

VILLAGE OF WALWORTH
VILLAGE BOARD
Monday, February 11, 2019, 6:00 p.m.
Village Hall, 227 N. Main St., Walworth, WI

MINUTES

Call to Order: President Connelly called the meeting to order at 6:00 p.m.

Roll Call: Present: President Connelly, Trustees Czaja, Mizialko, McMahon, Nordmeyer. Absent: Trustee Maynard. Also Present: Attorney Brad Lochowicz, DPW Boss, Clerk Treasurer Waswo, Deputy Clerk Treasurer Rogers

Pledge of Allegiance

President Connelly held a moment of silence for James Haeni.

Certificate of Recognition to Joyce Pagel for 42 years of service to the Plan Commission

President Connelly presented Joyce Pagel with a Certificate of Recognition for her dedication to the village.

Approval of Minutes from January 14, 2019 Regular Board meeting and January 17, 2019 Special Board meeting

Mizialko/Nordmeyer motion to approve the minutes as presented. Motion carried 5 to 0.

Approval of January 2019 Treasurer's Report

Due to the software conversion a treasurer's report was not available.

Approval of January 2019 Village and Water/Sewer Payables including Additions

Nordmeyer/Czaja motion to approve the January 2019 Village and Water/Sewer payables including additions. Motion carried 5 to 0.

Comments from Citizens Present: Any item presented to the Village Board by a citizen will be heard and may be placed on the next regular meeting's agenda. None.

Communication and Miscellaneous Business – Discussion, Consideration, and Action on the following:

Public Hearing for a zoning amendment to 301 N. Main Street, tax key VWP00053, to change the zoning from R-1 Single Family Residence District to R-3 Multiple-Family Residence District

President Connelly opened the Public Hearing at 6:12pm.

Randall Runge, 309 N. Main Street asked what the intentions are for the lot; 4 plex, duplex or town homes.

President Connelly stated the village wants to get out of the real estate business. It's an expense for the village to keep the lot. If someone builds or improves on the lot, it generates tax revenue. We budgeted about \$65,000 and it was supposed to sell last year. In talking to local relators, at its current zoning it could sell at about \$35,000, which would leave us with a budget shortfall. They suggested the village rezone to R3 and they think the property could match the value we budgeted. The maximum for that property could be up to 4 units. This zoning would give them the option to build a single family or go up

to a 4 unit. Our zoning map shows the area of village that has the most R3 is the north side of the square. This would adjoin an already existing R3 to the south. The intention was to zone it R3 to recoup the budgeted money.

Mr. Runge asked if the village has a buyer. Mr. Connelly responded that Rauland believes they have 2 or 3 potential buyers if it is zoned as R3. Because of the size of the parcel (almost 1 acre) it would be a difficult sell at R1. Plan Commission's job would be to make sure it looks nice and stays in line with the rest of the village.

Brian Schultz, 306 N. Main Street, stated he does real estate appraisals. He researched sales of a duplex or multi-family to justify a value. He couldn't find any sales of multi-family since 2010. He did find a VWP00117, which is the lot in between the condos and Sandy's Resale. That would be a good indicator of value since it's in between commercial and other condos. That was for sale for \$65,000 in 2017. It did not sell after 173 days on the market. He looked at properties adjacent to the lot, which all appear to be single family. The size of the lot is 132 by 330. He suggested splitting the lot into 2 single family lots. All the lots around the area are 66 so he assumed 66 could be feasible. He looked at sales of vacant lots and in 2015 VIP0001 in Prairie View Subdivision sold for \$35,000, which is \$2.67 a foot. If the lot was split and zoned to single family, it would be comparable property. VA2260001 on Bonito Street sold for \$19,000 in 2016, \$1.31 a foot. If you take the total lot size and divide into 2 lots, and use the low number of \$1.31 a foot, it works out to \$28,530 per lot; a combined total of roughly \$57,000. We have proof of a lot that didn't sell at \$65,000 and proof of lots that did sell. It makes more financial sense to do 2 lots by just dividing it. Has also provided the board a petition with 10 signatures of people that live in the area that do not want the multi-family zoning.

President Connelly declared the Public hearing closed at 6:22pm.

Trustee Czaja stated he poses a new concept that hasn't been considered. Mr. Schultz stated he has 2 little children and it would be nice to have less traffic. Mr. Runge noted just on this street alone there are 4 to 5 complexes. Mr. Schultz stated he could provide more signatures. Trustee Czaja feels they should refer it back to Plan Commission with this new concept. President Connelly was concerned by the frontage. He wasn't sure if 66 feet would be acceptable. Trustee Czaja stated her lot is 66 by 110.

Nordmeyer/Czaja motion to refer the item back to Plan Commission. Motion carried 5 to 0.

Reconsider appointment (term limit only) of Police Chief Ryan Milligan

This is a legal issue we have to resolve as we don't have an ordinance that would support a term limit. If it's the board's feeling to have this term limit, it would be for a Chief that would replace Chief Milligan. We cannot place that on his tenure as Chief. The Attorney stated except by contractual agreement. President Connelly noted it would still be in conflict with our ordinance. Attorney Lochowicz stated there was nothing improper that this board did at the last meeting. It is in conflict with the ordinances but that doesn't make it improper if it's by contractual agreement. There is no issue reconsidering this board's position. His recommendation would be to amend the ordinance going forward. Trustee Nordmeyer stated the Chief had some reservations and was uncomfortable with it. General Services recommended striking the 5 year term limit. Part of the discussion was that Chief Milligan was presented a job description and all aspects of the Chief's position and that was not part of the agreement until the meeting.

