

September 12, 2023 – Village Board Meeting Minutes 6:30 pm – Casco Village

Dennis made a motion to approve the agenda Chad 2nd (6:30 pm); Board members present: Dennis Cravillion, Chad Cochart, Dan Andres, Troy Alsteen – President, Tammy Skarban-Clerk, Tim Kinnard excused

Presentation with Thad & Mark (Financial Consultant/AMKO)

- We need a sewer rate increase to meet debt service coverage requirements for the USDA and/or for the new sewer building loan
- USDA requires 1 times our net operating income (equals or exceeds the maximum annual payment of the loan \$80,169)
- The DNR/DOA requires 1.1 times our net operating income
- We have a shortfall of \$74,332 to the 1.1x requirement and in this case, the DOA won't approve loan
- We could provide a General Obligation Pledge, instead, and issue a tax levy for new bond
- Proposing a 25% sewer rate increase next year to cover the USDA revenue bond (40% to meet debt)
- \$90,985 total GO payments yearly with new loan
- Recommend \$225,000 Bond with Clean Water Fund using a GO Pledge, which eliminates the debt service coverage requirement.
- USDA does not need to approve General Obligation Bond
- Principal Forgiveness \$213,000
- Board needs to decide to pledge GO Bond or figure some other payment option 705pm

Updates from Brandon– Cedar Corp

- Chemical feed tank to be installed next week (24 hour leak test)
- Exhaust & damper for chemical room in about 2 weeks
- Start up the last week in September
- Doors need some work
- Soffit was replaced
- Touchup a few small items
- No payment request until job is done; final payment (holding retainage)

Pinkert Law – Tyler Pluff

- Tyler does litigation and Amy Sullivan does Real Estate
- They specialize in Municipal Law ie zoning matters
- No charge for inner office meetings between the 2
- \$250 per hour (every 6 minutes) no travel time charges for meetings attended
- Handles citations with the court 720pm

Rachel London/Dan DeRoost

- Rachel has chickens in her back yard; violation of ordinance
- Dan said they were her pets
- Other municipalities allow chickens, but not in Kewaunee County
- Rachel asked if she could keep them until someone complains
- Board didn't want to allow, but said they would discuss during the meeting tonight
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Citizen concerns:

- Bug Tussel issues need to be fixed; people's yards still not fixed
- Excessive speeds on 1st Street
- Duane & Sharon Opicka talked with Brian Peot to see if the Village would give the Utility easement to the neighbors instead of it being an "alley way"

Al Meister – Town & Country Realty

- Spitzer property on 6th Street is being sold
- New owners – Dan & Kelly Beno

- Possibly building spec homes or duplexes
- Will tie into the lateral
- Will look into rezoning or separating lot
- Dave & Kristen Buntman had some questions and concerns. 739pm

Cheryl & Gwen Eberle

- Cheryl applied for a rezone of the lots she is purchasing from Dave Mertens (Old Orchard)
- Meeting will be Tuesday, September 19th at 6 pm
- Neighbors were notified
- Planning on having a home and boutique 754pm

Updates from Bruce

- 2 sand filters are in room, valve only closes ¼ of the way so a new replacement valve was ordered from VPC (\$3090)
- Solenoid valve isn't working
- 78 pails of sand went back into the filters. Sand was being stored at Glen Smith's property.
- The rocks/stones were removed from the grass bin
- November is the next class for Phosphorus with the test in March in Plover (CEU); could be the first test for the new hire.
- Filled in holes and planted new grass at the ballfield. Signs were posted to keep off the field/grass. Dennis Miesler gave the black ground for the new grass – THANK YOU!
- Ron McClure will be getting a lift and when he does he will trim the tree limbs on the property line at Village Hall
- Skunks seem to be at the football field burrowing underground
- Still looking for full replacement insurance coverage for the fire trucks
- Cost to replace all 6 tires on the fire truck will be the same no matter where we get them (municipality discount). The cost difference is in the mounting charges. Michelin tires are the most widely used by other departments. Won't change until next spring.
- Currently cleans Village Hall, but is he doing it as the Fire Chief (always done by the previous chiefs) or is he doing it as the Village Employee?
- New Sewer Operator will have to work with Bruce (his license for 1 year.
 - Job description and what classes needed will be discussed 808pm
- Bills were approved as presented Dennis/Chad made the motion to accept, all approved 816pm
- Minutes were presented, Dan/Chad made a motion to approve all approved motion passed 818pm
- Prairie Garden was requested – per our ordinance it will be allowed in the backyard landscaped only as a flower garden (needs to be blocked in) Troy will call the resident 8:23pm
- Hwy 54 Update: will repaint the curbs; the Village has to pay for the road because of the parking lanes. Informational meeting on Monday, September 25 at 5 pm
- **Trick or Treat hours** will be Sunday, October 29th from Noon – 2 pm (porch lights only)
- Class A Liquor license was approved for the new owners of the gas station. **Thank you to Kenny and Pinky for their support of our community over the last several years.**
- We can look at a Golf Cart Ordinance but first we would have to determine how to regulate it and enforce it plus how would we charge for that? (spring)
- According to our ordinances, **no one** in the Village will be allowed to have chickens on their property. All chickens must be removed by October 15th.
- A motion was made to increase our sewer rates by 25% Dennis/Dan. Chad opposed but motion passed. Sewer rate will increase 25% with our January billing.
- People riding 4-wheelers in the Village, are to ride them on the road, not across people's property or open lots. Please be courteous of other people's property.

