

VILLAGE OF PARDEEVILLE
PARDEEVILLE VILLAGE BOARD MINUTES
Village Hall – 114 Lake Street, Pardeeville
Tuesday, July 7, 2020 at 6:30 p.m.

Call to Order: The regular meeting of the Village of Pardeeville governing body met on Tuesday, July 7, 2020 at the Village Hall at 114 Lake Street in Pardeeville. Village President Possehl called the meeting to order at 6:30 p.m. and Jennifer Becker, Clerk/Treasurer served as secretary.

Roll Call: All trustees were present. Also, present, were: Clerk/Treasurer Becker, Administrator /DPW Erin Salmon, Joe DeYoung, Al Szymanski and Barry Pufahl.

Verification of the posting of agenda: The agenda was properly posted at the Pardeeville Village Hall, Village Website and the Pardeeville Post Office; library is currently closed.

Agenda Approval:

MOTION Abrath/Fischer to approve agenda as presented. Motion carried unanimously.

Minutes Approval:

MOTION Pease/Abrath to approve the minutes from June 16, 2020. Motion carried unanimously.

Comments from the Floor: Bittersweet Park – picnic table looks great and kids are enjoying the sand.

Communications & Reports:

- **Angie Williams Cox Library:** Haynes had nothing to report, Buckley stated new shed has been purchased, process took over a year with attorney and parcel deeding issues and while it's not done; they felt it was time to move forward with the project.
- **EMS Commission Report:** Abrath reported that they have been fully staffed which has them with – 1 paramedic, 4 AEMT, 4 Basic, 4 drivers with a total of 24 volunteers. Working on the budget and subsidy will go up due to only having 4 members instead of 5. Got new monitors, new medical director which are DR's based out of Madison and are finally set up with narcotics.
- **Columbia County Supervisor Report** – Pufahl reported that they are working on a 0% increase for the 2021 budget, revenues are down due to pandemic and loss of sales tax revenue. Accolades to the Sheriff's department as they have done a wonderful job through the pandemic and all the negativity in the last month. Babcock mentioned that the Columbia County Health Department has been very silent through the pandemic and Pufahl stated they are looking for a new director and leadership for the department.
- **Ordinance Violation Report:** Clerk provided a report for review. Questions on status of 212 W Chestnut – will send another letter, downtown weeds – missed 104 Lake St – Clerk will address with staff and questions were raised about the weeds in the cracks in the road.

- **DPW/Administrator Report** – Report was reviewed and comments made on the expanding the beach to the west, plan commission update, updates on the DOT work on the bridge and extensive discussion on the frog pond and what can be done to correct the weed/lily pad issues. Babcock stated that PLMD helped pay for the aerator and would like to see it working; also stated that the board/village should send a letter to state representatives asking for the ability to fix the pond. Salmon stated she would look into it further and the board would like to see this as a regular agenda item.

OLD Business

Garage update – plans, phases and pricing

Al Szymanski and Joe DeYoung were present to discuss the plans that have been drafted for the remodel, addition and cold storage for the public works garage. Salmon brought this to the board as the direction was to cap @ \$1 Million. After MSA took the vehicle inventory & equipment, project is coming in at \$1.2 M; suggested a cut be made but where is the question. Pointed out that currently bid projects are coming in under budget by 20% on average. There is the ability to remove the frost foundation which would result in a cost reduction of \$50K. Could also move the cold storage to an alternate on the bid to reduce costs at this time and do that portion of the project at a later date. It was brought up that the budget is set at \$920K and the board has approved up to \$1M for this project. Some questions came up about how the estimate ended up so high when the original plan presented them with lower costs and they were told they had \$1M to work with. Joe took the time to explain that that this project started as a re-roof and remodel and they threw together some numbers for budgeting purposes last May. That estimate had a 50 x 50 addition which was a rough guess of what may be needed for storage of vehicles and workspace. Babcock stated that he did not want to utilize the cold storage as an alternate as that was part of the initial project and scope – that we need an addition and cold storage to house and protect equipment. Haynes questioned if they were given bad information. Babcock questioned the size of the addition. Salmon stated they did not do a full analysis of the equipment until November, after the board wanted revised plans for a new building. It switched back to a remodel in March; at that time MSA plugged the inventory into a remodel. So the information wasn't bad, MSA was never told to move forward with a remodel design w/inventory until early 2020. Abrath wanted to know why the first bay of the existing garage wouldn't work for the bathroom and shower vs. the new proposed location with new water and sewer lines. It was explained that the current bathroom does not meet code and once you start any remodel it will need to meet code and this is why a new bathroom area is proposed. Babcock questioned the mezzanine that was existing and why the need for a new one above new break room – MSA stated the old one does not have adequate space for storage and has code issues due to height. Buckley thought the price for cold storage was high – in doing some research he found you can build for \$9/sq. ft which would make this \$54K, what is making it \$360K. Szymanski pointed out that there is more that goes into it than just a shell. Salmon said the detailed estimate will point out each line item. Szymanski wanted to point out to the board that this is just an estimate and he's very confident in the job he does (and can show examples through other projects) that things can come in under budget. He wants to reassure he knows what he is doing and wants a chance to prove himself. He then pointed out that the alternate for lighting and ventilation for the existing building were added by him; as he felt these were two areas of concern for safety and well-being after visiting the site. Also lighting changes may be forced by the state. Babcock questioned the 60' span for the cold storage. DeYoung stated that the 50' addition didn't work for the ability to drive in and pick up