Nordmeyer/Czaja motion to reconsider the question and strike the term limits on the contract. Motion carried 5 to 0.

Ordinance 2019-2, an ordinance repealing and replacing Section 9-2-35, Cross Connection Control, of Chapter 2, Water Utility Regulations, Title 9, Public Utilities

These changes were discussed at the last meeting.

Nordmeyer/Czaja motion to approve Ordinance 2019-2, an ordinance repealing and replacing Section 9-2-35, Cross Connection Control, of Chapter 2, Water Utility Regulations, Title 9, Public Utilities. Motion carried 5 to 0.

Water Utility Infrastructure Replacement Plan

This was born out of issues with water main breaks that we recently had. We were trying to lock down enough valves to cut pressure to the line in front of Toynton. Some of that speaks to infrastructure that is outdated and needs to be replaced. President Connelly would like to see a 5 or 10 year replacement plan including funding a water CAD model in 2020. DPW Boss stated he's identified 5 valves that are broke. However, they will have to totally cut the pipe out which will cost a lot more.

Trustee McMahon has gotten more compliments on how DPW handled the 2 latest breaks. Trustee Czaja congratulated the Public Works Department for getting it done so quickly. There are no way to predict these breaks. DPW Boss stated there have been 2 breaks on Kenosha, 1 on Third, 1 on South Main and 1 on Knoll. Public Works has been working on a 5 year plan to add some of these items as we have the funds.

Fire Chief Credit Card

Nordmeyer/Mizialko motion to approve a credit card for the Fire Chief not to exceed \$2,500. Motion carried 5 to 0.

Report on Civic Systems Training

Clerk Waswo provided a report of the training on the new Civic Systems financial software.

Purchase of Civic Systems Accounts Payable miExcel software in the amount of \$500 funded from utility and general fund

Clerk Waswo noted this came out of the training and helps eliminate duplication.

Czaja/McMahon motion to approve. Motion carried 5 to 0.

Village Emergency Messaging System

President Connelly noted this was born out of the issues with the water utility breaks. He had a lot of people that asked if there was something they could sign up for so that they would know about these issues. He would like to budget for this in 2020.

Security Cameras at Village Hall

President Connelly floated this idea by Chief Milligan, and it was discussed at General Services. It sounds like this would be beneficial at village hall. Eagle Eye is the company the high school has hired, and they have good pricing. The Police Department is impressed with the company as they can get a live feed in their squad car. Trustee McMahon would like to add cameras at public works as well.

Live Video for Regular Board meetings

President Connelly knows the high school is doing this now. We could record our meetings and put them on YouTube or Facebook. It's a good way to stay connected to the community. We could get a webcam for \$25 and broadcast the meetings. This is an easy tool to implement. President Connelly will look into it further.

2019 Ideas and Initiatives

President Connelly stated over the last 4 years he's presented a lot of ideas to the board. He suggested the trustees provide items of what they would like to see done in the village.

Standing Committee Reports – Discussion, Consideration, and Action on the following:

Finance: Meeting Update

a. Continued employment with Ron Nyman on a temporary basis

It would be nice to have Ron available to assist our current Building Inspector, Ellis Border.

Trustee Czaja suggested referring it back to Finance. Attorney Lochowicz noted the contract states any modifications have to be mutually agreed upon in writing and either party can terminate with a 30 day notice. Right now, the contract continues under these terms.

General Services: Meeting Update

a. Alcohol Beverage and Operator's License Application received from Ghanshyum Patel and Ashli Young. Nordmeyer/McMahon motion to approve. Motion carried 5 to 0.

Public Works: Meeting Update

Trustee Czaja reported they are working on a 5 year improvement plan. Laurie Lange attended the meeting regarding putting in a dog park. Public Works asked her to come to the Plan Commission meeting to get their feedback. She will provide drawings and a simple site plan. Ms. Czaja noted we are all set to do the commercial cross connections. Public Works bidding will start in February for Howard Street.

Commission and Special Committee Reports: Discussion, Consideration, and Action on the following:

Plan Commission: Meeting Update

President Connelly reported the rezone will be at the next meeting. The company doing the high school sports complex have asked about a special meeting as they would like to get started with the project.

FWWPCC: Meeting Update. None.

Emergency Government: Meeting Update. None.

Library Board: President Connelly may attend the Library meeting tomorrow as he has some questions about a new CD. He noted they could generate more interest in the MaxSafe account.

Closed Session

To consider a motion on whether or not to conduct a closed session pursuant to Wis. Stat. 19.85(1)(c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility for Dan Hammett.

Nordmeyer/McMahon motion to go into closed session at 7:15pm.

Roll Call: Czaja, Mizialko, Connelly, Nordmeyer, McMahon voted "yes." Motion carried 5 to 0.

Open Session

Return to open session pursuant to Wis. Stats. 19.85(2) and take action on any items discussed in closed session. McMahon/Mizialko motion to go into open session at 7:26pm. Motion carried 5 to 0.

McMahon/Mizialko motion to deny the request for payout of sick pay for former Chief Hammett. Motion carried 5 to 0.

Adjournment: Nordmeyer/Czaja motion to adjourn at 7:25pm. Motion carried 5 to 0.

Sabrina Waswo, Clerk Treasurer