

VILLAGE OF BONDUEL  
SPECIAL VILLAGE BOARD MEETING  
JUNE 21, 2016

Following the Pledge of Allegiance and moment of silence, President Sharon Wussow called the meeting to order at 4:30 p.m.

Wussow read a statement regarding the posting of the meeting.

Present: Sharon Wussow, Shawn Thorne, Robert Luepke, Mary Barney, Dick Sibert.

Absent: Luka Zischka, excused.

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

Kamps arrived at 4:33 p.m.

MINUTES: Motion by Barney, second by Sibert, to approve minutes of the June 8, 2016 meeting. Motion carried. Rusch asked the Board for direction as to whether or not to go into detail of discussions in the minutes each month. Consensus was to include details.

ACKNOWLEDGEMENT OF CITIZENS: Fire Chief Robbie Woldt and Police Chief Todd Chaney.

COMMUNICATIONS: Woldt asked if the Board sent anything to the contractor who demolished and removed the former rest room at Cedar Park. He felt it would go a long way and be a very good gesture from the Board. Wussow stated it would be done. Barney asked why the fire chief was bringing this issue to the Board rather than Municipal Operations. Discussion revealed the possible existence of an issue between the business owner and a municipal employee. Barney stated we have to cooperate, do our jobs and not pass the buck to someone else. Thorne summed it up stating if a business owner has an issue working with one of our employees, it needs to be addressed. But if one of our municipal employees is not willing to work with one of our businesses, we need to look into it in more detail than what we have been doing. Thorne was instructed to have the Municipal Operations Committee look into this to see if there is something that needs to be addressed.

Kamps stated the Bonduel Civic Association would like to send a thank-you note to the contractor that installed the weather warning siren. Woldt gave a brief update on installation and operation. Company went above and beyond; it was a very neat installation on the site.

NEW BUSINESS:

H1: Past-due liquor license renewal application for AMICOS Midwest Pizzeria. Rusch reported AMICOS has submitted their renewal application late six times, with four occurring in the last five years. Treasures and Treats was willing to have their new license application included on this meeting agenda in order to help AMICOS with the meeting cost. All fees are required to be paid in advance of any Special Board Meeting, so invoices for both businesses were mailed with a highlighted notation that "Balance due must be paid in full prior to Special Board Meeting." Treasures and Treats paid their fees in full. AMICOS paid nothing. Their Personal Property Taxes are also past due and by ordinance must be paid in full prior to being granted a liquor

license. Total amount due for AMICOS is \$1,473.36. Thorne asked if the late fee can be tiered; e.g., \$50 for the first year, with an increase for multiple years. The Public Safety Committee will discuss the late fees. Since AMICOS did not make the required payment or contact the Village to discuss their options, and given the repeated delinquencies, there was discussion on denying the license. Motion by Barney to grant the liquor license renewal for AMICOS contingent upon payment in full of all fees owed prior to issuance. No license will be issued and no liquor can be sold until the fees are paid.

Topic was interrupted by phone call and the following item of business was discussed.

11. Building at 101 E. Green Bay Street. Keith Block, owner of this property, called Wussow's cell phone at 5:12 p.m. and was put on speaker for all Board members to participate in conversation. Block referred to seeing Wussow here a week ago Friday. He spoke with a potential buyer who may have interest in purchasing building but has not yet walked through the building. That individual would be hired, whether there's interest in purchasing or not, to do any welding or metal work that needs to be done. Block stated it is his intent to fix the building and, as expressed in the newspaper, he is looking to sell it. Barney asked who is responsible for collapse of the building prior to its sale. Block replied at the present time it is himself and his insurance. He was uncertain what was expected to collapse. There is concern about posts on the front and handrail where rust has eaten away on that post; this was a concern of the architect who went through the building. That post is in need of ultimate replacement, but he didn't feel it was in any state of imminent collapse and confirmed that the property is insured. He added that repair to that post can be done first thing. Wussow asked about hole in the wall. Block stated it will require a mason. He has financing for the fixup work that will make the building saleable, adding that it is difficult to sell a building and for a buyer to obtain financing on a building particularly if there is a dispute between enforcement and any property owner. Wussow asked Block to confirm he does not have a mason lined up though he's been aware of it for over a year. Block replied that was correct. Wussow asked why it had not been done. Block's response was that he was unable to pay for the repairs. Thorne confirmed with Block that he now has financing, and the next step is he'll be working with gentleman here in Bonduel. Thorne asked if Block has plans to take the buyer through the property. Block replied that when he met with the buyer he was told he would get an answer within two weeks. Thorne confirmed that Block's intentions are to sell the property and asked his intentions for marketing this property for sale. Block stated he would list it with a broker. Thorne asked if he had a time frame. Block stated, "As soon as possible." If the buyer is not interested in purchasing, he will be hired to do the metal work, and the mason would be immediately after that. Thorne asked Block "What do you want from the Village at this point?" Block responded he would like some sort of direction that it is OK to begin. It's hard to put money into a building if there is a raze order on it. The buyer would be doing metal work as Step 1. Brick work is Step 2. Gutters on the back will be corrected. Mason would also deal with stairs. Handrail would be repaired. Fire door would be repaired.

