

VILLAGE OF BONDUÉL
VILLAGE BOARD MEETING
APRIL 27, 2016

Following the Pledge of Allegiance and moment of silence, President Sharon Wussow called the meeting to order at 4:15 p.m.

Wussow read a statement regarding the posting of the meeting.

Present: Sharon Wussow, Shawn Thorne, Robert Luepke, Joan Kamps, Dick Sibert and Luka Zischka.

AGENDA: Motion by Kamps, second by Sibert, to approve the agenda and deviate as necessary. Motion carried.

MINUTES: Motion by Thorne, second by Luepke, to approve the minutes of the April 13, 2016, meeting. Motion carried.

ACKNOWLEDGEMENT OF CITIZENS: Police Chief Todd Chaney, Bonduel Police Officer Catherine Frey, Steve Barron, contractor for the Cedar Park concession/restroom building, Mary Barney, and Katrina Schroeder, Deputy Clerk-Treasurer.

COMMUNICATIONS: None.

NEW BUSINESS:

H2: Village Board Trustee vacancy. Mary Barney is interested in filling the vacant Village Trustee seat. Wussow stated that Mary Barney was the only person who expressed interest in the vacant seat. Thorne asked how long she lived in Bonduel. Barney replied she has lived in Shawano County since 2002, but has been in Bonduel since 2012. Thorne asked Barney how she became interested in being involved in the political side of Bonduel. She is interested due to the property values in Bonduel and thinks she has something to offer to bring businesses in Bonduel and raise property values. Motion by Kamps, second by Zischka, that Barney fill the vacant trustee position effectively immediately. Motion carried.

H3: Cedar Park restroom building. Steve Barron attended the Municipal Operations meeting on April 20, 2016 to make changes to decrease the cost of the Cedar Park concession/restroom building. Barron provided the board with a letter of suggestions to reduce the overall cost of the new building.

- He recommends eliminating the performance/payment bond, which will decrease the cost by \$4,181. This bond ensures that Barron will complete the project and will pay all sub-contractors. He referenced the Field of Dreams project in Pulaski, and Pulaski waived the performance/payment bond. Barron Building & Contracting has been in business for 18 years and has references to show that in the past he has always made all payments and finishes the job.
- Barron suggests that the \$2 million umbrella be eliminated at a cost of \$900 as the Village only requires a \$1 million umbrella which Barron already has in place.
- Other changes include changing the roof system from 24 gauge snap seam to 29 gauge exposed fastener system and to eliminate the installation of aluminum gutters and downspouts for a reduction of \$5,485. Currently everything in the park is 29 gauge; fastener is a cosmetic thing.
- Deduct \$414 for .019 center-vent aluminum soffit instead of 24 gauge steel.
- Deduct \$1,200 to replace the rollup service-counter doors with 26 gauge painted galvanized steel in place of 16 gauge aluminum doors in the original bid.

- Barron suggests eliminating foam injected insulation at the masonry walls around bathroom and concession area for a deduction of \$1,200.
- Deduct \$2,200 to eliminate limestone sill which is primarily for decorative purposes. By eliminating the limestone sill and using a running bond it will make for a stronger building.
- Eliminate \$7,368 for changes to countertops and cabinets. Barron said bathrooms will be cultured marble countertops and the kitchen will have solid surface countertops. Thorne asked how durable the kitchen countertops will be; Barron stated solid surface countertops are very durable, and scratches can even be sanded out. Lower shelving units will take the place of the lower cabinets, and upper cabinets will not be included. Wussow asked how difficult it would be to install cabinets at a later date if needed; Barron responded it would not be difficult to install upper or lower cabinets at a later time. Barron let the board know that plastic laminated countertops could save \$2,600 but are not very durable and is not recommended by Barron. Barney asked why the countertops are not stainless steel when they will be used for serving food. Wussow said it is not required to have stainless steel countertops. Thorne added that the building is not regulated by the government.
- Barron provided the board with a letter stating his concern of placement on and use by the new building of the existing ejector tank and attached concrete structure. The tank is over 40 years old and is quite possibly at the end of its expected life cycle. Barron suggest installing a new, 3' diameter by 4' deep fiberglass pit made for forced-main, ejector sewage installations in place of the existing tank, which would increase the cost by \$2,200. Wussow stated that the Municipal Operations Committee recommends eliminating the existing concrete tank and replacing it with the fiberglass ejector pit. Thorne asked if the existing tank would then be removed; Barron responded the concrete tank would be collapsed in on itself. He recommends not putting the building over the existing concrete tank as original architect plans show.
- Barron suggests replacing the aluminum glazed windows in the original bid with solid vinyl windows which should last forever in the bathrooms for a deduction of \$560.
- Not included in the latest revised letter of changes provided by Barron is an electrical deduction of \$1,900 for fixture changes.

