

**VALDERS VILLAGE BOARD MEETING MINUTES
MARCH 13, 2023**

Followed by the Pledge of Allegiance and roll call; the regular monthly meeting of the Valders Village Board was called to order by President Schneider at 7:00PM at the Valders Village Office 207 S. Liberty Street. Trustees present: Marcus Bartelme, John Regan, Devan Schneider & Lyle Schwoerer. Paul Baroun absent & excused.

MEETING CONVENED &
ROLL CALL

Motion by Regan, second by Bartelme to adopt the agenda. Motion carried.

AGENDA APPROVED

No one was present for public input. Motion by Bartelme, second by Schwoerer to close public input. Motion carried.

NO PUBLIC INPUT

Motion by Bartelme, second by Regan to approve minutes from 2/13/23 as presented by Clerk/Treasurer Bruckner. Motion carried.

MINUTES APPROVED

Motion by Regan, second by Schwoerer to approve the February Treasurer's reports as presented by Bruckner for all department funds. Motion carried.

TREASURER REPORT
APPROVED

Motion by Bartelme, second by Regan to approve February Village vouchers; check #20796 - #20878 and electronic payments totaling \$501,679.88 as presented by Bruckner. Motion carried.

VILLAGE VOUCHERS
APPROVED

Motion Regan, second by Schwoerer to approve February Utility vouchers; check #8772 - #8786 and transfers totaling \$29,718.99 and #1069 for \$2,400 as presented by Bruckner. Motion carried.

UTILITY VOUCHERS
APPROVED

The board reviewed the Manitowoc County patrol logs and invoices for February.

PATROL LOGS/INVOICE
REVIEWED FOR MCSD

Fire/EMS Reports for February were presented by Devan Schneider in absence of Christopher Dallas, Fire Chief & EMS Director. There were 49 Fire & EMS calls. The new SCBA's have been ordered and are expected to be delivered on 3/28/23. Utility 30 had the truck cap installed. A State 2% Fire dues audit was conducted and passed. Ambulance 7 is in for maintenance at Performance Diesel due to a coolant tank issue. The reserve ambulance is being used until it is back in service.

MONTHLY FIRE AND
EMS REPORTS AND
UPDATES

Regan reviewed the February report with the board in absence of Austin Shillcox, Director of Public Works. The garbage truck required repairs including a brake chamber and an electrical switch for the compactor. Staff working on repairing the "V" light fixture at the entrance to Valders Memorial Park. Driving wind and rain combined with melting snow and slush caused minor flooding issues along the roadways in various spots within the Village, staff actively clearing/exposing catch basins to allow for better flow. Staff has begun creating the GIS Map (Geographic Information Systems) for the Village using the Trimble R2 device and iPad purchased in 2021. The system will aid in record keeping and the mapping of utilities locations and traffic sign inventory, and other uses. Well #2 is still out of service but is expected to be re-installed the week of 3/13/23. Municipal Well & Pump is waiting on parts to ship. The Wastewater Lab building furnace had to be replaced after multiple breakdowns this past month. The old furnace is from 1987 and was a 75,000 BTU. The cost to repair it was estimated at almost half of the price of installing a new one. The new furnace recommended to be installed was 45,000 BTU which will be more energy efficient and cost \$3,100. Influent flow has increased at the plant due to melting snow as we continue our ongoing fight of reducing infiltration within the collection system.

DPW PUBLIC WORKS
MONTHLY REPORT

Jake Wenzel, owner of commercial business property at 203 S. Liberty Street, is proposing to install a new secure entrance gate for his renters to gain access to their facilities, over the property line tight to the northeast corner of the Village Office and possibly other fencing which would then restrict the current ungated access to our paved parking area behind the Village Office & Well #1. This area is primarily utilized for maintenance workers/crane/vehicles to maintain our facilities. After an extensive search it was found that there is not a recorded easement on file. It was likely a "handshake" agreement made years ago when the building (original fire station) and our Well #1 were constructed in the 1930's. The Village proposed an access easement or written agreement between the two properties to be drafted which would allow the Village to drive on his driveway and have access thru the locked gate to the rear parking area of our building for the sole purpose of maintenance of the Village Office and Well#1 buildings as necessitated. The Village also proposed to install a security fence from the rear southeast corner of our facility to the southwest corner of their building very near the property line at the Village's expense. Jake Wenzel, present for the meeting, then voiced his concern that an easement to allow the Village access to and through the locked gate would lower his property value. He then expressed interest in a possible lease or other written agreement. The matter was postponed allowing time for all possible access options to the rear area of our building to be drafted and presented for discussion to the board at a future meeting.

POSTPONED
DISCUSSION AND ANY
ACTION TO ALLOW
PROPOSED EASEMENT
/AGREEMENT OPTIONS
TO BE DRAFTED
BETWEEN VILLAGE AND
JAKE & CASSIE WENZEL
OF LIBERTY STORAGE

Bruckner presented the board with the ARPA Subrecipient Agreement documents from Manitowoc County for available eligible matching ARPA Funds in the amount of \$96,295.07 to be utilized for the upcoming 2023 North Adams and West Washington Street Reconstruction Projects. It defines the funds may only be utilized for Storm Water Improvements for this specific project. Motion by Regan, second by Bartelme to approve and submit the executed documents to the County. Motion carried.

MOTION TO APPROVE
ARPA SUBRECIPIENT
AGREEMENT WITH
MANITOWOC COUNTY -
2023 STORM WATER
PROJECT
3/13/2023 MINUTES

Bruckner presented the board with two financing options for the 2023 Utility/Stormwater/Street Reconstruction Project awarded last month. The State Board of Public Lands currently offers 5-to-20-year loans at a rate of 5.5%, which could change prior to actual loan closing dates. Collins State Bank has offered to match the State current rate. Bruckner stated there are no loan fees for either option. She also noted it is a more simplistic process at Collins State Bank to make prepayments and refinancing options should interest rates significantly drop during the loan terms. After discussion by the board, it was decided to finance the project locally through Collins State Bank for the Water, Wastewater, Stormwater, & Street Reconstruction Projects. The loan for the Village estimated at a maximum of \$850,000 would be a 20-year term and the smaller loans for Water \$315,000 and Sewer Mains \$120,000 will likely be 10-to-15-year terms, dependent on how much of our replacement funds may be utilized for the project costs, plus total engineering costs. Motion by Schneider, second by Bartelme to proceed to finance the three separate loans for the 2023 project through Collins State Bank. Motion carried.

FINANCING UPDATE &
APPROVAL TO APPLY
FOR 2023 PROJECT
LOANS THROUGH
COLLINS STATE BANK

Motion by Bartelme, second by Regan to adjourn meeting at 7:36PM. Motion carried.

MEETING ADJOURNED

Respectfully submitted,
VILLAGE OF VALDERS

Lori Bruckner
Village Clerk/Treasurer

3/13/2023 MINUTES