

VILLAGE OF DRESSER
POLK COUNTY
SPECIAL VILLAGE BOARD PROCEEDINGS

Pursuant to due call and notice thereof, a Special Village Board meeting was held on Monday, August 20, 2012 in the Municipal Office, 102 West Main Street. Rick Flandrena, Village President called the special board meeting to order at 5:45 PM. Roll Call: Rick Flandrena, Kristi Scheet, Jim Thanig, Greg Andrie, and Jim Rochford Jr. Rusty Norlander and Darron Nelson Absent. Also present: Attorney Tim Laux, Clerk Jodi A. Gilbert, Dave Rasmussen - MSA, and Clement Safranek - MSA. The Osceola Sun and the Leader Newspapers were present. Salute to the Flag was given.

APPROVAL OF MINUTES: Motion Flandrena/Rochford to dispense with the reading of the minutes. Motion Carried. Motion Scheet/Andrie to approve the minutes of the Village Board Meeting, August 6, 2012. Motion Carried.

CITIZEN COMMENTS: No citizen comments were made.

ACTIONS AND COMMITTEE REPORTS

PUBLIC WORKS: Discussion was held regarding the request from Tenere for a Driveway Permit. Flandrena stated Tenere would like a driveway permit. We need to have some clarity on where to measure from. It says 150 feet from the intersection. Do you measure from the center line or the right of way? Laux stated I believe the ordinance says from the edge of the right of way. Andrie stated I have talked to Steve. On Kelly Ave they are approximately 125 feet from edge of road to fence I believe. Do we know the width of the road – it does depend on whether it is 66 feet or 60 feet. Laux stated they would have to be another 33 feet farther. Andrie stated I am just trying to get a rough idea. Laux stated the road itself is probably 24 feet wide. Andrie continued so from the right away they probably only have about 100 feet until they hit the fence and we require 150 feet, so that is just too big of a difference to consider. Kelly Avenue is not an option unless they wanted to move the fence. Andrie continued I know that they would prefer to put it on Kelly, but I didn't know where the measurement was. It is not worth considering 50 feet. Laux stated OK the original application was off the corner of the fence, which was 125 feet from the edge of road to the fence and the right a way brings it even further south. It is not even close to the 150 feet and they do not want to move the fence. Andrie stated so I guess Clark Road is their 2nd choice. Right now they are showing 150 from the center line on the map. Andrie continued I believe Steve will put it where it needs to be. We just weren't sure where to measure from. Laux stated it doesn't make sense to go to the center of the road. The whole point is so that you are not interfering with the intersection. You want it to be 150 feet from the right a way lines – that only makes sense. Laux continued especially with larger trucks they need that distance for safety. Laux stated if the Ordinance meant in the center of the road it would have said that. Andrie stated we could state where to measure from in the Ordinance. Laux agreed you could make it clearer. Motion Andrie/Thanig to approve a driveway permit for Tenere on Clark Road. The new driveway should be 150 feet from the corner of the right a way to the nearest edge of the driveway. Flandrena asked if there were any other concerns on that. Laux stated it is clear cut. All in Favor. Motion Carried. Andrie asked who does the Ordinance change. Laux stated we will need to clarify it and Flandrena said that should be for the next board meeting.

Discussion was held regarding WI State Highway 35. Rasmussen stated we are here to find out from you what projects and needs the Village may have. There are financing bundles to help pay for things. Communities are looking for financing to do projects. We want to talk about Highway 35 and Clem has some information on that. Clem stated when looking at Highway 35 you currently have catch basins that are collapsing, we have some of the history on highway, and we have received the contract with DOT from Gilbert. I'm glad your attorney is here to do some interpretation of the contract. In 1995 the highway was constructed and the contract was signed in 1991. Who is responsible for the storm sewer and curb and gutter? Normally when there is no

