall. On November 4 2021, a main water pipe broke and compromised the foundation. Utilities are detached including electric, water, and sewer. Erickson is in the building and nothing has moved inside, but outside the foundation continues to sink. Erickson stated she has no options as engineers have determined the building must come down. Erickson also spoke about the proposed rebuild featuring artist loft apartments with waterfall views, two new retail spaces, two offices spaces, a boardwalk and connecting parking lot. Erickson has contacted the State and various entities for help. Challenges with the site and rebuilding are erosion, sidewalk, the State highway, PYs, DNR, the building age, and access. Erickson stated her insurance is limited as it was not processed correctly. Estimated demolition costs are \$425,000, and \$1 million to backfill. To rebuild is estimated at \$1-3 million. Next steps are to resolve insurance issues, secure additional funding, continue to work with state and local officials and stakeholders and garner support. Village Board members had questions Ms. Erickson responded to. Various options for the Village to assist in the project were discussed, such as expertise, grants, and TIF funding. Krumenauer stated he has been working with Ms. Erickson to produce ideas, as some traditional funding is not available. The property is not in TID#3, and TID#2 is past the expenditure period and is distressed. It is too late in this cycle to apply for State Tourism grants. It comes down to private dollars, with grants a possibility. The Board could decide on Village budget appropriations, but the question is can we afford to do that without jacking up the tax rate. We cannot borrow to help as general obligation debt cannot be used for private business. All agreed on the value of the business and stairs to the Falls. President Buberl suggested a subcommittee be created to assist in producing creative solutions, getting grants, and updating. Buberl reminded there are other routes to get to the Falls, they are not closed, the adjacent stairs are. The Village has maps made up.

Reports: Staff reports

Utilities-Caruso: In April they got fuel for the generator, got 250 gal instead of 850 due to costs. The computer that runs most of the plant was replaced. Flushing hydrants starts next week, and us weather and tower dependent. Great Lakes TV Seal removed the Kent Street protruding taps and roots.

Library-Friendshuh: Friendshuh is finalizing her leave with the Library Board and attending continuing education to meet the annual requirements. County Act 150 funding requests will be filed before she goes on leave. Circulation is sticking around 4,000 with 191 new items added in April. They are gearing up for Summer reading programs and the book bike will be in at the end of June. Both should increase circulation. The BigRead was highly successful, with many visitors for the art display. They are encouraging people to use the terrace.

Fire-Elfstrom: There were twelve runs in April, seven in the Village, four in Farmington, and one mutual aid. Hangar inspections are at 98% complete. One Dept. member just passed the WI State Fire Inspector I certification examination.

Building Inspection-Krumenauer: April had one new home, and eleven various other projects. With weather warming up building activity will increase.

Administration-Krumenauer: The Village is 50-50 so far this year on grants applied for, and we will keep on applying. We did not get LRIP for River Street but will find a way to fund the project without affecting the timeline. We did some grant funding for the old hospital site project.

Police-Pedrys: April was a lighter month for arrests with five custodial. There were three applicants for the part time officer hiring, and they will repost the position. Pedrys applied for a Narcan grant as we have needed it 6-8 times in the last two years and our current supply is expiring.

Public Works-Waters: Streets, bump outs, and the downtown have been swept and cleaned. We also street clean in Dresser, so we can use their woodchipper. The compost pile on Depot Road is successful and popular with residents as well as cutting down on what we collect. 7,000 lbs. of asphalt has been used to fill potholes so far. There was another storm sewer failure on River Street, this time at fifth and emergency repairs were made with the help of the City of St. Croix Falls equipment. Invasive species in our parks are getting cleaned out.

Chamber of Commerce/Mainstreet-Sattler: The activity guides just came out. The Main Street Awards were recently held in Fon du Lac with Osceola receiving some awards. The Staple got Best Business Redo, Nancy Beck received the Legacy Award, and Sattler got the Volunteer of the Year Award. The Chamber newsletter is now twice a month. The Celebrate Osceola event is virtual this year, they will go around with awards to surprise the winners. They are forming a BID district to maintain the Main Street program. The new website will go live August 1st.

