

# VILLAGE OF OSCEOLA BOARD PROCEEDINGS

## AUGUST 10<sup>TH</sup>, 2022

The Village of Osceola Board met for a Regular meeting on August 10<sup>th</sup>, 2022 at Village Hall. Village President Jeromy Buberl called the meeting to order at 6:00 p.m.

Members present: Buberl, Bill Chantelois IV, Bruce Gilliland, Brad Lutz, Deb Rose, Holly Walsh

Excused: Van Burch

Staff present: Frank Pascarella, Frances Duncanson, Ron Pedrys, Paul Elfstrom, Todd Waters, Rick Caruso, Rebecca Palmer, Joey Cutts

Others present: Kyle Weaver, Tyler & Mary Norenberg, Marc Bowker of WI DOT, Dmitry Tomasevich of MN DOT, Ruth Sattler, Jessi Kruger, Jen Luhrs, Tim Patterson, Jon Bonneprise, remotely Darrell Hofland and Chris Swartz of Public Administration Associates.

Motion by Rose and seconded by Chantelois to approve the agenda

Ayes-6                  Nays-0                  Motion carried

Motion by Lutz and seconded by Gilliland to approve the minutes of the Regular meeting dated July 12, 2022

Ayes-6                  Nays-0                  Motion carried

**Public input and ideas (Limit 5 minutes per speaker)** Kyle Weaver of 100 Depot Road stated he was here to answer any questions about the license and permit applications he submitted on behalf of Wheels & Wings and the Osceola Lion's Club.

Tyler Norenberg of 101 2<sup>nd</sup> Ave. is excited MN Dot and WI DOT are here for the bridge. Norenberg stated it seems like the Village's voice is not as present as it should be. He does not like the north alignment option. He has a petition to save Cascade Falls from any impact of the project and favors the south alignment.

Jen Luhrs of 602 3<sup>rd</sup> Avenue Osceola is concerned about people jumping the gates to get to the stairs to the Falls. She suggested several alternatives and would like to see signage apologizing for the stairs being closed and thanking people for visiting.

### **Reports: Staff reports**

Administration-Pascarella: Reported he has been working mainly on the Milk House and Osceola Bluff Projects. There will be a presentation on the proposed ice cliff for climbers at the September meeting. The Personnel policy is under review for language clean-up. Clerk Duncanson commented on upcoming Open Book & Board of Review.

Police-Pedrys: There were three graffiti incidents: Schillberg Park, the bluff trail, and the Bluff water tower. The suspect has been identified in the tower incident and charges are pending. The range and qualifying shoots were held. The Dept. did a scam presentation at First Lutheran Church. The Osceola Medical Center Family Fun Night was well attended.

Public Works-Waters: They are working with what we have on the stairs situation. It is estimated to cost \$100,000 to replace the existing stairs down to the falls. Building maintenance continues with modifications of the HVAC systems. They are trying to perform the work internally to save money.

Utilities-Caruso: The water tower graffiti is being removed and an insurance claim filed. Utility mapping continues daily. The CTH M tower was inspected and is in good condition. It got an anti-mold treatment and exterior washed.

Library-Miller: There we 72 new patrons in July, 4991 in circulation, 131 public computer uses, 1039 eBook checkouts. They added 160 items to their collection. Donated books go on the bookshelf or the Friends of the

Library sales. 160 kids registered for summer reading with 992 hours read. 457 attended in person events at the library in June and July. They are holding interviews for library page candidates.

Fire-Elfstrom: The Dept. had seven runs total with five in the Village and two in Farmington. Lifelink landing zone training was held in July. Their next meeting meeting will have four-wheeler training. The Dept. reviewed Polaris maintenance and battery line for future response needs. The Dept. is switching from Centurylink to Lakeland for internet.

Building Inspection-Pascarella: There were four permits issued for an estimated value of \$162,000. Ten new home permits were issued so far this year.

