

**VILLAGE OF DRESSER
POLK COUNTY
VILLAGE BOARD PROCEEDINGS**

Pursuant to due call and notice thereof, a Village Board meeting was held on Monday, August 6, 2012, in the Municipal Office, 102 West Main Street. General meeting of the Board was immediately following the public hearing to amend a Part of the Zoning Code.

Public hearing was held on August 6, 2012 at 6:30 PM to consider Ordinance #236-2012 An Ordinance Amending a Part of the Zoning Code.

1. Flandrena called the public hearing to order at 6:40 PM. Proceedings will be taped.
2. Flandrena did roll call. Jim Rochford Jr. Absent. All other board members present. Announcement of a quorum.
3. Announcement of notice was given: Notice was published in the Standard Press as a Class 2 Notice on July 26th and August 2nd. Notice was posted July 17, 2012.
4. Rules of the Hearing were given by Attorney Tim Laux – This is a follow up from last months zoning code changes. At that point in time an existing recommendation came from the Plan Commission to make the change in the Zoning Ordinance to include thrift, second hand, food pantry, or consignment retail stores as a Conditional Use. We did the zoning change to create the B1 Shopping Center Commercial District across the street and this part didn't get on the agenda. As a follow up there are no differences on the substance. We are just cleaning up loose ends. This would be the same as citizen comments – people can speak, they should stand and give their name and commentary. We ask that people try to limit it to 3 minutes so everybody who wants to speak has the chance to.
5. Introduction of Ordinance #236-2012 An Ordinance Amending a Part of the Zoning Code
6. No oral or written comments from the public were presented to the board.
7. Flandrena asked for any further discussion. Any questions or concerns in regards to this. Andrie stated we hammered it out last time. This is pretty straight forward.
8. Motion Scheet/Flandrena to pass and approve Ordinance #236-2012 (3/4 roll call vote of board members required)
9. Flandrena called for a Roll Call Vote – All members of the board present voted yes. Jim Rochford Jr. was absent. Motion Carried.
10. The public hearing was adjourned at 6:45 PM.

Rick Flandrena, Village President called the regular meeting to order at 6:45 PM. Roll Call: Rick Flandrena, Rusty Norlander, Kristi Scheet, Jim Thanig, Greg Andrie, and Darron Nelson. Jim Rochford Jr. Absent. Also present: Attorney Tim Laux, Clerk Jodi A. Gilbert, Ryan Haass, Pastor Tony, Jeff Gutzmer, Roger Erickson, Patrick Mariakis, Tiffany Meyers, and the Standard Press, the Osceola Sun, and the Leader Newspapers were present. Salute to the Flag was given.

APPROVAL OF MINUTES: Motion Scheet/Nelson to dispense with the reading of the minutes. Motion Carried. Motion Nelson/Andrie to approve the minutes of the Village Board Meeting, July 2, 2012. Motion Carried. Motion Flandrena/Nelson to approve the minutes of the Plan Commission Meeting, July 31, 2012. Motion Carried. Motion Nelson/Scheet to approve the minutes of the Public Welfare Committee Meeting, August 1, 2012. Motion Carried.

CITIZEN COMMENTS: Nobody present commented.

PREREGISTERED: Nobody was preregistered.

ACTIONS AND COMMITTEE REPORTS

PUBLIC WELFARE: Ordinance #237-2012 An Ordinance Amending Part of the Zoning Code. Motion Andrie/Scheet to amend the rules waiving two readings 2.10(b). All in Favor. Motion Carried. Motion Scheet/Andrie to amend the rules to allow an immediate vote 2.10(2). All in Favor. Motion Carried. Motion Flandrena/Nelson to pass and approve Ordinance #237-2012. All in Favor. No further discussion took place. Roll Call Vote (3/4 roll call vote of board members required) – All board members present voted yes. Motion Carried.

Discussion was held regarding the recommendation from the Plan Commission to consider amending the Dresser Municipal Code Section 17.19 B-2 Highway Commercial District (2) Conditional Uses and Structures to include “Churches” and to set a public hearing date. Flandrena stated well if you read the plan commission minutes now would be the time to bring up to any questions or concerns in regards to changing the code. I will give everybody a few minutes on that. Motion Andrie/Thanig to accept the recommendation from the Plan Commission to amend the Zoning Code Section 17.19 B-2 Highway Commercial District (2) Conditional Uses and Structures to include “Churches” and to set the public hearing date for the next regularly scheduled Village Board Meeting. All in Favor. Motion Carried.