material (proper storage). Cold storage was set to be 60 x 80 and this will be adequate for the staff. 60 x 100 would be approximately \$80K more. Pease then stated that she didn't like the idea of the lighting and ventilation to be an alternate. She feels it's needed for the health and safety of our employees. Szymanski then stated that this village has never done a building with him and that he understands the questions, concerns and frustrations with the estimate which is strong so that there are no real surprises when the bids come in. Haynes wanted a guarantee that if we send this to bid, we will be ok and be able to proceed. There are no guarantees and the only way to reduce the cost is to reduce the size of the building. The board has the power to accept or reject any bids if they are not happy with the prices. Alternate 1 and alternate 2 can be budgeted for 2021.

MOTION Babcock/Possehl to bid out building addition, cold storage and renovation to existing building, Lighting and exhaust to be alternate #1 and asphalt/paving to be alternate #2. **Roll call vote:** motion carried unanimously.

NEW Business

Presentation of the bills for approval

Couple questions on items; Haynes questioned the PW concrete charges as to if they were budgeted (since in the past the Administrator would utilize their purchasing power granted by the board to push items through). Salmon stated they were budgeted and legitimate; she was not exercising purchasing powers as in the past.

MOTION Buckley/Abrath to approve the bills as presented. **Roll call vote:** motion carried unanimously

Special Events Review Application – Baseball tournament August 1st.

Motion Babcock/Abrath to approve application as presented. Motion passed unanimously.

Operator License Applications

Clerk Becker presented two new license applications for approval. Babcock stated he read that the clerk can now approve, this will be a future agenda to change the ordinance.

Motion Buckley/Haynes to approve as presented. Motion carried unanimously.

Library Parcel 58 – 9999 unknown owner

This was set to discuss costs between the village and endowment board and Buckley stated the endowment board will pay for all fees associated with the conveyance of the deed. The board thanked him and the endowment board. No formal action taken.

Utility Rate Increase – Water/Sewer

The audit was completed and the village had low rates of return on the water and sewer utility. It was noted that the village could again apply for a simplified rate case which would be a 3% increase on water. At the same time Salmon stated the PSC does not regulate sewer and that is a board decision. The utility commission reviewed the audit information and impact of the rates increases at 3% for Water as well as a 3% and 4% sewer increase. It was their recommendation to proceed with a 3% increase for both water and sewer which would take effect in 2021.

MOTION Haynes/Fischer to accept the recommendation for rate increases proposed by the utility commission. Motion carried with Pease abstaining.

Community Survey related to the comprehensive plan updates

The proposed community survey was provided for the board to review before we make it open to the public in August. Babcock stated he would like to see the 43-acre parcel we purchased

developed sooner than later. Salmon stated that is why we budgeted for comp plan update which will include a concept plan for the area; Clerk/Treasurer Becker reaffirmed that. No formal action taken.

Ordinance updates

- A. **Special Assessments** – Salmon proposed changes to the assessments of sidewalks. The board wanted more time to review.
Motion Babcock/Pease to table till August. Motion carried unanimously.
- B. **Construction of sidewalks** – Salmon proposed a change to allow for clear vs. white pigmented spray.
Motion Abrath/Haynes to approve the changes as presented. Motion carried unanimously.
- C. **Well and sandpoint abandonment/permitting a well ordinance** – Salmon has done a lot of research on permitting a well, sandpoints and abandonment of wells. The revised ordinance was presented to the utility commission. The commission recommended the Board approve the ordinance after some changes. Question as to who has them and how to enforce, Salmon stated we have a list based on usage that we would look into. Since we are allowing them, people will hopefully come forward and get them permitted. Plus, at the time of cross-connection inspections, crews will be aware of eh permitting ordinance. Further discussion on a sewer fee for those with a well and not currently paying for sewer, this will be discussed at the next meeting.
Motion Pease/Abrath to approved changes to ordinance. Motion carried unanimously.

Adjourn: The meeting adjourned by Possehl at 9:52 p.m.

Jennifer Becker, Clerk/Treasurer
Approved 7/21/20