Chamber of Commerce/Mainstreet-Jessi Kruger is the new interim director. They have a new office to be able to hold regular hours. Ladies Night Out is coming up in September. They are busy with the new BID District formation with the September 20<sup>th</sup> public hearing coming up.

**Other business – discussion and possible action re:**

Update from Marc Bowker of WI DOT on the HWY 243 Osceola Bridge Project

Bowker is the planning engineer of northwest region of WI DOT. They are working with their Minnesota counterparts on the Osceola Bridge Project. The bridge was built in 1953 and repaired in 2017. The bridge is at the end of its life and needs to be replaced fairly soon or closed. The environmental process is done. Bicycle and pedestrian lane access is being considered along with various alignments. It is estimated the final design will take place 2023 through 2025 and anticipated construction 2026 through 2027

Motion by Rose and seconded by Walsh to approve the bid from Monarch in the amount of \$97,153.78 for paving and asphalt repairs on segments of Gerald and State Streets and Second Avenue.

Ayes-6            Nays-0            Motion carried

Uninhabited structures at Village properties located at 405 4<sup>th</sup> Ave and 130 Ridge Road.

This agenda item stems from the June Public Works Committee meeting. The Public Works and Police Dept. are left with the upkeep and problems at the property. Some of the structures are dangerous and the Dept. does not have the resources to daily check and maintain the structures. There could be a bid process to remove and/or dismantle these buildings. To demo the four buildings would cost in the six figures. Waters is looking for them to think about and start the process as we don't have that kind of money.

Motion by Rose and seconded by Gilliland for the Public Works Coordinator to start the process for sealed bids for the sale and removal of the properties and also how to fund the demolition of the properties.

Ayes-6            Nays-0            Motion carried

Osceola Fire Dept. Bylaws

Joey Cutts of the Fire Dept. reviewed the major proposed changes including how the Fire Chief is selected and wage increases.

Motion by Gilliland and seconded by Chantelois to approve the bylaws as presented.

Ayes-6            Nays-0            Motion carried

Motion by Gilliland and seconded by Burch to allocate ARPA funds not to exceed \$20,000 to purchase new holiday decorations.

Ayes-5            Nays-0    Abstain Rose    Motion carried

Motion by Gilliland to discontinue video conferencing for Board meetings with situational use only.

Ayes-6            Nays-0            Motion carried

Motion by Rose and seconded by Lutz to appointment Kristopher Krentz to the Board of Appeals.

Ayes-6                  Nays-0                  Motion carried

**Permits and Licenses:**

Motion by Lutz and seconded by Gilliland to approve the Class C Wine License for Oyster, LLC d/b/a St. Croix Valley Inn – Timothy Patterson, Agent 305 River Street

Ayes-6                  Nays-0                  Motion carried

Motion by Walsh and seconded by Chantelois to approve Temporary Class B Beer and Wine licenses for:

- i. Osceola Chamber of Commerce for Osceola Harvest Bazaar on September 10, 2022
- ii. Osceola Lion’s Club for Wheels & Wings on September 10, 2022
- iii. Osceola Rod & Gun Club for 2022 Community Fair
- iv. Osceola Knights of Columbus for Croixland Leather Works Bike Show Party on September 24, 2022

Ayes-7                  Nays-0                  Motion carried

Motion by Rose and seconded by Gilliland to approve Operator Licenses for:

- i. Austin Phillips – Dick’s Fresh Market
- ii. Camden Droppo – Osceola Lanes
- iii. Eric Krenz – Osceola Lanes
- iv. Nichole Lynn Tile – Lucky Seven

Motion by Walsh and seconded by Chantelois to approve Special Event Permits for:

- i. 2022 Community Fair/Parade (Scott Tinney, Agent)
- ii. 2022 Wheels & Wings (Kyle Weaver, Agent)
- iii. 19<sup>th</sup> Annual Croixland Leather Works Bike Show Party (Paul Anderson, Agent)
- iv. Osceola Harvest Bazaar at Millpond (Ruth Sattler, Agent)