Thorne stated the next Village Board meeting is July 13 and asked Block for a written plan that could be presented at that time. Block stated he would be happy to begin prior to that but is uncertain about the raze order. Wussow feels board members would rather see it repaired than razed. Thorne would like to see Block stay in communication with Wussow, DMO Steve

Berndt and Police Chief Todd Chaney and then have detailed plan laid out to be shared with the Board on July 13. Block stated that is perfectly acceptable. Wussow stated that would also be acceptable to Board members. Thorne confirmed instructions that Block stay in contact with Wussow in the next couple weeks and have plans drawn up for the next Board meeting. Wussow also stated we are requesting a detailed plan for the next Board meeting and that he can get mason lined up and get work going. Block stated he can be at that meeting to answer questions. He has told Scott Williams of THE LEADER that he is not inclined to deal with his business through the newspaper. Wussow confirmed the fire door is required by code to be repaired. Block stated old buildings are typically not up to code and can be grandfathered. Wussow stated the door needs to be operational. Block confirmed the fire door is now operational. Thorne stated these things can be communicated between Block and Wussow and the municipal employees who will be involved. Thorne thanked Block for calling, and the call ended.

H1. Board resumed discussion of the liquor license application for AMICOS. Rusch was asked to read the motion. Motion by Barney to grant the liquor license renewal for AMICOS contingent upon payment in full of all fees owed prior to issuance. Thorne asked if that included back taxes. Wussow confirmed that it included back taxes and per diems and everything. It was suggested the motion be amended to include everything including taxes and interest and everything they owe per Invoice 2894. Revised motion by Barney to grant the liquor license renewal for AMICOS contingent upon payment in full of everything owed per Invoice #2894 prior to issuance. Second by Luepke. Motion carried.

H2: New liquor license application for Treasures and Treats. Wussow questioned item 5 on application regarding the beverage server training course requirement. The question was left unanswered. Chief Chaney stated a licensed bar tender must be on premises at all times. Employees must have bartender's license and must take the training course. Motion by Luepke, second by Sibert, to approve the liquor license for Treasures and Treats based upon the contingency that they are in compliance with beverage server rules before license is issued. Motion carried. Kamps abstained.

H3: Operator's license renewal application. Approved by Chief Chaney. Motion by Sibert, second by Barney, to approve operator's license for Paul Heyrman. Motion carried.

H4: LWMMI Property, Casualty and Worker's Compensation insurance. Rusch explained the renewal premium quote received from the League. The total cost is approximately \$2,100 lower, primarily due to a decrease in the Worker's Compensation premium. No action required.

H5: Fireworks permit application for Bonduel Civic Association. Chief Woldt stated the permit submitted by the Civic Association is only for purchase or storage of fireworks. They have never gotten an actual fireworks user's permit. Rusch explained Wisconsin statutes and Village ordinances require a user's permit and a permit fee. A user's permit has never been issued for the fireworks and there is no fee for it on the Village Fee Schedule. The Public Safety Committee will be looking at creating a user's permit and establishing a fee. Certificate of insurance provided by Spielbauer Fireworks Co. Inc. names the Village of Bonduel as an

additional insured. No action can be taken at this time but procedures will be put in place for next year's fireworks display.

11. Discussion continued on the building at 101 E. Green Bay Street. Kamps stated residents have told her they want the building to remain. Thorne asked which municipal employee should be the contact person. Wussow stated contacts will be Woldt, Chaney and Wussow.

12. Board and commissions. Postponed by consensus.

13. Building at 505 W. Green Bay Street. Chaney reported the property owner is on a schedule with the Health Department to show remedial mitigation action within 30 days.

14. Agreement with school district to place antenna on water tower. Rusch stated that Patrick Rau signed the Agreement. The School Board met last night and did not have this on their agenda. No action required.

ANNOUNCEMENTS:

Fire Commission	June 22	6:30 p.m.
Public Safety Committee	July 6	4:30 p.m.
Municipal Operations Committee	July 7	4:00 p.m.
Administrative Committee	July 19	4:00 p.m.

Woldt stated State Rep. Gary Tauchen is coming to the Fire Commission meeting tomorrow night.

Rusch was directed to email agendas of all meetings to all Board members.

Motion by Thorne, second by Luepke, to adjourn. Motion carried.

Meeting adjourned at 5:57 p.m.

Respectfully submitted,

Willa Rusch, Clerk