

Village of Plain

Village Board Proceedings of November 8, 2023

The Regular Monthly Meeting of the Board of Trustees of the Village of Plain was held at the Municipal Office Building, located at 510 Main Street, on November 8, 2023. The meeting was called to order by Village President Ray Ring at 7:00 p.m.

The following members were present: Ray Ring, Village President; Terry Drone; Melissa Marx; Steve Whitford, and, Kelly Yanke, Trustees. Trustees Merry Lynn Riek and Wade Neubauer were excused.

Others present: Pat Price, Audray Gerber; Walter Gerber; Steve Frank; Al Brey; Mary Brey; Mike Stoddard, Chief of Police; and, John Ruhland, Public Works Director.

Notice of this meeting, along with the agenda, was posted at the following locations in the Village of Plain: Plain Municipal Office Building; Plain Post Office; and the Kraemer Library & Community Center on Monday, November 6, 2023. Notice was emailed to the *Home News*; *Valley Sentinel*; and, the *Baraboo News Republic*.

Marx motioned to approve minutes from the October 11, 2023 Regular Board Meeting. Yanke seconded. Motion carried. Motion carried with Ring abstaining.

Public Comment

Audray Gerber spoke in favor of Dollar General coming to Plain. It will be a very good addition to the Village. She grew up in Plain with parents who had a small business and remembers her father saying that competition is good because it keeps everybody honest. It will be good for young families and the elderly to have a store they can afford to shop in. She has spoken to others and they are very much in favor of Dollar General. She had a very positive experience with a Dollar General store. A close family friend drowned in the Wisconsin River and when the search was going on a food camp was set up for the people that came in to help search. Dollar General donated all the water during the search and said if anything else was needed that was in the store, they would be happy to help. Why would we not want something like that in our community? Mary Brey agreed with everything that Audray said and is very much for it. Pat Price, Development & Planning Commission member, stated that they talked to people about it and everybody he talked to was for it. He thinks it is a good idea.

Committee Reports

Streets & Utilities – Steve Whitford

The Board is set to decide on proceeding with the Cedar Street project later in the agenda. This has to be decided tonight in order for the engineers to go out for bids by the first of the year. Sinking Funds will be used for part of the project. The Fire Department will be paying for a small piece of it. The remaining amount will need to be borrowed. It may depend on how the bids come in.

Pool & Ordinance – Melissa Marx

Greg Kraemer got a bid for the window replacement. They decided that they would hold off until spring and maybe just do a couple at a time. Badger Pools was going to do the caulking this fall, but with the cold spell, they had to postpone until spring. Those items, along with painting, will hopefully be done before opening in 2024. Ring stated that Greg brought up the pool windows at the Lions meeting and they may help fund the windows. It was tabled to find out the cost. Marx said the estimate is \$8,000 to replace all of them. It can be presented at the next Lions meeting.

No Ordinance Committee report.

Fire Emergency District – Merry Lynn Riek

No Fire Emergency District Board report.

Finance & Golf Course – Terry Drone

The Finance Committee met on October 25th to review budgets from the other committees. Only \$22,000 had to be cut and it was taken out of Street Construction.

They were blowing out the irrigation system on the golf course. They are doing end-of-year duties to get ready for closing. Ruhland announced that it will be closing next Wednesday.

Park, Library & RV Court – Kelly Yanke

The pavilion will most likely be stained in the spring.

The Library Board met on October 30th. There were 17 attendees for the Mid-Morning Matinee. They hosted a pumpkin painting night with 15 kids and seven adults. Nick is getting bids for updating the lighting. The library will be closed November 23-25, but it will be open during Christkindlmarkt. The next Mid-Morning Matinee will be November 16th.

No RV Court report.

Police – Wade Neubauer

No Police Committee report.

Development/Planning & Personnel – Ray Ring

Ring reported on the Development & Planning Commission. Strassenfest is scheduled for September 21st and will have a backup location of the park pavilion. The donors are allowing us to keep the funds to use for next year. Christkindlmarkt will have police presence for the carriage rides. Santa will be at the library along with a craft session for the kids. Volunteers are welcome.

Ring thanked everyone for coming to support Dollar General. There were two retail stores that expressed interest in locating in Village. If there were issues, they indicated that they would look beyond the village limits. It was desirable to look at these businesses because they would pay property taxes in the Village. With it being in the TIF, the taxes will help with the TIF loan payment of \$82,000 annually. With the additional businesses this year, there are only six acres remaining in the business park, which also has interest. Dollar General is paying \$100,000 for two acres along with all related closing costs. They were not interested in their money refunded as the property was positioned as free land.

It had been stated that it would impact property values, upon looking into it, it was referencing when a Dollar General located in a residential area. In Plain, they will be located in the business park which is separated from the residential area. Closed sessions are statutorily required because of negotiating property owned by the Village, citing Wis. Stat. s. 19.85 (1)(e). It was followed to a tee. Both Dollar Tree and Dollar General put an offer in, after research, Dollar General seemed to be the better fit and their offer was much better. Dollar Tree wanted to take advantage of the \$20,000 price with it refunded upon occupancy. The Development & Planning Commission and the Village Board put in numerous hours conducting due diligence. The Village's residents and its businesses are always a priority for the Board. As elected officials, they do what is best for the most.