Motion by Rose and seconded by Gilliland to approve a Kennel License for Harold & Ann Gjerner at 614 Summit Street

Ayes-6                  Nays-0                  Motion carried

Motion by Lutz and seconded by Gilliland to approve Board, Committee, Commission and Agency Reports:

- a) Planning Commission                  June 7, 2022                  (Commission approved August 2, 2022)
- b) Admin & Finance                  July 8, 2022                  (Committee approved August 5, 2022)

Motion by Gilliland and seconded by Rose to approve of vouchers payable

Ayes-6                  Nays-0                  Motion carried

**Update on the Wisconsin Milkhouse property located at 103 N. Cascade St.**

Village President Buberl updated the Board on recent meeting with representatives of LME, LLC. There was a meeting in June with another scheduled in July that did not happen as representatives of LME could not attend. On a phone call with the owner they mentioned selling the property to the Village. In July the owner submitted a proposal for the Village to buy the property for \$200,000 with the Village assuming the cost of demolition also. The Village response was they were not interested and requested a demolition or other plan from owner to be submitted by July 28<sup>th</sup>, this request was not responded to and the owners have hired an attorney. There was a meeting on August 9<sup>th</sup> meeting between Village President Buber, Administrator Pascarella, Village Attorney Paul Mahler, Lisa Erickson, and her attorney Nick Vivian. They requested collaboration with the Village. Buberl reiterated basically the only reason the Village is involved is because the situation is next to the Falls and impacting the stairs. There is no plan right now from LME. The Board will discuss a variety of options in closed session. The Village has not received any information on funds available from the owner for this project. LME has requested another 30 day extension for some kind of structural evaluation to see if there is any possibility to salvage the building in some way shape or form. Potentially a response will be formulated in closed session this evening after financial implications are discussed. The public may expect there will be future discussions in closed sessions

and possibly special meetings held. Fire Chief Elfstrom requested the Village obtain a letter from their attorney that utilities have been disconnected and not just shut off.

Motion by Rose and seconded by Walsh to go into closed session proceedings at 8:31 p.m. pursuant to Wisconsin Statute §19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or to conduct other specified public business, for competitive or bargaining reasons. This pertains to The Wisconsin Milkhouse property at 103 N. Cascade St and Gaughan Companies Osceola Bluffs proposed development.

Roll call vote: Ayes-Buberl, Burch, Chantelois, Gilliland, Lutz, Rose, Walsh Nays-0 Motion carried

At 9:30 p.m. the board continued in closed session proceedings under 19.85 (1) (c) to consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. This is regarding the hiring of a new Village Administrator and succession plan for the Village Clerk retirement. At 9:40 p.m. Clerk Duncanson exited the meeting and rejoined the meeting at 9:58 p.m.

Motion by Walsh and seconded by Gilliland to come out of closed session proceedings at 9:59 p.m.

Roll call vote: Ayes-Buberl, Burch, Chantelois, Gilliland, Lutz, Rose, Walsh Nays-0 Motion carried

Motion by Rose and seconded by Gilliland to direct the Village Administrator to contact a building demo company to meet and look at the options in relation to the Milk House; and also to report back in two weeks with a detailed financial report outlining expenses and potential available insurance funds to mitigate the expense.

Roll call vote: Ayes-Buberl, Burch, Chantelois, Gilliland, Rose, Walsh Nays-Lutz Motion carried

Motion by Buberl and seconded by Chantelois to accept the retirement notice of Clerk Duncanson effective December 31<sup>st</sup>, 2022 with succession planning to appoint Carie Krentz as Village Clerk

Ayes-6 Nays-0 Motion carried

Motion by Rose and seconded by Walsh to select Brad Roy, Robert Barbian, Kathy Laur, and Brandy Howe as finalists for the Village Administrator position.

Ayes-6 Nays-0 Motion carried

**Discussion of and action on any other appropriate items** There was no discussion.

President Buberl adjourned the meeting at 10:08 p.m.

Respectfully submitted by

Frances Duncanson, MMC-WCPC  
Village Clerk