

**Minutes of Public Forum Re Sale of Lots at Village Park
May 10, 2022**

Present: President Kniprath, Trustees Larsen, Stashek, Steinle, and Ziebell. Absent: Clerk Kelhofer and Treasurer Pawelski

President Kniprath opened the discussion with the Pledge of Allegiance.

He stated that the public forum is for the subject of whether or not to sell lots that are part of the park. Each resident who wants to speak, will be asked to stand, give his/her name, and will have three minutes. The subject has already been voted on and this forum is two months late. The subject of sale of park lots was on an agenda and in Village Board minutes. The forum tonight is for the Board to listen to residents to determine if the motion should be overturned.

John Van Asten/ Sunset St - This meeting is three months late. It should have been before the vote so the people could have expressed feelings and ideas. I am against the sale of the property. John read a note from Bill and Cynde Joosten listing their concerns/questions and suggestions. (At the end of the minutes, their written thoughts are listed). John's wife Patti talked to people who were cutting in the middle by the baseball field. They are getting it ready to begin playing. She was told that all three diamonds will be in full use this year.

Greg Sniegowski/ Dairyland - He did not hear about the meeting, but did get a letter from the Village. Is the Village financially strapped? Who initially expressed interest in buying the lots? If no interest, why put the money out for the utility hook-up? Who is going to pay \$14,000 for a lot and have to run all of the utilities in there? Is there big a shortage of lots in the Village that you have to infringe on the park? It is a goofy move. Don't understand why picking up a few thousand dollars that will cause grief for people who live in and around the park. Not a wise choice. Don't see the need for it. Will the Village sell off the baseball fields also? If this is what is going to happen, all of the fields will be gone. Where will the next foot drop? Is the Village in that rough a shape that they need a few thousand dollars?

Patrick Reeves - Not talking sides at all. It is a single lot. How expensive a house can you put on a single lot? A \$60,000 house in the normal market? It is one lot. Not a lot of room for a family, but perhaps a single guy? But with a bunch of kids running around? Pretty small property.

Jerry Stanczyk, Hilltop Lane – The last time this issue was brought up was last year. It was said no at that time, where it was tabled. It was a dead issue then and it is now on the agenda? Who resurrected it?

Carol Haupt – Sunset Lane – Opposed. Don't know why we would sell a small little lot. Is there a 5 year plan for the park? Is there a one year plan to get the other side of the park and the playground done? When the parents and children are up at this end; perhaps a smaller playground at this end? It is a lot that could be used for the park. It is where the park road is extremely low. Future plans? But once it is gone, it's gone and never coming back.

Joe Haupt – Sunset Lane – At last month's meeting, I said I was against it. No reason to sell. It isn't going to raise money at all. Once you sell it, it's gone. There is a real low place at the lot. All of the diamonds are being used. There are kids running around. No reason why it should be sold.

Gary Erickson – I have a lot that I can sell if they want it.

Dolly Stranz – I am a grandparent and I understand with the bank that things change in the future. Right now, I don't see the importance of selling the lot. Next thing the park will not be needed. Don't know what the future will bring. Also want a nice park. Some people want a really nice park. It can get better, but we don't want it to get smaller.

John Van Asten – What money will the Village get? There are no utilities. Will have to buy dirt to build up the lot. The owner will not be able to have a basement. What money will be made? Taxes? What is going to cost the Village to provide the services that will be needed? Power Company? Gas Company? Telephone? Sewer? Who is going to pay for that? It is the Village's responsibility to pay the hookup. Where is the money? What will the Village gain?

Gary Erickson – How many thousands of dollars are we talking? Where is this money to go – repair streets? Fix sidewalks? Are we talking \$10 - \$12,000? I don't have a problem if the taxes are raised \$50/year. I want to know where the money will be spent.

Carol Haupt - \$10,000 after expenses? I asked Trustee Ziebell how many sewer bills are generated. Approximately 200 residential and businesses. 200 sewer bills going out 4 times a year – an increase of \$50 per year - \$12.50 per quarter should not break anyone. Where will the money actually go if it is sold? It should go back to the park.

Roseann Dorshorst – As I walk by the Village Hall, I see the minutes. Just last month it was voted on and it was passed. Why are we re-living it? It is a dead issue, if it was done legally. Was it? Has this already been brought up and voted on?

President Kniprath – I have spoken to the League of Municipalities. Before it went up for sale, it should have been surveyed and appraised. We jumped out of sequence. It has not been done correctly because a lot of people did not know what was happening. That is why we are here.

Joe Haupt – Why wasn't this sent to the people at their homes that this was going to be held? Why weren't the neighbors addressed in advance?

President Kniprath – According to the League of Municipalities that is the way it should have been. When it was brought up at the Board meeting, there should have been feedback. After that meeting, President Kniprath talked to the legal department at the League of Municipalities.