parking on a state highway it is only 35 feet wide. The plans show that the road is 44 feet wide – it was put in like you could have parking on either side, but the agreement say no parking. They wasted a lot of gravel/asphalt when redoing this project. You have one of the older agreements with DOT – in the years after this they learned a few things and spelled things out more. Clem continued who defines municipal costs and expenses for the project are one thing and then maintenance is another. The State Statutes fall in there. Since you have no parking out there the road maintenance is all there's. If there was parking you would be responsible. The contract has very loose writing in it. Since there is no parking in there the state is responsible. Flandrena stated technically. Clem stated we want to be nice to the state. You have some problems and who is going to fix them. In the day when it was built the concrete they used was not salt resistant. Clem continued I would recommend getting a list of what basins are actually bad. I think they said that they have some pictures. Some of the basins may already be a hazard out there. Flandrena stated I had another conversation with Steve Warndahl and because of the prior administration here and the no parking it is our responsibility and he cited DOT statutes and it is not going any where. Basically it is our responsibility. Clem asked did they have the agreement in front of them when talking to you. Flandrena stated he had the agreement – he cited the agreement. This was all prior to me coming on board. The agreement was from 1991 and Clem continued I think it would be worth while documenting what is going bad – request reconstruction and a maintenance agreement in the meantime. We would like to meet with them and request a project to meet the deficiencies out there. The curb & gutter haven't even lasted 20 years. The pavement is different – that is usually done every 12 years, but the concrete should last longer. Out of number of catch basins that are bad how many are actually dangerous. Want to have a discussion on a future project to correct the needs and tie this in with a larger federal project. You have heard there is stimulus money. The DOT is preparing for stimulus. The projects have to be shovel ready. Right now there are not a lot of plans on the shelf. The DOT has mandated they get 80% of the next 5 year projects ready and on the shelf. They want to be ready for stimulus. They are looking for 5-6 year projects. We want them to put us on the list and we need their help – you can't do this all on your own. We may have to fix the inlets that are really bad, but we should work out an agreement with them. We should work out a maintenance agreement in anticipation of the project being reconstructed. We want to be sensible with the DOT and put this on the list and work out some kind of deal. Rasmussen stated a letter should be sent out to get that moving and so they know there are issues and a potential project. You need to start somewhere. Flandrena asked where do we send it. Clem stated a letter would go directly to DOT – hopefully we can work with one contact person. Usually it is the district director. In another community we worked with we sent a letter saying just don't overlay the road it has too many problems. We asked them to delay the current work and put it on the list for a full rebuilt. We want to be part of the process. Clem stated my people have reviewed the contract. Laux stated I didn't know we had this. The statutes are very vague. Laux stated at some point I received an email where they admitted they were not following there own regulations during that time frame and that they should stop making the deals with the municipalities. Clem stated I recommend we send a letter asking them to wait for something major and to enter into a maintenance agreement – we want their commitment to something. They have recently over laid the middle lanes, which we believe was warranty work that was done. Every 8-12 years they will do an overlay. When was this overlay originally done the first time – maybe 3 years ago? So now you would have 7 years from now to reconstruct. I would send a nice letter to meet and discuss all of the problems out there with the district director out of Superior. No blaming should be done and things need to proceed in stages. Andrie asked in your opinion are there too many storm drains. Clem stated you have a very wide payment area and every 350 feet you should have an inlet. I didn't look at the plans, but you also have a very flat grade out there. So you need more inlets to catch it faster. The technology has changed now and there are many new mixes that hold up to salt better. Right now the curb is all eaten away from the salt. I don't know if we were going to walk out there, but you need to remember that there is a round about going in Osceola and one on Highway 8. If they would do a total rebuild they may look at a round about. Possibly on the corner of F & the highway. Right now you are 35 mph. If you ask for a rebuild they will look at everything. Hopefully in 8 years people will be use to round abouts. Clem continued if you want I can help draft a letter. We should be doing something - sooner or later something is going to need to be done. Flandrena stated I have no problem