Land and Water Update:

- No update

- We will look into allowing golf carts on our Village streets (not the park). Currently they are not included in the ATV ordinance, and you could be ticketed from the County Police, but we could possibly look into adding them with stipulations and annual fee. More discussion to come.

Old Business

- Saturday, December 9th will be Christmas at the Daycare from noon – 2 pm this is a free event hosted by the Daycare with local sponsors. The reindeer and Santa will be there.
- The truck box is looking pretty beat up. The truck is a 2014
- Cindy – Public Health sent out Bi-lingual letters to all residents about nitrates
- Free water testing kit in October...everyone should test
- Kewaunee county will give out warnings for people parked on the street, currently we have no overnight parking year-round Tim/Dennis made a motion to change that so it is no overnight parking on any street November 1 to April 1 (we would have to do an ordinance change)
- Dennis/Tim also made a motion to fine \$10 for the offense and \$25 after 72 hours (still need clarification on what exactly that means) Tammy will check with other municipalities.
- Chickens will not be allowed according to the Ordinance 9.05
- All garbage/recycling bins must be brought back to house within 24 hours.

Dennis/Chad made a motion to adjourn all approved 9:30 pm

**** All motions made, and 2nd were approved by all board members unless noted.**

- **Next regular monthly meeting will be Tuesday, OCTOBER 10 at 6:30 pm – Village Hall**

**ANY SEWER BILLS NOT PAID BY OCTOBER 30TH WILL
BE ADDED TO YOUR PROPERTY TAXES**

September 19, 2023 – Special Village Board Meeting - Variance Minutes 6:pm – Casco Village

Dennis made a motion to approve the agenda Chad 2nd (6 pm); Board members present: Dennis Cravillion, Chad Cochart, Troy Alsteen – President, Tammy Skarban-Clerk

A request was made by Cheryl Eberle to change 107 & 109 Old Orchard to Residential/Commercial. It was posted as a zoning change, however after talking to her and the concerns and request of the residents who wanted it to be considered to change the zoning only for her; it became a variance change. Which means, this property will only be changed for Cheryl, if she sells, the property will revert to Residential. A temporary change vs a permanent change.

Cheryl purchased 2 lots on Old Orchard and will be combining them into one. She will be building a home on 107 Old Orchard with an attached boutique. The home will be 2500 sq ft which includes the 300 sq ft boutique. It can easily be converted into an office or bedroom.

The home will be facing Old Orchard with the garage under the backside of the house and the front of the boutique will be facing Hwy 54 with a small parking lot.

- One resident (Karen) was worried about the value of her home because of the small parking lot; she also wanted to know how Cheryl was going to get rid of her snow and is worried about the traffic. She was also worried about what would happen if Cheryl sold. Her husband (Nick) said children ride their bikes on that road and people walk with their dogs. He also voiced concern about another big business coming into the neighborhood like a Dollar Store.
- Troy told them that if Cheryl would sell, they could easily rip out the parking lot and no other business could come into that location without applying for a variance or rezone.
- Another resident (Jill) was concerned about putting a business on this road. She wanted to know why she couldn't purchase a different lot because she doesn't want another business coming in if she sells. She wanted to make sure that if this was granted, it would only be for Cheryl and not the property.

Dennis made a motion to accept the request and approve the property for a variance to add the small business to the home. Chad 2nd the motion – Troy also voted to approve the motion. Motion passed 641 pm

After the board chose to approve the Variance change for this property, the resident at 115 Old Orchard was not happy that they decided to move forward with the Variance even though he disagreed with it. He said he would be filing an injunction against the Village.

Sewer System discussion

- As agreed at the Board meeting on 9/12/23 the sewer rates will increase 25% beginning with the bill due in January 2024
- A discussion on the financing, after reviewing the paperwork from the financial consultant from AMKO, the board felt it would be most beneficial to the Village to go with a GO (general obligation) Bond. Chad made a motion to go with the GO Bond, Dennis 2nd – motion passed 721 pm

As a follow up, Troy did have a discussion with June Fox about her prairie garden request. The board will follow the ordinance concerning weeds. 727 pm

A letter from the Village President will be going out with the sewer bills in October.

Dennis made a motion to adjourn, Chad 2nd – meeting adjourned 740 pm