

Village of North Freedom
Resolution 2022-001
Sale of Village Property – 100 E Walnut Street

WHEREAS, the Village of North Freedom ("the Village") is interested in selling real property located at 100 E Walnut Street in the Village of North Freedom, more particularly identified as Parcel No. 161-0063-00000 ("the Property"); and

WHEREAS, at a meeting of the Village Board of the Village of North Freedom duly called and held on the 13th day of December, 2021, the Village gave a verbal sale price in the amount of \$80,000.00, recorded in the Official Minutes – attached Exhibit A; and

WHEREAS, the purchaser of the Property, Kay and Marsha Salecker, has agreed to accept said verbal offer.

NOW THEREFORE, the Village of North Freedom Board does hereby resolve as follows:

The Village Board does hereby direct the Village President, Andrew Dear, and the Village Clerk | Treasurer, Nicki Breunig, to execute any and all documents necessary to complete the sale of the property located at 100 E Walnut Street.

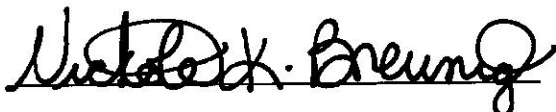
Trustee Doering so moved for the foregoing preamble and resolutions with Trustee Carigan seconding such motion.

This Resolution WAS - WAS NOT adopted at the Village of North Freedom Regular Board Meeting on January 10, 2022 by a vote of 6 Aye 0 Nay.

Dated this 10th day of January, 2022.



Andrew R. Dear, Village President



Nicki Breunig, Clerk | Treasurer

Village of North Freedom
Regular Board Meeting Minutes
December 13, 2021

Exhibit A

Call Meeting to Order:

Village President Andrew Dear called the meeting to order at 7:00 P.M.

Roll Call:

Village President Andrew Dear, Director of Public Works Brad Corrao, Clerk/Treasurer Nicki Breunig, Librarian Raina Roloff, Trustee Dennis Anstett, Trustee Robert (Al) Doering, Trustee Tracy Fuller, Trustee Bryan Schwarz, and Trustee Mike Weiland present in person. Trustee Michael Carignan attended virtually.

Others Present:

Matt Rockweiler, MSA (left early)
Marsha and Kay Salecker (left early)

Notice of Meeting Certification: C/T Breunig certified compliance of the posting requirements under the Open Meetings Statutes.

Approval of Meeting Minutes and Adoption of Agenda: Motion to approve all presented minutes and adopt agenda as presented Doering/Weiland. Motion carried 6-0.

Public Comment:

None.

REPORTS

Director of Public Works Report: Brute Construction starting concession stand on Tuesday. Completed CDL permit test and passed. Needs to schedule CDL test. Trustee Doering requested clarification with Village insurance on vehicles and equipment. Is a Village Employee only covered when on the clock? (i.e. taking Village owned equipment/vehicles for personal tasks) C/T Breunig will reach out to Ansay.

- * Discuss/Update – Letter from City of Reedsburg – Regional WWTF & Lagoon Update, MSA: Matt Rockweiler with MSA discussed with the Board that the WWTF project is about 50-60% completed. The building is set to be delivered later this week. All remaining work is small and inside the building. There is a chemical tank on backorder. There will be one “change order” coming in the next coming months. Electrician work. LW Allen is still corresponding with MSA in regards to telemetry upgrades installation. The Village did receive a letter from the City of Reedsburg asking if the Village was interested in pumping the sewer to a regional WWTF. At this time, MSA thinks that it is best the Village stay on track with the current plans. If this were to come down the pipeline in the next 10-20 years, MSA feels as though it would be more cost effective to pump to a regional WWTF with the City of Baraboo.
- * Discuss/Update/Possible Action – Village Storage in Municipal Buildings & Shelving Units Above DPW Office: DPW has been working on getting the storage in the Municipal Building and Shed in order/organized. There are leftover wood pieces that can be used for the Library corner in the Shed to build a shelving unit to get the pallets

of books off the ground to avoid any damage. Above the DPW office, there are shelving units that will be rearranged but the DPW could use a couple more shelving units up there for storage. DPW would use 2022 Municipal Building budget to purchase the shelving units. Motion to authorize DPW to purchase up to \$400.00 in shelving units Doering/Fuller. Roll Call Vote: Anstett "Aye", Carignan "Aye", Schwarz "Aye", Weiland "Aye", Fuller "Aye", Doering "Aye". Motion carried 6-0.

Librarian's Report: The Library Board approved the 2022 Library budget and, in that approval, there were Library staff wage increases. Library Trustee Tracy Fluette resigned. There is now a vacant position and the Library Board is looking for a new Trustee. Should have a name for Village Board approval in January. Storytime is returning to the Library. Run by Chantel. On Thursdays. Start date January 13.

President's Report:

- * Update – Reedsburg Area Ambulance Service (RAAS) Commission – President Dear gave an update that RAAS is looking at revising the commission and the City of Reedsburg is pushing for the City to hold half of the votes in one person because the City makes up half of the population that RAAS serves. With the revision, the Village would become a voting member and the Board would have to designate one person and a backup to attend the meetings – held on the second Tuesday of every month. Board will bring up again if it passes to designate Commissioner and backup.