Discussion was held regarding the recommendation from the Plan Commission that the New Life Christian Community be granted a conditional use permit if “Churches” becomes a Conditional Use in the B-2 Highway Commercial District and that representatives from the Village of Dresser and the New Life Christian Community meet to negotiate appropriate conditions for the use of the property located at 201 State Road 35 North PID#116-158, #116-159, #116-294 and that those conditions be presented to the Village Board for its consideration. Flandrena stated you have on the table the notes from when we met on Thursday. We met on the terminology on the Conditional Use permit. It still can be typed once it has been tweaked. We still may have a couple of changes. You have received Roger’s document – it is all part of the conditional use permit. Are there any concerns about the verbiage? Flandrena continued for instance we made a few changes on landscaping and one of the changes is for the building – we added that any building changes require appropriate permits. Is there anything that you see that needs to be added or deleted now would be the time to say so. Also one of the other changes is in the landscaping portion Tony wanted added to it that the dense north side which serves as a natural barrier be left as long as it is reasonable. Laux stated did you set the date for the public hearing on that prior motion? You do have to do that. You have these minutes and documents from the plan commission to consider. One of these documents has items 1-9 – I believe one of the plan commission members attempted to take these narratives from Roger as a part of their presentation and nail him down to conditions along with some hand written notes and bring this all forward for your consideration. Flandrena stated when we met – Tony was ok with adding in these updates. If a public hearing is set up one issue comes to my attention is asking for a legal opinion on the tax issue. There is a document that addresses the tax issue, so I would say in regards to this business item to look at what conditions may be appropriate. Laux stated you have approved adding churches as a conditional use, so you could get it in a format to look at the public hearing and consider. Save time and energy make it easier to handle. Laux stated you need to ask yourself what is the issue on the taxes. The question is if the property is currently taxed and now it would be tax exempt how much of a loss to the Village this would be. It doesn’t have anything to do with the ministry. We don’t know if New Life has received their tax exemption letter or because of the nature of their business maybe they don’t need to have a specific tax exempt from the IRS. However there is an application that tax exempt entities need to fill out to take them off the tax roll. If an organization is tax exempt and they loose their tax exempt status what happens. It doesn’t matter because then it would be back on the tax roll. Before you set a public hearing date you need to be more organized. About 95% of this is in a good format. Right now you don’t need to make a decision on the conditions. The action item here is to consider the recommendation from the Plan Commission, and then accept the recommendation from Plan Commission and set a public hearing date and at the same time move forward on consolidating the proposal. Flandrena stated that can be done between now and the hearing. Get a packet of

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information for the hearing and focus on the conditions needed for the permit. Flandrena stated not everybody was familiar with what the Plan Commission discussed. We should talk a little bit on PILOT programs. Laux can talk about them. What is PILOT for tax exempt properties Flandrena stated and how does it involve Dresser. This type of information does need to come out. Laux stated in that regards you would have a discussion about tax exempt, PILOTs were discussed at the Plan Commission. The Village Board should have all of the information that the Plan Commission had. The building currently has an annual tax payment of approximately \$13,000 for all tax jurisdictions. The Village portion is around \$5,000. If an entity has the tax exemption and gets off the tax roll then there is no money for services such as fire and police services. It is not uncommon for a municipality when changing a zoning code to ask for consideration and enter into a PILOT agreement. There is only one other tax exempt in the village and you may be setting prescient over the years. There may be another tax exempt business coming into village and if you don't have a PILOT now you won't be able to tell others they have to enter into one. Andrie stated I'm confused. Flandrena stated it is prudent let Laux discuss it and explain what a PILOT is. May need to have a discussion in regards to terminology in lieu of what they approved. The rest of the board doesn't know. Flandrena continued as Village President I have to let all the details out to make sure a decision is made accordingly. I thought I would have Laux chat about it. Laux stated the main job tonight is to have a motion to discuss whether to accept the recommendation to consider certain items as conditions for change in the zoning code. You need to set a public hearing and keep the process moving forward. Flandrena stated do we set the public hearing date before the motion. Laux stated you have agreed to change the ordinance already. We now will draft a change of that Ordinance so that procedural wise we can approve it immediately at the next meeting. You have a public hearing to take matters under advisement and to have passage of that Ordinance. Another item for adoption is what conditions you want to place on the property as a conditional use. Motion Andrie/Thanig to accept the Plan Commission's recommendation to take the draft conditions for a Conditional Use Permit for the New Life Christian Community under consideration during the public hearing to be held at the regularly scheduled September Village Board Meeting. The Conditional Use Permit is contingent upon passage of the Ordinance Change. All in Favor. Motion Carried. Laux summarized what has happened and what still needs to be accomplished. 1. The Zoning Ordinance Change has been approved. 2. Public Hearing will be held at the September Village Board Meeting. 3. The board has accepted the Plan Commissions recommendation to move forward with the Conditional Use Permit. 4. A hearing will be set up in September for both items. 5. Tentative date of meeting Wednesday, September 5, 2012 at 6:00 PM.

