



September 17, 2018

Special Board Meeting

The Village Board met on Monday, September 17, 2018 @ 6:00 p.m. at 316 S. Brad Street, Grantsburg, Wisconsin.

The Special Board Meeting was called to order at 6:00 p.m. by Village President, Larry Ebersold.

Roll Call

Present: Village President, Larry Ebersold
Village Trustee, Diane Barton
Village Trustee, Gary "Goob" Coy
Village Trustee, Mike Longhenry
Village Trustee, Caylin Muehlberg
Village Trustee, Greg Peer
Village Trustee, Russell Stone

Absent: None

Others: Village Clerk, Patty Bjorklund
Village Treasurer, Sheila Meyer
Public Works Director, Chris Bartlett
Todd Anderson, Attorney – Arrived at 7:00 p.m.
Craig Selander, Architect – Arrived at 7:00 p.m.
Nicki Peterson, GRO Committee – Arrived at 7:00 p.m.

Village Trustee, Peer moved, seconded by Village Trustee, Barton to move into Closed Session at 6:00 p.m. to interview Public Works Crew Applicants.

Ayes: Ebersold, Barton, Coy, Longhenry, Muehlberg, Peer, Stone
Nays: NONE
Motion to approve: Carried

Village Trustee, Muehlberg moved, seconded by Village Trustee, Longhenry to move out of Closed Session and go into Open Session at 7:10 p.m.

Ayes: Ebersold, Barton, Coy, Longhenry, Muehlberg, Peer, Stone
Nays: NONE
Motion to approve: Carried

Todd Anderson and Craig Selander were present to discuss the D & J/Kozak Property Option and the Plemel Lot as well as adjoining village-owned property. They had presented an Option to Purchase 213 North Pine Street along with the adjoining lots that the village owns in the amount of \$25,000. The adjoining property that the village owns is not buildable property. The village also owns the parking lot that is adjoining. The buildable lot located at 213 North Pine Street is 2.7 acres. They noted that this amount reflects the appraisal that was done by Masterjohn Services of Spooner, WI and that the option is void unless signed by all Sellers and delivered to Buyer on or before September 30, 2018. Craig presented a conceptual drawing of the potential 6 duplexes that would be built on that space, along with 224 North Oak Street which is adjoining property that Todd and Ted Gerber owns. The biggest question they had was if they can purchase and obtain 216 North



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Oak Street which is the Plemel property from Burnett County. The 12 units would then be a reality, if money is raised by investors to get them built and all property is obtained, Todd stated. Village Trustee, Barton questioned if the back taxes that are owed on the property will be paid by the \$25,000 Option to Purchase. Village Treasurer, Meyer noted that the back taxes that the village owes is \$20,180 and the county share owed is \$14,800 for a total of \$34,900. This does not include delinquent utilities and special assessments owed. Village Trustee, Muehlberg questioned if the appraisal was done knowing that the cement slab would be removed. Village Trustee, Stone questioned who paid for the appraisal. He questioned how the appraisal was done regarding value. Todd Anderson stated that it was done comparably to property like the one that is being appraised in the area. Village Treasurer, Meyer stated that the appraiser was told that the cement slab was to be removed, so that was considered. She also noted that the appraisal was done for the Village of Grantsburg in the amount of \$300. Village Trustee, Stone questioned who requested the appraisal. Village Trustee, Barton stated that she did. She noted that under state law, the property cannot be sold less than appraised value. Village Trustee, Stone also asked if Todd's purchase of the property would be a conflict of interest since he has been an attorney for the Village of Grantsburg. Todd noted that he can recuse himself from discussions and work done in that regard. The village contracts services from another legal firm, and that would be who they could work with. Village Trustee, Stone also asked if this would be a good sale, since the fair market value would be \$25,000 and after removal of the slab and dirt work is done there, the recovery costs to the village would be \$14,000 if sold. Village President, Ebersold noted that the sale would create a larger tax base for the village with the added rental properties there. Village Trustee, Longhenry asked if the village needs to advertise for this piece of property. Village Trustee, Barton noted that we can, but we are not required to per state statutes. Her concern is if the village will recover what monies are owed through delinquent special assessments, taxes and utilities for the property. She does know that Tax Increment Financing (TIF) dollars are used for the cleanup of the slab that was removed there. She stated that there was a lot of expense fronted by the village before the slab was removed for those items. Village Trustee, Muehlberg asked which meeting that the costs were discussed for this property were presented previously. Village Clerk, Bjorklund noted it was at the June 11, 2018 Special Board Meeting. Village Trustee, Barton as well as Village President, Ebersold noted that long range the development of the property would be a benefit to the village. Village Treasurer, Meyer gave figures for last year related to a duplex in the village for real estate taxes collected. The board considered this revenue. Water and Sewer costs also need to be considered. Village Trustee, Peer wanted to remind the board that this is just a proposal from Todd Anderson. He stated that if the board approves this, and it doesn't happen in the time stated it will be off the drawing board as stated by Todd Anderson in the Option to Purchase document with a date of October 1, 2019. Craig also showed a map regarding driveways and roads. He stated that the road would be private, not public in the development. They spoke with SEH, the village's Engineering Firm. They would do a survey to define where the floodplain is located on the property which would be part of the site development there. This would need to be done if the project can be located by feasibility there. Craig Selander also noted that the property would need to be rezoned from Industrial 1 (I1) to a Planned Unit Development (PUD). The design also includes additional parking that would adjoin the parking that the village has. Nicki Peterson of the GRO Committee noted that the extra parking is something the community has expressed. GRO is also coming out with a housing survey for this project. The plan is a concept plan, which means they are trying to figure out what can be put on the property. He and the investors would like to work with SEH on the project. A feasibility study was done in May 2018 which was disclosed to the village. That would be Craig's choice of an engineering firm, since they are familiar with the village. Craig and Todd will approach Burnett County regarding purchase of the Plemel property which is 216 North Pine Street. If the property is acquired, Craig stated that there will be 6 duplexes built vs. 5. More discussion will follow their meeting.