Trustee Larsen – We could go broke if we sent a letter to everyone because we want to make a decision. Residents were notified through the agenda, and minutes. It is posted at the gas station, outside the Village hall door and on the website.

Joe Haupt – If there is an ordinance change/zoning change/ you should send a letter to everyone in the area. This did not happen.

Pat Reeves - There are younger people with kids in school. They don't have any idea about the minutes. I was told a few weeks ago; a month ago. A lot of families don't have a clue either. We should try to reach out better to everybody.

Greg Sniegowski – What brought up the idea originally about selling the lot?

Trustee Larsen - We didn't go out on a witch hunt looking for lots. All of the work on Highway 34, we pay for the location costs. We are responsible for marking that line. That is just one instance. We cannot

keep up. Our next thought will be to raise taxes. Gary said he would not mind having taxes raised. Some people are comfortably wealthy and some younger people cannot have their taxes raised.

Greg Sniegowski – What is the vested interest of the baseball association? What do they contribute? Do they pay for use of the field? Who pays to cut the lots? The baseball association benefits from this. Is there a fee that the Village charges to use the park, or a stipend? Who pays for the lights for night games?

Gary Erickson – What are they putting in on 34? How much are we responsible for?

Discussion - Gas lines – electric lines – Diggers Hotline charges for every location. The Village always pay because our sewer lines are Highway 13/34. If they poke a hole in the sewer line, it would be their responsibility.

Carol Haupt - How much is it going to cost us? We don't know. When the Trickle Memorial Committee wanted to build in the park, they knew how much it would cost.

Discussion - This didn't start when people asked about the lots. Trustee Larsen was approached about a lot for sale and the people inquiring said it would be a nice place to build.

That is a Village item. It should be brought to the people. Why to the Village Trustee? It should be put out to everyone.

Trustee Larsen - .People are buying up lots and we are not having revenue, as lots are empty. With the sale of a lot and a home built, we can have revenue from sewer and taxes. There are no additional taxes on empty lots. We have considered a sewer surcharge on empty lots. We are looking how to make some money and keep the village flourishing.

Discussion - What about in the Industrial Park? No sewer is available. Can people have a mound system? Yes, however, the property is zoned industrial, not residential. It will cost over a million dollars to install sewer. Some industries are thinking of moving to the Industrial Park and putting in their own sewer system. A company was offered some tax incentives in Plover, but chose to locate in our Industrial Park. A neighbor across the street from the Industrial Park feels that her business is affected by the dust from the road in the park. We cannot afford to blacktop the street in the Industrial Park. At present, we have some sewer problems in our subdivision that need repairs totaling \$39,000 and \$6,500. Vesper has a new sub-division. We don't have that flexibility.

Trustee Steinle – I have sent letters to people who own several acres within the Village. I would like to purchase the land and build on the lots. I think we need growth and how do we do that? I have not heard from the property owners.

Curt Agen– I have been to the last few meetings, when I started hearing about expenses. I do not know if even one lot is going to save Rudolph. How are we going to make this place grow? Have to look out for ourselves. No one wants to hurt anyone's feelings. The agenda coming out 2-3 days before the meeting in unacceptable. A change has to be made there. Communication should be better. This is a lack of communication. The website and the Fire Department electronic sign are a couple of places to post communications. It is out there for everyone to see. Everyone should know that the Board meets the second Tuesday of every month. The agenda should be posted much sooner than 2-3 days prior to a meeting. . As a side note: Blood Drive at the Fire Department on May 17 from 10 a.m. to 3 p.m.

Gary Erickson – How far in debt is the Village? Will we be able pay our bills at the end of the year? Do we have to float a loan for 18 months?

Trustee Larsen – Apologies for our treasurer not being here. She would be able to tell us how we are standing.

President Kniprath – Our major breakdown of expenses is okay. Pumps at the pump station; if they go out we will be in trouble. Our sewer system is 50 years old. We have televised some of our system. Majority looks good. Some looks bad. Only had one section televised. Would like to do a little preventative maintenance.

Discussion - Street sweeping was mentioned at last meeting. Carol Haupt and Nellie Larsen have volunteered to contribute to the expense. Trustee Steinle received a quote from Fahrner and it was 2 and ½ times as much as normal. She talked to Whirlwind again explaining that the quoted cost is a bit high. They said that they are hearing this from various municipalities. They reduced their cost to \$850. Joel and Carol Haupt have volunteered to pay this cost. They were gratefully thanked.

Trustee Larsen – The Village is not broke. But little things like that (street sweeping) cost a lot. Christy took this on to get different prices. We didn't expect it to cost so much. We should know that prices are rising. There should have a 5 year plan to raise taxes for the village. \$50 a taxpayer, so we should be ahead a little bit? Down the road there are some things we can do to keep the Village going. Raise taxes? Trustees Larsen and Steinle both have more property within the Village than those in attendance and raising taxes will cost them the most. It is certainly a consideration.