with a letter. We are going to have to discuss this more with the board. I have gone around and around with them already on this. They blame this agreement on why it is not fixed. I have forwarded a conversation to Jodi stating just that. Andrie stated Clem is alluding that the whole thing should be done. Flandrena stated I just wanted to get it on the record I have no problem with a future project if we get grant money. If there is no parking this should be 100% DOT cost. If you do additional work like what was done on Main Street – water and sewer that is always your cost. Clem continued now that could change in the future. Maybe if they reconstruct the road they would put in a narrow road. Flandrena stated we should have something on record if a project comes up. Clem stated then you would end up with another municipal agreement. Laux asked did Chapter 86 change to 84. Clem stated any letter should go to the district director of DOT for your area not to the county. The county may do maintenance for the state, but they take direction from Superior. The current curb and gutter should have lasted 20 years and it hasn't. Let's meet and work out a maintenance agreement in the interim. Flandrena stated I am all for it. Would like to get a letter in and meet with them. The sooner the better. Andrie asked if that was a motion. Laux asked how much is it to fix one catch basin. Flandrena stated maybe around \$3,500. Times that by how many total there are. Rasmussen asked are there problems with the storm water pipe? Clem stated I suppose nobody has actually opened a man hole and looked. Flandrena stated I suppose we have a problem with some of them. Clem stated you can rebuild some of them from the inside. You can do that math. Flandrena stated we would be doing the labor ourselves. Flandrena continued I would like to see some opinions from the other board members. Thanig stated I think we should send a letter it is the way to go. Scheet agreed. Motion Flandrena/Andrie to have Clem from MSA draft a letter that would be forwarded to Attorney Laux to finish up. Rasmussen stated we are here to be an advocate for the community and to negotiate to make sure that your interests are being taken care of. You need to negotiate with the DOT. Your section of Highway 35 is the only section not being rebuilt in this whole area. You are the in between and right now not on the 6 year plan. It would be logical to have this on a 6 year plan. Flandrena stated earlier I was only making a suggestion on this. What is the motion? Motion Flandrena/Andrie to have Clem from MSA draft a letter and to have Attorney Laux's review it. All in Favor. Motion Carried.

OTHER BUSINESS: Night With Engineer/Planner Listening Session. Rasmussen stated we look at funding and see what you have and what you don't have. The state has slid some extra money into CDBG funds. Issues with your water or sewer utility are good projects. The current problem for Dresser is that it is not 51% LMI (Low to Moderate Income) from the 2000 census. This current pot of money will be allocated by next spring/summer. People are going to be asking for it. Right now on projects we are getting 25-40% paid for through grants. One of the things that need to be addressed is that you are not 51% LMI. A lot of changes could have occurred over the past 10-12 years in a community. We are suggesting that you do a community wide survey to see if Dresser is now 51% LMI. After we do the community wide survey we can always structure it by block if need be. A certain neighborhood may be 51% LMI. Rasmussen continued we have been very successful putting together funding for projects. MSA has done a great job putting together grant packages for other communities in the area. We did work with Dresser on the housing rehab grant, which we were able to do an additional public works project with. Since 2011 I have gotten 3.7 million for public facility projects in other communities that we work for. This is one of the things we do and we do it really well. We understand that right now especially nothing will be done in a municipality unless there is financial help available. Since the 2000 census numbers came out we have had a recession. Clem stated I have worked in a community for 34 years and they were never LMI and I was unable to get them any grant money. They recently just redid a survey and they are now LMI. Flandrena asked how do you do a survey? Rasmussen stated we have a 1 page survey and the results are based on medium income for Polk County. There is a range on family size and you either make more or less than a particular amount. If you are under the number you are LMI. Right now a family of 4 is some where around \$55,000. You right now would have about 400 units that you would need to survey and 51% would need to be LMI in order to move forward. The project depends on whether the Village as a whole is LMI or if it is only a neighborhood. For instance to do a lift station the whole community would need to be LMI. A water tower would be the whole community. If it is a targeted area then it could be a street