Zischka stated the deductions add up to approximately \$23,208. He asked if the bid would uphold reflecting the deductions. Barron states that it would uphold unless they would hit bad soil or other unforeseen condition. Zischka asked if we had an estimated final price and Barron stated it would depend on what changes the board decides to go ahead with. Zischka asked Barron if there was a preferred location of the building; Barron stated he and Steve Berndt discussed moving it 20 feet to the north. Zischka was wondering if the building would be open to the west and Barron said that it will. Zischka asked if entrances to the restrooms will be placed other than by the concessions. Barron stated that there will be two entrances for each restroom so that those renting the concession area can enter from the concession side and those using the park can use the doors on the other side of the building. Thorne asked if Barron had any other thoughts on the building. Barron said that it is pretty straightforward. He said it's too bad it couldn't be a four seasons but if the funds become available in the future, it wouldn't be too hard to modify it. Zischka asked what type of flooring is being used, Barron said it will be sealed concrete throughout. Zischka asked about the finishes around the building and Barron replied that all exterior finishes are going to be done by the Village. Wussow stated that the Municipal Operations Committee agreed the board should move forward with all the changes except the performance/payment bond, which should be a decision made by the Village Board. Luepke asked how deep the footing will be past the water line. Barron said it will be 6-12 inches below water line.

Grunewald Excavating will do dewatering and excavation. Motion by Thorne, second by Sibert, to approve all changes, including electrical changes, presented by Barron Construction and for them to start construction immediately. Motion carried. Barron needs access road done before he signs the contract. Village needs to excavate the black dirt and put in gravel. Barron was thanked by the board for his time. Thorne asked if Barron will be at the project. He said he has someone there overseeing the project all the time, but he will be there 3-4 times a week.

H4: Revocation of Bonduel Inn's liquor license. Police Chief Chaney referred to Bonduel Municipal Code 20-63(6) which states if a liquor-licensed establishment ceases to do business for 90 days or more, the Village is obligated to revoke the license. Bonduel Inn has not done business this entire license year. Zischka asked if owner has been contacted. Chaney said he doesn't know her whereabouts, but she will be contacted at the address the Village has on file. Chaney recommends that since licenses will expire in the near future, the board simply not renew the license. Chaney added it is a moot point since we are in the process of deeming the building unsafe for habitation. Frey stated that people had tried breaking in a few weeks ago to party at the vacant Bonduel Inn. Wussow asked if all buildings are uninhabitable and Chaney replied that all buildings are uninhabitable. Chaney said he is going to put police line tape to block off the entrances. Zischka asked if we had to use police line tape since it is at one of our entrances to the village and it would not look good. Chaney said barricades are good because it would prevent people from driving in the property and prevent vehicles from not being seen by the Police Department. Frey added barricades would prevent people from entering the building and getting sick or hurt because of the condition of the building. Thorne asked if Village can put up barricades. Chaney referenced municipal code 103-15 which states "Where the public safety requires immediate action, the building inspector shall enter upon the premises with such assistance as may be necessary, and cause the building or structure to be made safe." "Made safe" would be blocking off access. Thorne asked who deemed the building is uninhabitable. Chaney stated the building has been looked at by himself and by Nordin Design Group, a commercial building inspector, because the police department had a report of people partying in the buildings; the officers went to the building and found the door was open; they entered the building to search for the persons and saw the condition of the building. As a result, Chaney inspected the building the following day. Chaney said there is 4 feet of water in the basement, there is so much mold that the carpets cannot be seen, and the ceiling is falling in. Chaney had a videographer document the condition of the building, and he will have the health inspector in to deem the building uninhabitable. Kamps asked if the Village has the right to go into the building without notifying owner. Chaney said yes because it is a public safety issue. Attorney Schmidt will be sending a letter to owner notifying her that the Village will be ordering her to raze the building.

After discussion on various methods of barricading the premises and whether or not it would successfully keep trespassers out, it was decided to put up some type of barricade.

No action on liquor license.

H5: Condemnation of building at 505 W. Green Bay Street. As per previous discussion, motion by Kamps, second by Zischka, that the Municipal Operations Department, in collaboration with the Police Department, place a security device across the driveways at 505 W. Green Bay Street. Motion carried. Chaney asked if he should move forward with condemnation of building. Motion by Thorne, second by Zischka, that the Village move forward with the condemnation process of the building at 505 W. Green Bay Street. Motion carried.

H1: Appointments to Board and Commissions. Wussow is appointing Zischka to the Administrative Committee and Barney to the Public Safety Committee. As of now, these are the only changes Wussow is making to the Committees. Motion by Thorne, second by Zischka, to approve appointments to the Committees. Motion carried.

UNFINISHED BUSINESS: None.

ANNOUNCEMENTS: Reminder that Bob Thayer's Celebration of Life is Friday, April 29, 2016. Also, information regarding training for board members in Green Bay on June 3, 2016 was handed out. Village will pay the cost; if a board member wants to go they should notify Willa.

Thorne stated that he would like a 6-month budget assessment done by committees in June. The board will discuss the assessments in July. Willa should get each department head and committee members to review budget for June.

H6: Closed session. Motion by Luepke, second by Zischka, to move into closed session for approximately 5 minutes for the purpose of discussing employee performance [Pursuant to Wis. State Statutes, Chapter 19, General Duties of Public Officials, subchapter V, 19.85 exemptions (1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.] Roll call vote taken. Motion carried unanimously. Board went into closed session at 5:45 p.m. Deputy Clerk Katrina Schroeder was invited to attend. Luepke left the closed session at 6:45 p.m. and returned at 6:46 p.m.

Motion by Thorne, second by Zischka, to return to open session at 6:52 p.m. Roll call vote taken. Motion carried unanimously.

Public Safety Committee	May 2, 2016	4:00 p.m.
Village Board	May 11, 2016	7:00 p.m.

Motion by Luepke, second by Sibert, to adjourn. Motion carried. Meeting adjourned at 6:56 p.m.

Respectfully submitted,

Katrina Schroeder, Deputy Clerk