

VILLAGE BOARD, VILLAGE OF GRESHAM
Village Hall, 801 Main Street, Gresham, WI
on Tuesday, May 16TH, 2023, at 6:00 P.M.

MINUTES

CALL TO ORDER: The Village President R. Giese called the meeting to order at 6:02 p.m.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

ROLL CALL: Rick Giese President present, Village Trustees present Art Bahr, Michelle Martinez, Tom Madsen, Blaine Ebert, Ethan Schmidt, Operation Manager Brian Carroll, Clerk/Treasurer Judith Kristof, and Brett Nelson arrived at 6:30 p.m.

Others Present: No other present at the start of the Board Meeting. Paul Phillips from J&D Professional arrived at 6:30 p.m. after the meeting had started. Mr. Phillips discussed item number 11 under New Village. See number 11.

APPROVAL OF AGENDA: Motion by B. Ebert, second by T. Madsen to approve the agenda as written.....Motion carried 6 YEA 0 NAY

MOTION TO DEVIATE FROM THE ORDER OF AGENDA, IF NECESSARY: Motion by E. Schmidt, second by M. Martinez to deviate from the order of the agenda..... Motion carried 6 YEA 0 NAY

PUBLIC ADDITIONS OR DELETIONS INPUT: None

CONSENT AGENDA:

(The Consent Agenda contains routine items and will be enacted by one motion without separate discussion unless someone requests an item be removed for separate consideration and vote.)

Previous Monthly Minutes from April 18TH. 2023, Board Meeting, with any additions, or corrections if necessary. B. Committee Reports A through F. a. Protective Service/Fire Board: Called to order 5:02 p.m. Present Art Bahr, Tom Madsen, Michelle Martinez. Agenda Deletions/Additions No. Motion to accept agenda as presented by A. Bahr, seconded T. Madsen. Discussion 1. Reviewed monthly law enforcement report. 2. Complaints of dogs not being registered. 3. No Fire Board issues were discussed. 4. Sexual offender residency restrictions were passed and will be in village ordinance. 5. 6. Sent to Board motion A. Bahr second T. Madsen. 7. Sent to Board motion A. Bahr second T. Madsen. 8. 9. Police will escort for the Gresham School C.F. walk on 5/18/ 2023. 10. Police was notified of Gresham School procession on 6/11/2023. 11. Nothing to be added. Motion to adjourn by T. Madsen seconded A. Bahr. Adjourn. **b. Electric:** Call to order. Present Michelle Martinez, Blaine Ebert. Agenda deletion/additions No. Motion to accept agenda as presented by Michelle, second Blaine. Discussion.1) Few secondary projects going/cutting of trees, some primary projects to finish up but on track of doing so. MTE making a switch on Friday, Gresham will choose time/wage. 2. WPPI Energy hiring tabled, for now Shawano is helping test 3 phase meters. Can look at WPPI in the future. Motion to adjourn by Michelle M. seconded Blaine E. **c. Personnel:** Call to order 5:34. Present Giese, Carroll, Ebert, Nelson, Madsen. Agenda deletions/additions No. Motion to accept agenda as presented by Madsen seconded Nelson. Discussion 1. Seminars to attend: MEUW at Lambeau Field tomorrow. Others going to WRWA in Plover. 2. How are employees doing? Everybody is fine. 3. Topics for next meeting: Nothing for now. Motion to adjourn by Madsen seconded Nelson.

Public Works: Call to order 6:00 p.m. Present Michelle Martinez, Art Bahr, Rick Giese, Bob Klopke. Agenda deletions/additions No. Motion to accept agenda as presented by A. Bahr seconded M. Martinez. Discussion: Parks 1. Bob Klopke presented on behalf of the Gresham Lions in regard to purchasing playground equipment for Tim Paiser Memorial Park. Street: 1. Waiting on projects to be finished on South Main and Fischer Street. Charging for a second trash receptacle. 2. No topics to be added to the agenda. 3. Adjourned. Motion to adjourn by M. Martinez seconded A. Bahr.