Other business – discussion and possible action re:

The sale of the General Obligation Notes was held Kevin Mullen of Baird gave a summary of the terms. The rate came in at 3.30% for ten years. This issue is meant to dove tail around our existing debt. The Village could borrow \$1 million every two years to maintain capital projects down the road. We will receive the proceeds June 1st, pay interest only next year, with the first call date in 2029.

Motion by Rose and seconded by Gilliland to approve Resolution #22-04 Final Resolution Providing for the Sale of Approximately \$1,295,000 General Obligation Promissory Notes

Ayes-7 Nays-0 Motion carried

Motion by Lutz and seconded by Walsh to approve Capital Purchase of Falcon Hot Asphalt Trailer CIP – CE008 for \$25,253

Ayes-7 Nays-0 Motion carried

Motion by Gilliland and seconded by Burch to approve the proposed three-year IT services contract with Bitworks

Ayes-7 Nays-0 Motion carried

Motion by Burch and seconded by Chantelois to approve contract for executive recruitment with Public Administration Associates, for \$14,000

Ayes-7 Nays-0 Motion carried

Motion by Rose and seconded by Gilliland to approve Committee/Commission resident appointments as listed

Ayes-7 Nays-0 Motion carried

Motion by Gilliland and seconded by Burch to approve 2022/23 Board appointments as proposed

Ayes-7 Nays-0 Motion carried

Motion by Gilliland and seconded by Burch to approve the Public Works Mowing RFW with Grassworks Lawn Care for \$12,120

Ayes-7 Nays-0 Motion carried

Board guidance on interim Administrator position

President Buberl led the discussion on whether to have an interim Village Administrator with Krumenauer leaving. The Board consensus was to proceed with an interim.

Upper-level donor wall review

Cheryl Hustad, President of the Osceola Sr. Citizens group requested wording be added to the signage of Wisconsin Senior Center improvement grant. The consensus was to make the requested change.

Motion by Rose and seconded by Chantelois to approve the upper lever donor wall with the addition of Village residents listed and correction to Senior Center verbiage.

Ayes-7 Nays-0 Motion carried

Motion by Gilliland and seconded by Walsh to approve Ordinance #22-02 Compensation for board and commission member

Ayes-7 Nays-0 Motion carried

Permits and Licenses:

Motion by Rose and seconded by Chantelois to approve a Class B Beer Six-Month License for the Osceola Braves, Inc.

Ayes-7 Nays-0 Motion carried

Motion by Lutz and seconded by Rose to approve Operator's Licenses for Mariah K Fox - Tippy Canoes, Millie Perez – Lucky 7, and Melinda Halstrom – Valley Spirits

Ayes-7 Nays-0 Motion carried

Motion by Rose and seconded by Walsh to approve Special Event Permit Applications for

- i. Mill Pond Farmers Market – Greg Renstrom, Agent
- ii. Rhubarb Fest – Jennifer Rice, Agent
- iii. Movie Night – Larry Mederich, Agent
- iv. Service in the Park – Larry Mederich, Agent

Motion by Walsh and seconded by Rose to approve Board, Committee, Commission and Agency Reports:

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|----------------------------|-------------------|--------------------------------------|
| a) Redevelopment Authority | January 28, 2021 | (RDA approved April 20, 2022) |
| b) Room Tax Committee | September 8, 2021 | (Committee approved April 18, 2022) |
| c) Library Board | March 10, 2022 | (L. Board approved April 14, 2022) |
| d) Airport Commission | March 21, 2022 | (Commission approved April 18, 2022) |
| e) Admin & Finance | April 1, 2022 | (Committee approved May 6, 2022) |
| f) Plan Commission | April 6, 2022 | (Commission approved May 3, 2022) |

Motion by Burch and seconded by Rose to approve vouchers payable

Ayes-7 Nays-0 Motion carried

Any other business as permitted by law

Rose commented on the recent article in The Municipality magazine about the Clerk profession.

President Buberl adjourned the meeting at 9:02 p.m.