PUBLIC WORKS: Discussion was held regarding the recommendation from the Public Welfare Committee to leave the trees, clean up the rock, and mow the grass in the Silver Ridge Dedicated Park Area and to revisit this issue in a year. Area to be designated by Rick Flandrena, Jim Thanig, and the Public Works Department. Flandrena stated we are still working on the details. I was not able to meet with the public works department today like was originally planned. We are real close. It is just a matter of finding out how to clean up the rock, level it and how much to mow and which trees to retain. We just want to clean it up a little bit. We could just leave it up to you guys. Flandrena stated if you want me to handle this with the public works Jim and I will take care of it. Andrie asked I have a question if we are going to revisit this in a year do we need to do some budgeting for this. Don't we need to know what the intent will be? Flandrena stated we are coming into September quickly and will have budget ideas by then. Motion Nelson/Scheet to have Flandrena and Thanig look into this project. All in Favor. Motion Carried.

Discussion was held to approve the installation of one (possibly two) new street lights on Main Street. One to be located on the corner of Main Street and Central Avenue. Andrie stated that the one by Soderberg's we have located the break – so it is an easy fix. We can just repair it and get it going. On the other one our original intent was to move the bad pole. The question is do we do it or have excel do it and charge us a fix rate. For the dollar amount of \$575 they can do that and charge us monthly. This option would be considerably cheaper. Flandrena stated do we utilize that fixture. Andrie stated you specify the rate based on the fixture. Right now I don't know the dollar difference. It may be less money monthly if we put up our own pole versus them

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installing one, but in the long term and if we would decide to redo main street right now for a quick fix set the pole and get a new light working. Motion Andrie/Flandrena to approve excel energy to set a wood pole with a 10 foot arm with the same wattage lamp. They would maintain the light and keep it going. We don't have to worry about it. All in Favor. Motion Carried.

FINANCE: Motion Scheet/Andrie to approve the monthly Vouchers #31586-31664 Totaling \$91,655.53. Roll Call Vote. All board members present voted yes. Motion Carried.

Resolution #5-2012 Approval to Adopt Wisconsin Department of Transportation Equipment Rates
Flandrena stated Thanig you are familiar with this. This Resolution approves the cost on equipment that we rent out and this way it's on the docket and we have a format to follow. Motion Flandrena/Sheet to move Resolution #5-2012 into immediate consideration. All in Favor. Motion Carried. Motion Scheet/Flandrena to pass and approve Resolution #5-2012. All in Favor. Motion Carried. No further discussion took place. Flandrena called for a Roll Call Vote. All members of the board present voted yes. Motion Carried.

PUBLIC SAFETY: Building Inspector Report for July 2012 was presented to the board.

Presentation of the Municipal Court Meeting Minutes from June 20, 2012. Flandrena stated there was nothing earth shattering here is you have any questions just give Haass a call.

Presentation by Ryan Haass in regards to the cost of flashing radar/speed signs. Flandrena stated we had asked Haass to look into this. People have asked if it was possible to do any of this. He had assured us that it was quite expensive and he has researched it. Haass stated you have some examples of the costs in front of you. You can look into battery operated ones, but then there is the additional costs on the batteries. The solar panels don't last very long either. Flandrena asked are all the examples on new items. You haven't found anything that was refurbished. Haass stated I didn't look into that. Andrie stated I suppose there is no grant money for this type of thing. Haass stated not that I'm aware. Right now we are in the process of looking at all of the Dresser Street Signs. Flandrena stated we are on a schedule to periodically to change out the signs to a new version. Dan and Mike have a schedule to swap out signs in relation to the money. If you want to figure out how to budget for one we could. We can keep this in mind when we do budget. If there is a possibility we will let you know. Andrie stated we if were interested in a portable type then we would need trailers etc. Haass stated you would probably be spending around \$10,000. Let's keep it in mind and keep the information on file. See where we end up with the budget, but don't get your hopes up.