reconstruction project. When looking at projects for grants you need to have a project in the amount of \$250,000 or more in order to make it worth while. Tonight is a listening session and we are here to find out the needs of Dresser. Grants eventually are going to go away. In the past you use to be able to get 75% of a project funded. Not now. Andrie clarified that most grants are more typically 25-40% of the project especially on a CDBG grant. Rasmussen stated that is where bundling of grants come into play – putting 2 grants together for the same project. Timing is everything. Rasmussen stated an example would be Centuria - that project was approximately a 1 million dollar project. \$400,000 is DOT costs, but because we are redoing Main Street we were able to bundle and use the DOT value as matching funds. So on the remaining \$600,000 CDBG is picking up \$300,000 and the Village only has to come up with the additional \$300,000. Clem stated we have looked at other ways to get money for Dresser, but right now you don't have a TIF district and you don't have empty land sitting in an industrial park. We need to know your needs in order to look at the different grants. An EDA grant is a two year process to get any money. You can't wait for the lift station to go down and then expect to get a grant. Osceola will be using DOT in order to do some other utility work. The St Croix Falls waste water plant is finally starting. There are grant opportunities right now so that is why we are having this listening session. We have met with Jodi and the public works and have a list of some ideas. We would like to hear your ideas and see how they compare. We would like to keep your needs to a one page list. Rasmussen stated there are also safe drinking funds available. The safe drinking water funds have been quite successful over the past several years with the DNR. For the safe drinking water funds you need to submit your intent to apply to the DNR by the end of the year. It doesn't commit you to anything. In March of the year next year the DNR ranks the projects and puts out a list. If you are interested in doing a water project you would apply and that due date is in June. This program has been around for several years. Lately there has also been principle forgiveness – which turns the money into a grant. MSA handed out a list on projects from this previous year. Most of those communities are going to be receiving principle forgiveness with a loan. The interest rate is around 1.155%. Clem stated that these low interest rates are almost like getting a grant. So we need to look at capital improvements – what is it that the Village of Dresser needs. You should look at what the DNR is requiring you to do. These are usually hot items that need to be corrected. You currently have 17% water loss. If you know what is causing this and can fix the leaks this is a plus. The PSC will be on your case to reduce your water loss. They want you to fix the problem. You currently have 4 inch water main on Central Avenue. This is below the standard and should be upgraded. This is where we talk about bundling. If you had a good water project you may get 30% forgiveness and a CDBG grant ending up with a total of 60% grant funds for a project. Water looping is another issue – you do have a section out by Trollhaugen, but right now it doesn't pay to try and loop that area. Flandrena asked would water meters be a part of the grant. They are not eligible for the safe drinking water, but they can be a part of a CDBG grant. Clem stated if we do a community wide survey we will then be able to see some target areas. We can pick a project in that area and start over. Flandrena stated essentially we first need to do a survey. Clem stated it is a critical time right now and should be done before December 1st. There are Ordinances you need to put in place also and you don't want to do those at the last minute. When doing a survey – there are many ways of doing it. Board members could go door to door. Split up the community. With the recession this is a good way of finding out what is really happening right now. You are on a time line. The question is do you have a project. Dave and I can give you a recommendation based on the type of project you want to do. Maybe it is a sewer lift station that has old pumps. Can we get them replaced with a CDBG block grant? You have had sewer back ups in the alley behind Main Street and also on Peterson/Horsmann Avenue. The lift station was put in 1985 and they do wear out. Sewer lining is an eligible CDBG project. If there is water main you may want to look at just replacing both. Storm sewer also plays into that. Andrie stated that down on Peterson Drive we would be looking to do the whole area. For a CDBG grant we would be looking for documentation. Need to keep track if someone complains. We go back on that documentation especially if the problem still exists. Flandrena stated we can furnish you any documentation you need. Clem continued you have clay mains on Main Street. There is also a storm drainage issue. Flandrena stated OK I am going to cut to the chase. When we bundle all of this lets say it is a 1 million dollar project and we are 51% LMI what is our liability? \$480,000. Where is the rest of the money coming from? Water can be a