Planning: Call to order 5:00 p.m. May 3, 2023. Present Bahr, Schmidt, Nelson. Agenda deletions/additions No. Motion to accept agenda as presented by Schmidt seconded Bahr. Discussion: Housing development discussion with Cody Bessette of Choice Mgmt. LLC Discussed Potentially Purchasing vacant village owned lots to construct homes/apartments on. Choice is interested in incentives that may be available. The matter will be referred to the board. Motion to adjourn by Nelson seconded Schmidt.

Finance Admin: Present Giese, Carroll, Ebert, Madsen. Agenda deletions/additions No. Motion to accept agenda as presented by Ebert, second Giese. Discussion 1. Financials-Village: A. Bills etc. Carroll presented Village expenses to payout. B. Fire Dept. Bills: See about. All payments are split three ways. 2. Unfinished Business: Still waiting. Carroll called the landscaper. Not good. Will continue discussion. B. TID Policy Manual: Has not been sent as of yet. On the board agenda. A. Purchasing property on Main Street: Buying the old volleyball court. Will discuss at Board meeting. B. Pine Tree Court Parcels: Discussion on possible purchase. Will discuss at Board meeting. C. CD & Savings account: We are getting .6% for all accounts. Now the rate is 3.920% for all the CDs together. 4. Utility – Bills & Claims: A. Reports: Electric – Carroll explained the expenses including extra expenses. Motion by Ebert second by Madsen. Approved. Water: No out of the ordinary expenses. Motion Madsen second Giese. Approved. Sewer: Carroll presented the expenses. Motion Giese second Ebert. Approved. B. Fund Transfers: Presented to committee. Will be brought to the Board. 5. Topics for next month. Adjournment by Ebert second Giese approved.

Motion to approve the Consent Agenda by T. Madsen, second by M. Martinez.....Motion carried 6 YEA 0 NAY

WATER: Financial Report: Motion by, second by T. Madsen to approve the water bills for the month of April 2023, in the amount of \$ 5,586.57 with any transfer if necessary.

.....Motion carried 6 YEA 0 NAY

UNFINISHED BUSINESS: None

NEW BUSINESS: None

SEWER: FINANCIAL REPORT: Motion by M. Martinez, second by A. Bahr to approve the sewer bills for the month of April 2023. in the amount of \$ 7,178.57 with any transfer if necessary Motion carried 6 YEA 0 NAY

UNFINISHED BUSINESS: None

NEW BUSINESS: None

ELECTRIC UTILITY: FINANCIAL REPORT: Motion by M Martinez, second by B. Ebert to approve and pay the electric bills for the month of April 2023, in the amount of \$162,111.09 with any transfer if necessary Motion carried ___ YEA ___NAY

UNFINISHED BUSINESS: None

NEW BUSINESS:

DISCUSSION AND POSSIBLE ACTION FOR PURCHASING PICKUP TRUCK. B. Carroll discussed prices with the board. B.

Carroll had 2 quotes one was from Witt from Pulaski and the other was from Buss in Shawano. The price from Witt was \$30,000 with zero percent financing. Buss price was \$31,209.28. The cost of a new truck is around \$56,000. T. Madsen made a motion to table the purchase of a new pickup truck for next month A. Bahr seconded.....Motion carried 6 YEA 0 NAY

GENERAL VILLAGE: FINANCIAL REPORT: Motion by T. Madsen, second by B. Ebert to approve and pay April 2023, bills along with the payroll in the amount of \$42,295.47 and to transfer the money from the saving account into the General fundMotion carried 6 YEA 0 NAY

UNFINISHED BUSINESS:

UPDATE ON MAIN STREET AND FISCHER STREET PROJECT: B. Carroll talked with Jeff regarding the fill that the contractor was to do for Fischer Street. The contractor didn't do the fill, they just put seed down.