The Police Department July 2012 report was presented by Ryan Haass. You got your numbers. Any questions. We are a little busier than we were last year at this time.

Update from the DOG Fire Meeting that was held on July 19 2012 and a presentation of the minutes from the April 19, 2012 meeting. Flandrena stated you have the minutes and we are looking at a strategic plan for Alden. The water tank is a work in process. The last meeting there was no quorum and it has been rescheduled for October. Flandrena stated I will get everybody that date.

Update was given and a presentation of the minutes from the Osceola Ambulance Meeting that was held on July 19, 2012. Norlander stated you have the minutes in front of you. We are making progress on the 501c3 – so far it has been a big hassle. It has been a year and half and we are no closer then we were. We discussed the delinquent accounts and didn't take the settlement. We are going to let it run its course. The new siding is done. That was a warranty claim. Flandrena questioned when they are going to be working on budget. Norlander stated that Steve agreed to volunteer to help on budget for this coming year even though he is no longer on the committee. Flandrena stated he has a good history with the ambulance. Are there any predictions on raising rates? Flandrena stressed that they get information to Dresser before the budget meeting.

LIBRARY: The Library Board Minutes from the July 9, 2012 meeting were presented to the board. Flandrena stated I want to say that I really appreciate all the work you and Darron do. Great minutes they are very good. I guess Darron I will put you on the spot. Nelson stated you can see the old business. The summer reading program is going good. We have approved the purchase of 3 new computers. They will be installed on Wednesday by IFLS. We should be replacing them every 3 years and we haven't done it since 2006. We had the money in the replacement fund. What do you do with the old equipment? Flandrena stated why don't you check with Jodi and Dan and see if there is any other need. Otherwise I guess do what you want to with them. Tiffany stated things are doing real well and we will be talking budget next week. We had 30 kids in the park today for the summer reading program. Flandrena once again thanked Tiffany for all of her hard work. Thanks for coming to the meeting.

OTHER BUSINESS: Discussion was held in regards to calling a Special Village Board Meeting for Monday, August 20, 2012. 5:30 to discuss/visit Highway 35 and 6:30 would be a listening session to move forward with a Capital Improvement Plan for the Village of Dresser – MSA Professional Services will be present. Flandrena stated Jodi and I met with the MSA people. They have some possible options for financing and what not. It should be interesting and they are looking into what projects we may do and how to finance them. Mark that on your calendars.

Tiffany asked if she could say one more thing. Under new business at the library – books by mail was discussed. This program has been done by the county library and will continue through the end of the year. The home bound request the books and they are sent out at the library rate. Even though it is still pretty costly. The closing of the Polk County Library the question is what happens to those customers. We don't want to forget about them. I have asked the county library for a list of patrons in our area. Maybe we can run the program with volunteers.

Discussion was held regarding the header photos for the Dresser Web Page. Flandrena asked if we use a particular picture with a face in it do we need approval to put that on the web page. Laux stated yes. There are some pictures here we can use and throw them on there. Pass any other ideas you may have my way. The board liked the welcome to dresser sign, the train/depot one, and the park were possible good choices. The Village may want one more picture. Scheet stated we are famous for Trollhaugen. A Ski picture would not be a bad option. Flandrena stated I am sure that Trollhaugen has additional pictures we could throw on there. Flandrena continued if there is anything else for the web page please go through me. The Ordinances are coming. From time to time if we could post the meetings on it. If someone wants something on the web page it needs to go through me first and I will talk to Jodi about it.

SEPTEMBER AGENDA BUSINESS: Motion Flandrena/Scheet to change the Regularly Scheduled Village Board Meeting from Monday, September 3, 2012 at 6:30 PM (Holiday – Labor Day) to Wednesday, September 5, 2012 at 6:00 PM. All in Favor. Motion Carried.

NEXT MEETINGS: Library Board Meeting, Monday, August 13, 2012 at 6:00 PM
Partisan Primary Election, Tuesday, August 14, 2012
Osceola Ambulance Meeting, Thursday, September 20, 2012 at 7:00 PM
2013 Budget Meeting/Finance Committee Meeting, Monday, October 8, 2012 at 5:30 PM

ADJOURNMENT: Motion Flandrena/Nelson to adjourn at 7:50 PM. All in Favor. Motion Carried.
Jodi A. Gilbert - Village Clerk *These minutes have not been approved.*