

VILLAGE OF PARDEEVILLE
PARDEEVILLE VILLAGE BOARD MINUTES
Village Hall – 114 Lake Street, Pardeeville
Tuesday, February 2, 2021 at 6:30 p.m.

Call to Order: The regular meeting of the Village of Pardeeville governing body met on Tuesday, February 02, 2021 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 Robin Bortz, Chris Killoran, Sara Berger, Scott Pulvermacher, Meg Rohrbeck, Michelle Lickness & Nicole Miller- IKWE Development and, Erin Salmon – Administrator/DPW and Jennifer Becker – Clerk/Treasurer.

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

Agenda Approval:

MOTION Buckley/Pease to approve agenda amending item C under new business to A. Motion carried unanimously.

Minutes approval:

MOTION Pease/Abrath to approve previous meeting minutes as presented. Motion carried unanimously.

Comments from the Floor: none

Communications & Reports:

- **Angie Williams Cox Library:** curbside hours have been expanded to Tuesday, Wednesday and Thursday from 1-6pm and Friday from 1-4 pm. Wi-Fi booster cost \$685 however wi-fi can now be accessed outside the building; it took the security light offline and that is still trying to be fixed.
- **Ordinance Violation Report:** report was reviewed and a correction on 208 Chestnut (Should be E. Chestnut) was noted.
- **DPW/Administrator Report** – Report was reviewed and discussion on work needed for the office vehicle (Terrain); Water main break in the 600 block of W Chestnut, Storm sewer work by Warnke will be Village expense (need to remove trees); Cleaning Cul-du-sacs (snow removal) takes more time as they need to go back and clean up; and discussion on GEC and the contractor affidavits requested for 116 N Main St. (bring back expense costs to board as a future agenda item); and WWTP groundwater management plan with DNR – need to install more monitoring wells, run tests and determine our discharge before we can re-apply for the permit at the WWTP.

OLD Business

ADCI update on design and budget near final completion

Meg Rohrbeck was present to show the site and building plans so far. Elevations as well as inside layout was shown to the board. Discussion on the site plan consisted of the entrance and view from Chestnut Street – question as to if we should consider moving back to where the original building was (flip site plan) and have parking lot off Chestnut St. or have the building face West (entrance on Roosevelt St) with parking around that; while it will cost money to redesign it, there is true concern where the building is positioned. It makes sense to look at it now, before this is finalized and bid documents are

prepared. Some felt there was a lot being spent on the North side of the building for curb appeal and others thought it looked like an entrance and it was not. Rohrbeck will review the comments and suggestions and let Salmon know if this shift in site plan is possible and what the cost associated with that would be. Rohrbeck then proceeded to provide the board with interior design choices of paint, carpet, flooring, wall paper etc. The final part of the presentation was on the budget which has increased and what the next steps are. The board will need to decide on interior design elements as well as the alternates for bid at the next meeting.
No formal action taken.

NEW Business

Pardeeville Boys Club – Special Events review application for baseball tournaments

Chris Killoran was present from the Boys Club to answer any questions – due to Dane County not authorizing any tournaments they are looking to have 4 in May-June but could possibly add more. Clerk confirmed that she gave them standing dates of Park events so those weekends would not be used. Discussion on starting on Friday nights depending on number of teams and providing them with keys to restock bathrooms. Becker and Salmon will work out bathroom supply details (May amount provided by the village) with the boys' club for these events.

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

IKWE Development – discussion on development options & action/motion on studies

Michelle Lickness and Nicole Miller were present to discuss what IKWE Development can provide to the Village for potential development of the 43 acres off Maple Street. They focus on what the housing studies show are needed and bring on the investors to make the development happen once the Village proceeds with setting up a TIF/TID District (Tax incremental financing or Tax incremental district). They know the senior market is thriving and should the housing study indicate that senior housing is needed here they could get the investors to build that and possibly fund the infrastructure that would lead to future residential development. Some concern was raised by the board in regards to a senior center and senior housing; what about residential growth? Salmon spoke on how the concept for the 43 acres includes senior and residential housing too. We need an anchor to get the development moving though. If we are able to bring in senior housing this could fund infrastructure without the Village having to fund it (be the best bang for our buck). Lay the framework for residential lots having the water/sewer and street in, as residential builders have not been interested in developing lots without the infrastructure in place. IKWE suggested to move forward with a senior housing study at a cost of \$3600 to see what the "need" for Pardeeville is. Babcock stated he wanted a document that laid out what were getting for the \$3600 and that was provided. This study will take approximately 45 days to complete and will lay the frame work for what is needed next.

MOTION Abrath/Haynes to move forward with senior housing study at a cost of \$3600.00. **Roll call vote:** motion carried with Fischer opposed.

Recommendation from plan commission on rezone/conditional use for 116 N Main

Application was presented to the board; plan commission recommends that we change the zoning to R-4 and allow conditional use for the CBRF at 116 N Main. Should additional conditional use be wanted for the garage in the back that would need to be a separate application when use is determined and can be presented.

MOTION Pease/Abrath to approve rezone should Pulvermacher purchase and if conditional use is needed for garage space bring back to plan commission. **Vote:** motion carried unanimously.

Recommendation from plan commission on lot combination for Adam & Amanda Bierman

Application was presented to the board along with proposed CSM. Plan Commission recommends the board approve the lot combination.

MOTION Babcock/Buckley to approve as presented. **Vote:** motion carried unanimously.

Discussion and action on Well #1

Utility commission met on Monday night and moved to recommend that we proceed with evaluating blended phosphate option at well #1 (approx. cost \$60K). Discussion on abandoning well at the same cost (\$60K) however abandoning is not recommended by Fire Chief for water flows in a fire and will also raise insurance costs for businesses. It was also mentioned that if the blended phosphates do not work, we may need to look into iron filtration at well #1 which may or may not fit in the existing building. Salmon spoke on the \$60K cost in that part of that is a potential study that the DNR may or may not require (\$25K). We could research further to see if study is needed or not.

MOTION Babcock/Abrath to move forward with preliminary info on Well #1 to see if study will be needed or if there is anything else that can be done before moving forward with the \$60K plan. Vote: Motion carried unanimously.

Presentation of the bills for approval

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

Revision to ordinance 32-153

This came from previous meeting; revised wording was presented to the board.

MOTION Abrath/Haynes to approve as presented. Vote: motion carried unanimously.

Revision to ordinance 32-155

This came from previous meeting; revised wording was presented to the board.

MOTION Abrath/Buckley to approve as presented. Vote: motion carried unanimously.

Resolution 21-R01 – Policy for repayment of special assessments

The Village has a policy to assess homeowners for certain improvements and we have not had a formal repayment policy. Salmon and Becker worked on a policy that would apply to all special assessments repayment and presented to the board. Pease was concerned with special assessments for sidewalks and it was noted that it would be brought up at the next Public Protection meeting; this was just a policy for repayment.

MOTION Possehl/Pease to approve with one typographical change. Vote: motion carried unanimously.

February 16th board meeting – propose new date due to election.

Due to the election and the small conference room being too small for social distancing a new date would be needed for the 2nd board meeting of the month.

MOTION Abrath/Haynes to have meeting Monday, February 15th at 6:30 p.m. Vote: motion carried unanimously.

Adjourn: The meeting adjourned by Possehl at 10:18 p.m.

Jennifer Becker, Clerk/Treasurer

Approved 2/15/2021