Members did online research and visited stores. They were all different and their differences tied to how the management operated the store. Looking at the impact of having a Dollar General, it would help people stop in Plain and utilize other businesses. As an example, the Tall Paul puppet has people stopping in Plain and utilizing our businesses. For several years, people have expressed interest in a Dollar General coming to Plain. They wanted to be by a highway. They did traffic counts and also looked at privately owned property. It was unanimously voted by the Development & Planning Commission to recommend it to the Village Board where it was also unanimously approved.

The Personnel Committee presented employees with their reviews and salaries. They are finalizing documents. They will meet next year to walk through the process because it is a work in progress.

Police Department Report

Chief Stoddard reported that disbursements for the radio purchase and Lexipol are covered through grants. There was a good showing for drug takeback last Saturday. They collected 90 pounds between Spring Green and Plain. The state of Wisconsin collected 600,000 pounds. A new part-timer is starting training tomorrow. He has been in law enforcement for over 20 years.

Public Works Department Report

Public Works is winterizing. They are in the process of doing the fall sewer jetting. Rotor Rooter is coming Monday to help jet and vacuum. Picket is coming to the treatment plant to do the final vacuum for winter. In December, a manhole will be replaced on St. Luke's Avenue and one on the creek.

Water October-23

Pumpage for Well No. 1	805,000	gallons		
Pumpage for Well No. 2	<u>978,000</u>	gallons		
Total Pumpage for Month	1,783,000	gallons		
Total Pumpage for the Month Last Year	1,791,000	gallons		
	This is	8,000	gallons	less than last year.
Monthly chlorine average	0.16	ppm		

Two bacti samples and two well samples were sent to the State Lab. All samples tested safe.

Wastewater October-23

Influent Monthly Average B.O.D.	193	mg/l
Effluent Monthly Average B.O.D.	3	mg/l
Influent Monthly Average T.S.S.	531	mg/l
Effluent Monthly Average T.S.S.	10	mg/l
Monthly Average Nitrogen Ammonia	0.250	mg/l
Limit: 4.3 mg/l Monthly: October-April		
8.0 mg/l Monthly: May-September		
20.0 mg/l Daily		
Monthly Average Total Phosphorous	0.220	mg/l
Total Gallons Treated	1,860,000	gallons

Administrator/Clerk/Treasurer Report

Carver informed the board that there were a couple of complaints that came in that people showed up to Strassenfest even though the event was canceled. It was explained that we did the best we could in our outreach through Facebook and WRCO and it was just impossible to reach everyone. The Strassenfest Committee has decided to move the event to September to lessen the risk for weather complications. The 2024 Strassenfest is scheduled for September 21, 2024. Carver has submitted the LRIP grant application for Cedar Street. The deciding committee, which Carver is a part of is meeting on Tuesday, November 14th to decide on how to distribute the grant funds. The Budget Hearing is set for Wednesday, December 6th at 7:00 p.m. Carver will send out budget packets once all the numbers are received from the state. The Board members have in their folder a handout that was submitted to the Sauk County Board with the county budget presentation. Carver found it fascinating that Sauk County is number two in sales tax revenue per capita out of 72 counties, only topped by Milwaukee County. The other interesting factor is that the county is the fourth lowest in debt per capita.

Carver noted that both Sauk County and River Valley are boasting about how their mil rates are going down. She explained that this is because of the large increases in equalized value, which are set by the state, and how the mil rate is calculated. Their actual tax levies have increased, consequently, residents will see an increase in the county and the school line items on their tax bills. However, the Village of Plain is reducing its tax levy slightly. Residents will see a small decrease in their Village of Plain portion of their taxes which is itemized on their tax bill.

Other Business

Marx motioned to adopt Resolution #2023-09; a Resolution Approving and Authorizing the Transaction between the Village of Plain and Golden Warriors, LLC and Identifying Individuals Authorized to Execute Instruments Necessary to Close the Transaction. Whitford seconded. Motion carried.

Drone motioned to close Park Avenue from Main Street to Cedar Street for Christkindlmarkt on November 25, 2023, as well as all future Christkindlmarkt events. Whitford seconded. Motion carried.

Yanke motioned to order a new John Deere front mount 1570 to replace the 2017 mower. Whitford seconded. Motion carried.

After discussion, Yanke motioned to proceed with bids for the Cedar Street/St. Luke's Avenue Reconstruction Project in 2024. Whitford seconded. Motion carried.

Correspondence

No correspondence.

Review and Audit of Invoices:

Marx motioned to pay the bills as presented. Whitford seconded. Motion carried.

General Fund	\$32,697.61	Water Utility	\$1,783.47
Library Fund	\$5,102.19	Sewer Department	\$5,472.16
Capital Improvements	\$1,789.18	Golf Course	\$1,097.45
TIF District	\$78.76		

Wage Reimbursements: \$19,221.44

Yanke motioned to adjourn at 7:55 p.m. Marx seconded. Motion carried.

Sheila Carver,
Administrator/Clerk/Treasurer