UPDATE ON HOUSING STUDY: A. Bahr presented the Shawano County Housing Study. The outline of the study is reviewing community and stakeholder input. Present initial finding and funding and next steps. There were 498 that responded, Stockbridge Munsee that had 142 responses. The municipality that was involved were the City of Shawano, Gresham, Bonduel, Wittenberg, Tigerton, and Stockbridge Munsee. The concerns were limited supply of housing affordability and attracting new residents. Also discussed was population, income limits and housing units. The individual communities have a higher presence of renters, 31-37%.

Wittenberg is the highest at 50.5%. Limited new construction since 2012 5 built in Wittenberg, 1 built in Bonduel, 6 built in Gresham, 35 and 18 duplex in City of Shawano and 447 built in county. The rental market and ownership market were discussed. The study of communities are also projected to increase the number of households by 2030. This is for new construction demands for the Village of Gresham. The Village of Gresham has a small demand for additional owner and renter occupied housing. The demand calculation provides an estimated growth in renters and owner-occupied households for the Village based on the data mentioned previously. The estimated total demand for new construction ownership units is 11 units based on a projected number of 22 additional owner-occupied households by 2030. The estimated total demand for new construction rental housing is 3 units based on the estimated 7 additional rental households by 2030. There is a need for 2 owner occupied units per year.

NEW BUSINESS: DISCUSSION AND POSSIBLE ACTION FOR OPERATOR/

BARTENDER LICENSE FOR THE YEAR 2023 – 2024: Motion by T. Madsen, second by M. Martinez to approve all operator/bartender license for the year 2023 – 2024.....Motion carried 7 YEA 0 NAY

THE FOLLOWING APPLIED FOR A CLASS "B" BEER RETAIL LICENSE GRESHAM

AMERICAN LEGION POST 390, 951 MAIN ST., GRESHAM, WI 54128 ROBERT RAYMOND RIGSBY, N5866 ROCK RD., LEOPOLIS, WI 54948, AGENT. Motion by T. Madsen, second by B. Ebert to approve the Class "B" Retail License for Gresham American Legion Post 390.....Motion carried 7 YEA 0 NAY

THE FOLLOWING APPLIED FOR A "CLASS B" RETAIL LICENSE. a) **WHISKEY WELLS AKA SIDE BAR LLC., 823 RICHARDS ST., GRESHAM, WI 54128 AGENT.** b) **WOODLAND SUPPER CLUB, LLC., 420 S. MAIN ST., GRESHAM, WI 54128 ALEXANDER JEFF WHITE W7050 CURT BLACK RD., SHAWANO, WI 54166 AGENT, JEFFREY SCOTT WHITE, N 5669 RIVERSIDE DR., SHAWANO, WI 54166 OWNER.** c) **JUNGLES ON MAIN LLC., 1215 MAIN STREET, GRESHAM, WI 54128 CINDY JENGENBERG, N8176 BIG LAKE RD., GRESHAM, WI 54128 AGENT.** e) **SASSY'S BAD HABIT LLC., 1219 MAIN ST., GRESHAM, WI 54128, BRANDEN M. POWELL, 1215 1ST. AVE., ANTIGO, WI 54409 AGENT.** Motion by T. Madsen second by B. Ebert to approve the "Class B" Retail License for Whiskey Wells AKA Side Bar

LLC, Woodland Supper Club LLC, Jungles on Main LLC and Sassy's Bad Habit LLC.....Motion carried 7 YEA 0 NAY

THE FOLLOWING APPLIED FOR A "CLASS A" RETAIL LICENSE a) DOLOGENCORP LLC., DOLLAR GENERAL STORE #20206, 380 MAIN STREET, GRESHAM, WI 54128, JOHN GREENE, W145 LAKE SANDIA DR., KRAKOW, WI 54137-9091. b.) GRESHAM TOWN MART LLC., 1129 MAIN ST., GRESHAM, WI 54128, ANNE & JOEL BOUCHER, N7213 SUNSET DR., GRESHAM, WI 54128, OWNER, ANNE M. BOUCHER AGENT. Motion by E. Schmidt second by A. Bahr to approve the "Class A" retail License for Dologencorp LLC., Dollar General Store #20206 and Gresham Town Mart LLC..... Motion carried 7 YEA 0 NAY