Patrick Reeves - Young people have grown up with this. I am more worried about older people who worked their whole life. There are plenty of jobs out there for young people.

Discussion - Is this going to be brought up at another Village Board meeting? How much is the Village going to make? Who pays what? Will it be on the roads? See what the figures are and how much would be asked for the lot? Utilities expense will go to the owner. Natural gas allow 150 feet free. Same for power. Tear up roads and the mess for them to be patched up again? Can the Board give an exact cost? \$14,000 for a lot? With a \$150,000 house? Nothing is less than that for the cost of everything. Tax base?. Need more people coming into town. Someone new who may want to be on the board. The Village isn't going to grow with someone who wants only one lot. There are other places in Rudolph. Who wants a new building and a new neighbor? We are not opposed to someone building. It is the park not being used.

Greg Sniogowski – Bring in new residents. The Village needs a comprehensive plan so that we don't have this yearly.

Discussion - The Board, has in the past compiled a comprehensive plan. In fact, spent some time with an attorney from Madison to work on the project.

Discussion - Most of the lots for sale on the east side? No, they are all over. Most of the empty lots are all over. The village sewer can handle quite a few more homes.

President Kniprath - With a show off hands, can I get a consensus of opinion as to whether or not to sell the lots. In favor – 0. Opposed – 13.

Joh Haupt – Now are we following the rules?

President Kniprath – I make a motion that at the June meeting agenda the Board bring up the sale of park lots.

Public Forum adjourned at 6:00 p.m.

Respectfully submitted

Barbara Ziebell

Secretary Pro-Tem

Questions and Concerns of Billl and Cynde Joosten – as referred to in Page 1 of minutes

1. Cost of providing sewer. Is it worth digging across a brand-new street for one lot?
2. Cost of surveying the property since it is not currently lotted out.
3. Appraisal costs
4. Why is the property in question listed for sale on the village website before the meeting and/or knowing answers to the above questions?
5. Cost of providing a safe pathway over the ditch from the parking lot to the ball diamond.
6. Who is responsible for keeping baseballs and people out of someone's yard? Is the village responsible for any damages or liabilities in a private yard? If so, what would it cost to build a fence with continued maintenance? How high and how far away?
7. Are utilities such as electric, gas, telephone/TV provided at no cost to new lots?

Following are a few suggestions of possible ways to raise revenue for the village, which may or may not have already been discussed.

1. Should the baseball association be required to pay toward the upkeep of the diamonds, i.e., mowing, fence repair, etc.? Maybe a portion of the registration fee could go toward this. FYI there are 54 children signed up for T-Ball this year.
2. Should taxes be increased to meet the demands of the village?
3. Should the rental fee for the shelter house at the park be raised to help with the cost of maintenance?

Proceedings of the Regular Monthly Meeting

Village of Rudolph Board of Trustees

May 10th, 2022

The meeting was called to order by the Board President, Bruce Kniprath at 6:00pm p.m. The meeting was opened by reciting the Pledge of Allegiance.

Present: Trustees Ziebell, Larsen, Steinle, Stashek, and Clerk Kelnhofer

Zibelle made a motion to pass March minutes as corrected. Larsen seconded. Motion Carried.

Old Business

New Business

- **Set Committees:**

Park Committee: Bruce appoints Megan Stashek and Barb Ziebell as board members for the park committee.

CDGB: Bruce makes a motion to leave the board as is. Motion carried

Zoning Board of Appeals: Bruce makes a motion to appoint Mark Neilitz. The rest of the members stay the same. Motion carried.

- **Whirlwind Estimate:** \$950 original estimate. Steinle makes a motion to accept the bid of \$850 for street sweeping. Kniprath seconded. Motion carried.
- **Ball Diamond Naming:** Gary Kingery will contact Donn Steuck about what kind of sign he would like, and will come back to the board next month with an answer. Kniprath makes a motion that we contact Donn Steuck to draw up a petition to have signatures. Larsen seconded. Motion carried
- **Commercial Permits:** As a municipality, we can issue commercial permits. Fee schedule of One tenth of a percent of mil-rate for the projected project cost. Larsen seconded. Motion carried.
- **Offer to buy:** The buyers (Fuller Mechanics) accepted our counter offer, just waiting on the final paperwork.
- **Bob Bradach Firework Permit Renewal:** Ziebell makes a motion to renew Bradach's fireworks permit. Larsen seconded. Motion carried. (Fireworks will be Friday July 1st at the Rudolph Park).
- **TC Energy and Alliant Energy Grant:** Steinle applied for grants to both places.

Correspondence

Bills

- Steinle moves to pay bills. Ziebell seconded. Motion carried
- Larsen motions to adjourn the meeting @ 6:48pm. Steinle seconded. motion carried

Respectfully submitted:
Ashley Kelnhofer/ Village Clerk