20 year loan and may have to look at a rate increase especially if it is a project you want to do in the future. Now there is grant money. Flandrena stated so we do a survey and prioritize the projects and then bundle. The question is can we afford it if we get the grant. Andrie stated what is the time from the laundry list to the point of getting installed. Clem stated you need to make decisions – the safe drinking water funds I would recommend right now and needs to be in by December 31st and that gives you until June. CDBG has to be done at the same time – latest to put in for that is by January. You want to do them at the same time – to see if the scores are the same. Timing is everything. Rasmussen stated last year the ranking was done in March and they only had a few months to do the application. When we do an application you have approvable plans from the DNR submitted with the application. Usually communities went ahead because of the scoring. Rasmussen stated this year we won't know because the legislature didn't accept funds and don't plan to decide until January. This is a step process and we are looking at larger projects. It is a matter of timing and having the steps all in the right place. Some of the grants allow us to tack on to them some type of equipment. So you should look at equipment replacement. Those are some of those things that may be needed in the future. We need to have your ideas. You can put down buildings, but they are usually on the wish list. Sometimes the funding comes around and drops into your lap. We recently have done 2-3 libraries because Doyle wanted to put money into those types of projects. We need to know your wishes. Rasmussen stated we have had communities with previous projects and they were LMI, but they decided to not move forward because they didn't have the extra money to put towards it. Some communities do some fund raising first and then the grant comes up and they are ready to go. Flandrena stated my major concern is that if we get a block grant and what happens if we can't fund the rest of the project. However with that said we should not go forward to apply. Rasmussen stated what are your needs and then we can determine what may be available for these projects. This is a step process. Our job is to guide you. Clem stated you need to know what you want. What about parks – now is the time for green projects. If want to pave a trail you may be able to get 50% paid for. You sometimes can even do in kind labor on some things. Parks can get funded over and over again so you can keep working on it. We want to listen to you. This list is what the public works thought should be done. Need you to look at the list and decide what is number one that is on there or something that maybe is not on the list. Clem continued we need to do that in order to bundle. Flandrena stated looking at this list there are 8 items that could be bundled because they are connected. Andrie asked how do you determine the cost of the plan. Clem stated we would put together cost estimates based on your needs. When it comes to plans there are two phases on plans. First thing is to go to the DNR for DNR approved plans and then you have the bidding plans. Your job here tonight is not what we want, but it is where do you feel the emphasis should be. You need to pick out the projects you want to focus on. For our homework we are going to put together a timing schedule. What needs to happen by December etc... We need your projects prioritized with in the next month with a wish list and anything new added. Clem stated you need to set your priorities for the next 5 years. Flandrena stated you have given us a lot to digest. I will get a public works meeting going and any board members that want to attend and help prioritize can do that. Clem stated things that have to do with the highway I would leave if the DOT is going to do a project. That is part of the negotiation. On your 5 year capital project list in the last column you may have something like libraries. The project is there and if funding comes along then we jump on it. Think about what are people complaining about. Maybe there is a street that is not on this list. Andrie asked what if people complain about their taxes. Clem stated the worst thing you can do is to let things fall apart and then people decide to move away. That could be the bad part of not planning. If you don't keep things up then there are other consequences. Flandrena stated one of the reasons I wanted this meeting was to get thinking about a 5 year plan. Clem stated usually for MSA to do the work we have is usually a \$1,500 charge. We are looking for a long term relationship. We can do a good job and get you more money then you will be spending on engineering. Flandrena stated we have covered quite a bit. A lot to talk and think about. Flandrena stated I would like to see a survey. Rasmussen stated let me see what I can do next week. Andrie agreed a sample of the survey to the people would be good. Clem stated we can help you, but you need to get us the priorities. Thanig asked why not use the new census information. Rasmussen stated they didn't ask for income information in 2010. Thank you for coming to the meeting.

SEPTEMBER AGENDA BUSINESS: Nothing stated.

NEXT MEETINGS:

Village Board Meeting, Wednesday, September 5, 2012 at 6:00 PM

Library Board Meeting, Monday, September 10, 2012 at 6:00 PM

Osceola Ambulance Meeting, Thursday, September 20, 2012 at 7:00 PM

DOG Fire Budget Meeting, Thursday, September 27, 2012

Village Board Meeting, Monday, October 1, 2012 at 6:30 PM

2013 Budget Meeting/Finance Committee Meeting, Monday, October 8, 2012 at 5:30 PM

DOG Fire Meeting, Thursday, October 18, 2012

ADJOURNMENT: Motion Flandrena/Rochford to adjourn at 7:20 PM. All in Favor. Motion Carried.

Jodi A. Gilbert - Village Clerk

These minutes have not been approved.