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Village President, Ebersold moved, seconded by Village Trustee, Longhenry to approve the Option to Purchase 213 North Pine Street as well as adjoining lots that the village owns. The Option will be exercised by the Buyer no later than midnight October 1, 2019 in the amount of \$25,000 with \$250 nonrefundable option fee paid by Buyer in the amount of \$250 by September 30, 2018.

Ayes: Ebersold, Barton, Coy, Longhenry, Muehlberg, Peer, Stone
Nays: NONE
Motion to Approve: Carried

Public Works Director, Bartlett discussed a driveway near the Wisconsin Avenue Street/Utilities Project. The driveway is located at 322 S. Pine Street/Wisconsin. The owners are requesting to extend their driveway to the east. They will pay for the 5' deep apron, curb and gutter by Special Assessment. There is no sidewalk located there. The way the ordinance reads is that: "*Width of driveways. Openings for vehicular ingress and egress shall be at least 10 feet wide at the property line for residential properties but shall not exceed 24 feet at the property line and 30 feet at the curb opening.*" The owner had requested a 40' opening. The board discussed that 38' would be an acceptable width. That would leave the 10' requirement for the utility pole. The curb cut would be 38'.

Village Trustee, Barton moved, seconded by Village Trustee, Longhenry to approve the curb cut opening for no more than 38' for the driveway at their cost as well as the cost of the 5' deep apron on that driveway located at 322 S. Pine Street.

Ayes: Ebersold, Barton, Coy, Longhenry, Muehlberg, Peer, Stone
Nays: NONE
Motion to Approve: Carried

Public Works Director, Bartlett discussed a driveway near the Wisconsin Avenue Street/Utilities Project. The driveway would be located at 120 W. Wisconsin Avenue. The owner is requesting to have a driveway put in front of his residence. He currently does not have one there. He has been parking in the neighbor's driveway to get into his house. He has previously gotten into his house in the alley, however; it's getting more difficult because of his mobility to do so. He would like the driveway so that he can gain access into his house by his driveway more readily. The way the ordinance reads is: "*Driveway approaches shall be at least 10 feet apart except by special permission from the Village Board, and driveways shall in all cases be placed wherever possible so as not to interfere with utilities in place.*" The village ordinances do now allow individuals to park in their yard unless it is temporary in the case of company visiting. If there is approval by the neighbor, the owner of 120 W. Wisconsin Avenue will pay for the 5' deep apron, curb and gutter by Special Assessment.

Village Trustee, Muehlberg moved, seconded by Village Trustee, Coy to approve the curb cut opening for no more than 14' at the cost of the owner of 120 W. Wisconsin Avenue adjacent to his neighbor's driveway after written approval is given by the neighbor. The owner must also get written approval from Northwest WI Electric to locate the driveway 2' from their utility pole. The permission must be obtained before the opening and apron is placed there.

Ayes: Ebersold, Barton, Coy, Longhenry, Muehlberg, Peer, Stone



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Nays: NONE
Motion to Approve: Carried

Discussion took place regarding hiring for a Public Works Crew Person. Dan Peterson, Kole Erickson, Joe Sturdevant and Kurt Tyberg were interviewed. All candidates scored very closely, and Joe Sturdevant and Kurt Tyberg were the 2 individuals that the board decided to discuss further for filling of the position. After discussion, Village President, Ebersold asked for a role call vote to fill the position. The results were:

Joe Sturdevant – Village Trustee, Barton; Village Trustee, Muehlberg
Kurt Tyberg – Village Trustee, Peer; Village Trustee, Longhenry; Village Trustee, Stone; Village Trustee, Coy;
Village President, Ebersold.

The results were: Joe Sturdevant – 2; Kurt Tyberg – 5

Public Works Director, Bartlett will offer the position to Kurt Tyberg at a pay rate of \$17/hr. since he does not have a Commercial Driver's License (C.D.L.) but will obtain one in 6 months. Village Clerk, Bjorklund will notify everyone by letter regarding hiring for this position.

Village Trustee, Muehlberg moved, seconded by Village Trustee, Barton to adjourn the Special Board Meeting at 8:25 p.m.

Ayes: Ebersold, Barton, Coy, Longhenry, Muehlberg, Peer, Stone
Nays: NONE
Motion to approve: Carried

Submitted by:

Patty Bjorklund – WCMC, CMC, CMTW
Village Clerk, Deputy-Treasurer
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