

**VILLAGE OF WALDO BOARD OF TRUSTEES
MEETING MINUTES FROM
JANUARY 11, 2021**

1. President Gary Dekker called the meeting to order at 6:00 p.m. This meeting was offered for remote viewing through “Zoom”. Only one resident requested access. Present for the meeting were Trustees Mike Hintz, Jerry Hammarlund, and Chris Madgwick. Trustee Mark Spitz was absent. Also present were Bruce Neerhof, Michelle Brecht, Jenny Bunnow, Steve Bunnow, Sue Erdmann, Rodney Schroeter (*The Review*), and representatives of Top Shelf Properties (Kris Klein, Jody Kujawski, Dusty Richards, and his son Andrew). President Dekker shared that originally there were notices of a Plan Commission meeting to be held at 6:00; followed by this Board meeting. There was concern that the zoning of the previous Waldo school may not have been changed to C1 from Institutional. With a pending accepted offer of sale on the building, the village needed to prepare for a Plan Commission meeting and not delay the possible property sale. The necessary documentation was secured, and the Plan Commission meeting was cancelled. The documentation of proper postings, publications, and notifications of adjacent property owners was available for inspection.
2. Certification of Compliance with the Open Meetings Law was present.
3. President Dekker asked guest, Andrew, to lead the group in the Pledge to the Flag.
4. The Minutes of the December 14, 2020 meeting were briefly reviewed. Confirmation was given that there were no changes to them from what the Board had received in their email packets. Motion to approve as presented: Chris Madgwick. Seconded: Jerry Hammarlund. No discussion. Approved. (Gary Dekker was absent last month and therefor abstained from voting.)
5. President Dekker shared that present at the meeting were representatives of the buyers of Waldo Wellness Center (former Waldo school property). Sue Erdmann was present representing the current owners, Dennis and Ramona Trudeau. They were under no obligation to explain their plans for the property but chose to come to the meeting in a spirit of neighborly goodwill. Kris Klein began their presentation. Jody and Dusty shared intermittently as well. Kris shared that he has a personal interest in preserving the look and character of the school building because he attended there and has many ties to the Village. Their plan is to make nice upscale apartments. They shared a sketch of some of their proposed plans in the main structure. There is a lot of clean up and repair that will be needed. The inside will be gutted and remodeled per State Codes to accommodate five to six apartments. Eventually they would like to have a garage on the property as well. Emphasis was shared on their concern for preserving the landmark nature of the main structure. The back buildings will be gutted, updated, sided, etc. They will be investing their own money and sweat equity into the project; therefore, caring deeply about who will be renting. They have experience in this and have a screening process for renters and have every intention of being “good neighbors” to the Village and to the adjacent property owners. Steve Bunnow is one of those future neighbors. He asked about the construction noise, traffic/parking, and security cameras. President Dekker asked them to consider having sprinkler systems for fire protection. President Dekker thanked Steve and Jenny Bunnow for showing interest in and coming to the meeting. He pointed out that Sheboygan Falls has had good success with the apartments in their former school. He also encouraged residents to get their information from the Village website and come to meetings versus getting caught up in social media. There was incorrect information there. Kris Klein thanked the Board for the opportunity to present their plans and repeated their intention of being good neighbors. Mike Hintz shared that he is also a neighbor to this property. He shared that the Trudeau’s were good neighbors and he trusted that these new owners would be also. “Welcome to Waldo!”.
6. The vouchers were reviewed. Of note was the inclusion of the three January Tax Settlement checks for the County, LTC and Sheboygan Falls School District. Mike Hintz made a motion to approve checks #15136-15170 plus online payroll liabilities payments for a total of \$347,515.49. Seconded by Jerry Hammarlund. Approved. The Treasurer’s Report included a copy of the January Settlement calculations, and Profit-Loss Budget to Actual Report for 2020. The Village ended the year with over \$6000.00 “in the Black”. Chris Madgwick made a motion to approve the Treasurer’s Reports. Mike Hintz seconded. No discussion. Approved.
7. Bruce Neerhof gave a December 2020 Administrative Report. It included the following:
 - Homestead development continues to progress.

- The first snow plowing events have happened. He feels there's good communication with our Snow Removal contractors.
 - The DNR and he have communicated regarding the concerns listed after the recent Mill Pond Dam inspection. There were five requirements to be addressed. The first is an update of the Emergency Action Plan and IOMP. Most of that work will be handled by Michelle. The second was to remove brush from the far-left embankment. The Mill Pond Association has already handled this. The third and fourth items are repair of sloughing and erosion on the upstream and downstream embankments. They asked for a deadline of October 1, 2021 but Bruce has requested a 2023 deadline. The 2023 deadline would allow the Village to include these improvements in our next borrowing cycle. The fifth was a requirement to increase the Spillway Capacity. Bruce has gotten a quote on this work. He has asked for this deadline to be moved to 2023 as well. This can also be included with the next borrowing cycle.
8. The Police Report was reviewed. It included a year-end report from Chief Jason Liermann. Gary Dekker shared congratulations on the healthy arrival of a new son for Jason and his wife. The year-end recap included the following:
- Logan Melgosa came on as a new officer. Soon after he had the first agency pursuit in years and has handled some larger cases well. He has proven to be an asset to the Department.
 - The department closed for two months, while handling minor issues by phone during COVID pandemic beginning. Since then, they have adjusted to the way they do business to help limit the exposure to the public and to their staff.
 - Mid-Summer they rolled out a new version of Badger TraCS. This program is used to write traffic citations, warnings, ordinance violations, accidents, and other law enforcement related items. This program is built into circuit courts and their record management system. They have partnered with the State Patrol with this program.
 - Looking ahead to 2021 they have a new officer starting. His name is Jacob Mertzig. Jacob brings experience from the Sheriff's Office as well as the Wisconsin Department of Natural Resources.
 - The Department will roll out a new squad after March. It will be a 2021 Dodge Durango.
 - They are hoping to use the bicycle again for patrolling in 2021.
 - With the birth of their third child, Jason will be taking some time off. He plans on being back on the road in mid-March.
9. Correspondence from the clerk included an email from Tom Reil, President of Waldo State Bank. Every April is community banking month. WSB tries to reach out to the community even more than they usually do during April. Does the Board have any suggestions for ways WSB can be a part of any projects? The Board will ponder this. A comment was made that last year the employees walked through the downtown portion of the Village and picked up roadside debris. That gesture was very appreciated.
10. Reports and Updates: Michelle shared that there will be a Primary election February 16th. There will not be any Village positions on the ballot. There will be a run-off of several possible Superintendent of Public Instruction candidates and possibly a Sheboygan Falls School Board position. April 6th there will be Village Board candidates on the ballot. President Gary Dekker, Trustees Jerry Hammarlund and Chris Madgwick will be running for re-election and Steve Bunnaw has also thrown his hat in the ring. In April, the residents will be asked to vote for two Trustees. The highest vote counts will be elected. President Gary Dekker shared that Trustee Mark Spitz is ill with COVID and requested that folks keep him in prayer.
11. During Public Comment Kris Klein shared that there has been interest from residents to see the inside of the school building before renovations. They are hoping that they can offer a walk through at some time. President Dekker suggested that before they begin renting that they give the Fire Chief a walk through as well. He has found that it is helpful to have a clear visual of facilities rather than trying to find electrical boxes, etc. in a smoke-filled environment. He also thanked Top Shelf Properties for taking the time to come and share with the Board.
12. Motion to adjourn: Mike Hintz. Seconded: Jerry Hammarlund. Adjourned at 6:35 p.m.