Clerk/Treasurer Report:

- * Update – Village of North Freedom TIF District #1: The Joint Review Board (JRB) met on November 29, 2021 for the annual meeting and consideration of a 4- and 3-year extension (making a total of 7 more years). The JRB approved the 7-year extension for the TID district to collect Tax Increment Revenue. The TID is currently in a deficit and the 7 years will allow the TID to actually make something. At the end of the 7 years, if there is a surplus, it will be divided out against the taxing jurisdictions by their taxing percentage.
- * Update – 2022 Caucus: The Village Caucus for 2022 for the three Trustee positions that are up in April (Schwarz, Anstett, Fuller) is being held on January 10, 2022 at 6:30 P.M.

COMMITTEE REPORTS

Finance*Personnel*Insurance: Chairman Doering asked for clarification on what was budgeted for Legal Fees in 2021 and 2022. Concerned about possibly going over budget. C/T Breunig Clarified. OK – Doering.

Law*Ordinance*Cable Regulations: Thank you to the Driver of the large utility truck on E Walnut St for placing the cone behind it when parked. OK – Carignan.

- * Discuss/Update/Possible Action – Any Ordinance Violations Presented to Full Board: None. C/T Breunig brought to the Board's attention that there have been numerous complaints in regards to residents not following the Alternate Side Parking Ordinance. Village Ordinance of enforcement and issuance of citation/warning letters states that they are to come from the Board Members. Discussed about how to enforce/how it was done in the past.

Water*Sewer*Lagoon: White Construction hired Holtz Lime and Gravel to come and repair the Sewer main that the fiber optic cable was going through. C/T Breunig will double check on the asphalt patch work that would be needed to "finish" the job. OK – Schwarz.

Streets*Sidewalks: OK – Anstett.

- * Discuss/Update/Possible Action – Posting on “Dickies Alley/Firetruck Alley” for Truck Ton Limits/Usage: Chairman Anstett brought to the Board’s attention that there have been semi-trucks utilizing the alley when the base of said alley is not engineered for that kind of usage. Trustee Doering advised that maybe the Ordinance Committee gather to present to the Board something first and then posting of signs could be done.

Building Maintenance*Rental Property*Planning/Zoning: OK – Weiland.

- * Discuss/Update/Possible Action – Brick Repair on Municipal Building: The Municipal Building and Bell has some spots that are in need of repair. Chairman Weiland will talk to Brill Brick out of Baraboo and get a quote of services. Trustee Schwarz will talk with Scott Kaufman and get a quote of services.
- * Discuss/Update/Possible Action – 100 E Walnut Market Analyses & North Freedom Market Lease: The Board conducted 2 market analyses with 2 local realtors of what the building could be sold for in today’s market. The market is in the TID district so with all of the money that was put into the building by the Village, the General fund would not have to make up any shortfalls if the Village does not get what the Village put into it. After much discussion with the Salecker’s, the Board determined that the Board would be willing to sell the building for \$80,000.00. The Salecker’s would come back to the Board in January when their finances were in order.

Parks*Refuse/Recycling: The FEMA houses are demolished – leveled. There may need to be a revisit needed to re-seed in the Spring as the first seeding was done “late” in the season. DPW Corrao asked what the Board would like done with the brush on the parcels. DPW can clean up when works for his schedule. Maybe Board revisit in regards to fencing for the area and signs of “Village Park” and “Park Hours. OK – Fuller.

NEW BUSINESS

1. Discuss/Update/Possible Action – 2020 Finalized Audit: Village finally presented with 2020 draft audit from MBE CPAs. President and C/T met with MBE earlier that day to go over the audit. It was a “normal” year for the Village. Presented the findings of: “Several Material Adjustments” were needed in order to prepare financial statements. Working on fixing this so there aren’t as many in the future. “Preparation of Financial Statements” is a finding that many municipalities have because they do not prepare their financial statements themselves. “Lack of Segregation of Duties” is a common finding as well as the C/T position is one person. The Village has implemented many practices to make sure there is dual control and “checks and balances”. “Tracking of Restricted Funds” is another finding that is being worked on as C/T Breunig was not aware of the other tracking requirements. C/T Breunig took over the duties to complete this task. Motion to approve Doering/Schwarz. Motion carried 6-0.

2. Discuss/Update/Possible Action – 2021 Holiday Party: The Board is interested in having a Holiday Party. The Fire Department’s is 1/15/22. President Dear and C/T will take charge of planning party for 1/8/22.

OLD BUSINESS

1. Discuss/Update/Possible Action – E Walnut Street Village Owned Property “Railroad Alley”: C/T Breunig to prepare a cost factor of how much this process could costs the Village to

vacate the public right of way. Motion to postpone Agenda Topic to January meeting Schwarz/Carignan. Motion carried 6-0.

Approval of December Expenses, Receipts, & Expenditures: Motion to approve Carignan/Anstett. Motion carried 6-0.

All Other Matters Which Legally May Come Before the Board: Nothing presented.

Adjournment: President Dear adjourned the meeting at 9:30 P.M.