

VILLAGE OF OSCEOLA REGULAR BOARD PROCEEDINGS

December 14, 2021

The Village of Osceola Board met for a Regular meeting on December 14, 2021 at Village Hall. Village President Jeromy Buberl called the meeting to order at 6:00 p.m.

Present: Buberl, Brad Lutz, Bruce Gilliland, Joel West, Deb Rose, and remotely Van Burch. Holly Walsh arrived at 6:08 p.m.

Staff present: Benjamin Krumenauer, Frances Duncanson, Paul Elfstrom, Shelby Friendshuh, remotely Todd Waters & Rick Caruso

Others present: Mark Erickson, Joey Cutts, Remotely Shawn Kammerud, remotely: CS Sill & Neeley Corcoran of The Sun, Linsey Clark, and other citizens

Motion by West and seconded by Rose to approve the agenda

Ayes-6 Nays-0

Motion by Lutz and seconded by Gilliland to approval the minutes of the Regular meeting dated November 9, 2021

Ayes-6 Nays-0

Public input and ideas (Limit 5 minutes per speaker) On agenda items 6c West stated he will recuse himself as he worked for the developer before he was on the Village Board. Buberl also stated he will recuse himself as his spouse has done legal work for the developer in the past.

Reports: Staff reports

Fire-Elfstrom: There were nine runs last month, with four in the Village and five in Farmington. They are doing more lift assists. The warranty work on the new aerial is completed. Training last month focused on SCBA and radio communications. Dept. officers met in regard to the 101 Cascade structural issues and how to best respond if there were to be a fire there. Three will be attending certified Fire Inspector class in January so they can inspect buildings and airport hangars.

Building Inspection-Krumenauer: November had twelve new permits of diverse types. There were 101 new permits this year just shy of \$11 million in estimated value.

Administration-Krumenauer: The Village is collaborating with the School District on a Safe Routes to School program/grant to improve safety for pedestrians. There are four elections coming up in 2022. The stairs to Cascade Falls are closed due to some issues at 101 Cascade St. until such a time improvements are made.

Police-Pedryx: The Dept had a low light/inclement weather shooting range training as required. Parking restrictions went into effect November 15th. Two Officer's attended the Library's Big Fun Playdate. The Stuff the Squad Event was new this year to help fill the shelves of the Open Cupboard and was coordinated by PD admin staff Jennifer Giller. The annual Shop with a Cop was held at Wal-Mart. Community Coffee was held with Rose and Buberl attending also.

Public Works-Waters: The Dept. spent a lot of time insuring they are snow ready with equipment. The Grist Mill fence is done. We received a \$5,000 grant for trees from the DNR. It was a highly competitive process with 59 applications received. Allison Meyers of Hawkins donated 9 ½ tons of salt to the Village, saving us about \$4,000.

Utilities-Caruso: The Dept. is currently reading water meters for 4th quarter billing. Hydrant flushing is completed. Seasonal water meters have been removed.

Library-Friendshuh: November was a standard month. The budget is finalized and approved. The Library Board approved a change in hours open to M-F 9-6, and Saturday 9-1. They will be shutting down the drive through service for staffing reasons. They were awarded an ARPA grant along with other Wisconsin libraries

and are getting a fully equipped book bike. The Big Fun Playdate was super successful.

Chamber of Commerce/Mainstreet- Shawn Kammerud stated the leadership transition is going well. December 21st is a going away gathering for retiring director Germaine Ross. The group needs some Board candidates. The annual membership meeting is January 10th at the Discovery Center. On behalf of the Board President Buberl thanked Germaine Ross for all her years of service and congratulated her on many accomplishments.

Other business – discussion and possible action re:

Motion by Burch and seconded by West to approve the 2022 “Commitment to Purchase” Skid Steer (Tri-State Bobcat \$30,438.94)

Ayes-7 Nays-0

Motion by West and seconded by Gilliland to approve the 2022 “Commitment to Purchase” 2023 HV507 SFA (Mid-State Truck Service Inc \$102,139.48)

Ayes-7 Nays-0

Initial site review for residential development located at 130 Ridge Road (Remada Company/Nechama LLC)

Village President Buberl recused himself from the meeting at 6:43 p.m. and Trustee Rose was selected as President Pro-Tem to preside over this portion of the meeting. Trustee West recused himself from the meeting at 7:06 p.m. after the giving a project presentation on behalf of the developer.

