

MINUTES OF THE VILLAGE OF WALDO  
BOARD OF TRUSTEES  
MONDAY, APRIL 8, 2019

The meeting was held in compliance with the Open Meetings Law. President Gary Dekker called the meeting to order at 6:00 p.m. In attendance were President Dekker, Mike Hintz, Chris Madgwick, Jerry Hammarlund and Mark Spitz. Also present were Rodney Schroeter (*The Review*), Michelle Brecht, Bruce Neerhof, Karen & John VanEss, John Port, Jack Parrish and Chuck McCoy. President Dekker asked Chuck to lead the Pledge to the Flag.

The Minutes were reviewed and approved after a motion by Chris Madgwick and a second by Mark Spitz.

Gary introduced Chuck McCoy, Jack Parrish and John Port as members of the Mill Pond Improvement Association. He had invited past President Chuck and current President Jack to the meeting in order for them to give an update on the Association. Jack shared that the group is planning on cutting down trees on the North berm per the inspection report, doing spring clean up at the park site, and hopefully planting Bluegills in the fall. Chuck said that he has identified 5 springs that could be opened which would better oxygenate the Mill Pond. Three are on Dean Buelke's land and two are on Brian Wimmeler's land. This would involve an excavator. The group will also host their annual fundraising brat fry Saturday, May 25th (Memorial Day weekend) at the Plymouth Piggly Wiggly parking lot (9:00 a.m. to 2:00 p.m.). Their annual Carp Derby will be Saturday, June 29, 2019. "They want to see kids with poles in their hands instead of phones." There will be poles and tackle for kids to use and many prizes for participants. They are a small group and always in need of more hands to help. Chuck McCoy then shared that on March 23, 2019 he was invited to the Sheboygan County Conservation Association for a presentation. He received a plaque recognizing his work at starting up the Waldo Mill Pond Association. He shared that he feels it is really an award for the whole community because it has been a community effort. He passed it around for the group to see. The Board congratulated Chuck and thanked both Chuck and Jack for coming and sharing their updates. These two representatives then exited the meeting.

The next item on the agenda was administration of oaths. Three members of the Board ran for re-election on April 2, 2019. Jerry Hammarlund and Chris Madgwick were re-elected as Trustees and Gary Dekker was re-elected as President. Michelle shared that all had completed their oaths and the majority said that the ceremonious administration wasn't necessary. She thanked them for being willing to continue serving Waldo on the Boards and congratulated them. Their terms officially re-starts on the third Tuesday of April (the 16th this year).

Bruce Neerhof shared that the proposed Hillcrest Builder's subdivision East of the Village Park is progressing with their planning. He has reviewed the utility plans, Certified Survey Map, and road plans. They have submitted a Developer's Agreement draft for review as well. Bruce felt the draft was well done except that he has requested a Bond to cover the utilities infrastructure and road work costs. They are still working on their subdivision covenants. Bruce shared that he has contacted our Village attorney regarding the Developer's agreement and has received a quote for his overview. He was concerned that we would be incurring significant legal charges without Board approval and therefore had this cost discussion included on the agenda. As of the meeting, the builder and Waldo State Bank have agreed to cover the legal fees involved with the Developer's Agreement. As a result Item #7: "Review/Act on Legal Advice RE Subdivision is a mute issue. The Item was tabled.

Three rental applications were reviewed and approved as listed after a motion by Mark Spitz and a second by Jerry Hammarlund.

The Disbursement list included some late arriving (on meeting date) invoices. Michelle asked for permission to pay these late arrivals, but include them with next month's voucher list. (They will all be due before the next meeting.). Chris Madgwick made a motion to pay payroll liabilities and checks #14307-14344 for a total of \$85,254.42 and the listed late arriving bills for Menards, MARC, WE Energies and MPIC for a total of \$6595.73. Seconded by Mark Spitz. Another invoice was brought to the table. It was the bill for the bathroom ADA compliance construction done by A.Chappa. A couple of small items are left to be completed by one of their sub-contractors. Mark Spitz requested that the Board endorse 50% of the payment now and

complete the payment upon Bruce's final inspection of the Project. Chris Madgwick made a motion to pay A.Chappa 50% of their contracted charges now and the remaining 50% upon Bruce's satisfied final inspection. (Note: The contractual agreement is for \$24,991.00 so the 50% will be a check for \$12,495.50.) Jerry Hammarlund seconded the motion. Approved.

The Treasurer's Report was reviewed and approved after a motion by Mark Spitz and a second by Mike Hintz. The Treasurer's Report included a chart of the proposed 2019 Projects, a running tally of the use of the WSB loan proceeds, the Account Balances and a list of the Upcoming Revenues.

Bruce Neerhof gave an Administrative Report for the Village. It included the following:

#### March 2019 Administrative Report

1. Update on Village Hall ADA restrooms and Park Chimney. (Restrooms almost done. Chimney done)
2. Snow melt and flooding-dam gate (The dam gate couldn't be opened during recent high water. It will need repair. Thankfully the concern passed.)
3. Red Tail Loop and Pheasant Run repair. When the frost abruptly came out of the road, it left huge soft areas that resulted in vehicles getting stuck. The roads weren't even safe for emergency vehicles. The County quickly brought in some rock to make it passable. Gary and Bruce are meeting at the sites on Wednesday morning to talk about options for road improvements.
4. Engineers continuing work on new subdivision. Prepping for a future Plan Commission meeting. Utilities plan was sent to State. Force-mains under hard surfaces must be insulated. Easement agreed upon at 30'. Developers agreement and restrictive covenants.
5. New Village Hall heating/cooling system installed. To be started and tested when electrical is updated.
6. Streetlights conversion to LED. It would cost the Village \$10,000 to install all the streetlights in LED fixtures. It would save us \$5000 per year in energy costs. This can be addressed at budget time for 2020 or it can be on next month's agenda and the Board could opt to use some funds from the Project Fund.
7. Mike Kitzerow has been busy filling in pot holes, fixing the Park teeter-totter and fixing the street sign that was hit by a car during an icy winter stop.

The Police Report was reviewed. In March Waldo had 4 citations given. They were for Operating with a Suspended License, Operating a Vehicle with a Suspended Registration, Speeding, and Parking where Prohibited; for a total of \$745.00 in tickets. There were 23 Property Checks, and one complaint investigated.

Correspondence from the Clerk included:

- *Municipality Magazine* for the Trustees
- Sheriff's Dept request for support of their new canine unit/vehicle
- Inquiry regarding selling the Village land that is adjacent to the Treatment Plant
- Jean Bonhoff brought more historical info and treasures to the Village office

Reports and Updates From the Board included:

- President Dekker shared congratulations and gratitude for Chris and Jerry being re-elected to serve.
- Chris Madgwick shared that the area above the side door could be a nice place for a stained glass or etched glass piece after the old air conditioner is taken out. He will try to bring some quotes to the next meeting. He envisions the "Pollard tree" as an option.

Motion to adjourn: Mike Hintz. Seconded: Mark Spitz. Adjourned 7:17 p.m. The group took a short refreshment break and then re-adjourned for the Utility Board meeting.