DISCUSSION AND POSSIBLE ACTION FOR A HOUSING DEVELOPER. A. Bahr discussed with the board what was discussed at the Planning Committee on May 3. The developer is interested in homes and duplexes. The homes would be split in the middle with zero lot lines. The cost of homes would be around \$250,000. Village has the lots, and the developer would do the building maybe for 4 duplexes. This was tabled.

DISCUSSION AND POSSIBLE ACTION FOR THE PINE TREE COURT PURCHASE. Motion by E. Schmidt, second by T. Madsen to acquire properties for back tax on parcel numbers 70100280, 70200281, 70100282 and 701000283 Motion carried 7 YEA 0 NAY

DISCUSSION AND POSSIBLE ACTION FOR TID POLICY MANUAL. This is tabled for the Planning Committee for next month's meeting.

DISCUSSION AND POSSIBLE ACTION FOR CREATING ZERO LOT LINE ZONING. This is tabled for the committee meeting for next month.

DISCUSSION AND POSSIBLE ACTION FOR PURCHASING PROPERTY ON MAIN STREET.

B. Carroll discussed parcel number 500500100 with the board and the cost for the parcel. Motion by T. Madsen, second by A. Bahr to purchase parcel number 500500100 for up to \$17,000..... Motion carried 7 YEA 0 NAY

DISCUSSION AND POSSIBLE ACTION ON CHARGING FOR A SECOND TRASH RECEPTACLE AT A RESIDENCE. Motion by B. Ebert, second by B. Nelson to charge in the amount of \$2.00 per month for a second receptacle..... Motion carried 7 YEA 0 NAY

AT 6:30 P.M. THE BOARD MOVED TO ITEM 11 FOR PAUL PHILLIP.

CONSIDERATION AND POSSIBLE ACTION TO ADD OFF STREET PARKING AT 211 LAKE DRIVE. Mr. Paul Phillip was at the board meeting on behalf of the Novitiate. The owner is interested in building a second new cabin. Parking consists of curb and gutter pavement with 10 asphalt surface stalls. Will be putting in drainage that will be pitched back toward the curb and gutters. A letter was passed to Board members from JSD Professional Services Inc.

DISCUSSION AND POSSIBLE ACTION FOR ST FRANCE SOLANUS, EUCHARISTIC WALK ON JUNE 11, 2023. Michelle discussed the route for the St. France Solanus, Eucharistic.

Motion by M. Martinez, second by T. Madsen to approve the Eucharistic Walk for St. France Solanums on June 11, 2023.....Motion carried 7 YEA 0 NAY

DISCUSSION AND POSSIBLE ACTION FOR TRANSFER OF SCOREBOARD FROM ATHLETIC PARK TO SCHOOL SOCCER FIELD. Motion by A. Bahr, second by B. Ebert to move the scoreboard from Athletic Park to the school soccer field.....Motion carried 6 YEA 0 NAY E. Schmidt abstained from voting.

DISCUSSION AND POSSIBLE ACTION ON CD AND SAVINGS ACCOUNTS. No action taken.

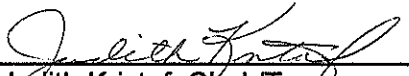
TOPICS TO BE ADDED TO THE AGENDA FOR THE NEXT BOARD MEETING: Discussion on re-evaluation for future Finance & Administration Committee meetings.

MEETING TO BE ATTENDED: Wisconsin Towns Association is on Thursday night May 18, 2023

CORRESPONDENCE: Attorney letter.

ADJOURNMENT Motion by E. Schmidt, second by A. Bahr to adjourn the meeting at 8:00 p.m..... Motion carried 7 YEA 0 NAY


Rick Giese, Village President


Judith Kristof, Clerk/Treasurer