Joel West gave a presentation on the proposed residential development. Remada Company has redeveloped other property in the community, the South Street apartments. The Polk County Housing Study showed a need for housing and there is a high demand for apartments in the Village. The site is 4.88 acres on Ridge Road and is owned by the Village. They are proposing 72 apartment units, almost all with two bedrooms and garage stalls available. The Ridge Road cul de sac would be realigned, with a walking path extended and a Fire Lane. Rents are estimated at \$1,325 a month. This would work well for people who start in an apartment and then build a home in the community. TIF assistance from the Village is needed. They are estimating \$10.5 million in value and construction costs of \$9.3 million. The project has been through the Planning Commission. They are looking at final approvals in January. Krumenauer stated no decisions would be made today, and this is informational only for the Board. Several Trustees had questions about items such as the trail, landscaping, green space, and airport flight patterns. Krumenauer stated there are still items to go before the Planning Commission such as CSM approval and vacating a small piece of the existing ROW. The TIF and developer’s agreements, and sale of Village property to the developer all need to be finalized.

West left the meeting and Rose asked for discussion from the Board. Gilliland stated the project was in the initial stages and to keep moving forward. Burch asked about the impact on utilities and Caruso responded the sewer plant is set up to manage growth and currently runs at half its capacity. Walsh had concerns about traffic coming off of Ridge Road and the intersections at BP and at CTH M. Gilliland commented it is the State’s Road, and they are looking at options between a roundabout and stop lights. Pedrys commented they have asked the State about lowering the speed limit and they will take a closer look at it when development happens. Krumenauer stated with this type of development it is estimated there will be about 2.4 vehicle trips per unit, and with about 173 vehicles going past that intersection, it does add up. Buberl and West rejoined the meeting at 7:23 p.m.

Motion by Burch and seconded by Rose to approve the 2022 Financial Audit Review Services Contract (JBC \$32,975)

Ayes-7 Nays-0

Motion by West and seconded by Gilliland to approve the 2022 Employee Agreement between Village and Teamsters Local 662

Ayes-7 Nays-0

Motion by Gilliland and seconded by Walsh to approve the Appointment of Election Inspectors for the 2022-

2023 term

Ayes-6

Nays-0

Abstain-Rose

Permits and Licenses:

Motion by Rose and seconded by West to approve Operator Licenses for Jill Anderson – Dick’s Fresh Market, Holly Brickel – Tippy Canoes, Crystal Kolby – Osceola Stop, Jacob Myer – Valley Spirits

Ayes-7

Nays-0

Motion by Lutz and seconded by Walsh to approve the following Board, Committee, Commission and Agency Reports:

a) Board of Appeals	April 23, 2021	(BOA approved November 29, 2021)
b) Historic Preservation	October 9, 2021	(Commission approved November 18, 2021)
c) Library Board	October 14, 2021	(L. Board approved November 11, 2021)
d) Airport Commission	October 18, 2021	(Commission approved November 15, 2021)
e) Admin & Finance	November 5, 2021	(Committee approved December 3, 2021)
	Ayes-7	Nays-0

Motion by West and seconded by Gilliland to approve vouchers payable

Ayes-7

Nays-0

Before going in to closed session proceedings Trustee Joel West recused himself from the meeting at 7:25 p.m.

Motion by Rose and seconded by Gilliland to go into closed session proceedings at 7:31p.m. pursuant to Wisconsin Statute §19.85(1)(c) & (e) for purposes of: (c) Considering employment, promotion, compensation for performance evaluation date of any public employee over which the governmental body has jurisdiction or exercises responsibility; the Board will continue in closed session under section (e) deliberating or negotiating the purchasing of public properties, the investing of public funds

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

Motion by Gilliland and seconded by Walsh to come out of closed session proceedings at 8:53 p.m.

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

Motion by Rose and second Gilliland to accept the Village Administrator review, benefits and the 2022 goals as discussed.

Ayes-7

Nays-0

Buberl read the goals for the record as 2022 Administrator focus goals include:

1. Simplify and update the Village website
2. Find and transition to a new accounting system
3. Update the Village of Osceola Employee Handbook
4. Close out all remaining Village Hall/Library building tasks including MPLF relationship
5. Continue to develop a grant research and funding program to best leverage local funds
6. Complete a comparable communities list focusing on staff trends and wages

Discussion of and action on any other appropriate items There was none.

Village President Buberl adjourned the meeting at 7:57 p.m.

Respectfully submitted by

Frances Duncanson, MMC-WCPC
Village Clerk