

VILLAGE BOARD MEETING – June 2nd, 2025, PAGE 1

The Friendship Village Board meeting was called to order followed by the Pledge of Allegiance by all present. President Jerry Sonnenberg called the meeting to order and roll call was taken. Present were Trustees Brad Oberbeck, Ernie Klicko, Nadine Ashworth, Melvin Waller, Bob Berry, Jason Pierce and President Sonnenberg. Also present were Attorney Joseph Hasler, Public Works Director Beth Shultz , Treasurer Sandy Shawback, and Clerk Rebecca Reuter.

APPROVAL OF MINUTES

MOTION by Oberbeck, second by Berry to approve May 5th, 2025, Village Board minutes, motion carried.

TREASURER REPORT

	<u>General</u>	<u>Water</u>	<u>Sewer</u>
April 1, 2025, Balance	282,585.66	247,628.25	14,032.72
April Receipts	39,485.71	111,849.46	36,669.24
April Disbursements	65,872.59	84,014.57	37,837.38
April 30, 2025, Balance	256,198.78	275,463.14	12,864.58

LGIP #1 TIF \$1,058,413.25 – LGIP #9 ARPA \$0.45 – Capital Project Checking \$34010.00 - Building Fund \$70,000.00 – Money Market \$1,646.91 – CDBG Working Fund \$13,857.48 - LGIP #6 Park/Beach \$44,713.80 – Tax Checking \$11,940.03 – TIF Checking \$95.00 -Street Equipment Fund \$87,725.00 – Court Order Proceeds \$3,808.03 – Water LGIP #3 Special Redemption Fund \$252,829.43 - LGIP #4 Water Replacement Fund \$386,015.93 – LGIP #8 Water Debt Reserve Fund \$78,262.32 – Sewer LGIP#2 Special Redemption Fund \$109,526.80 - LGIP#5 Sewer Replacement Fund \$55,118.47 – LGIP#7 Sewer Debt Reserve Fund \$63,630.81

MOTION by Klicko, second by Ashworth to approve treasurer report, motion carried.

PAYING OF BILLS

MOTION by Klicko, second by Oberbeck to approve May vouchers 27666-27707 in the amount of \$78,104.38, motion carried.

CITIZEN INPUT

Megan Steckelberg gave an update on the kayak rentals at Friendship Lake. She is still reaching out to Dependable Concrete, Heintz or Fenners to see if she can get gravel put down or concrete for ether a small fee or even free if she can. Then she would put their logo as a sponsor on it. The Rent.Fun company has all their information as well. It will be the metal frame. She does not have a date yet.

Berry asked if she had been down to see where the Public Works has suggested it goes?

Steckelberg asked Reuter if it was where the X was in the picture?

Reuter said that it was.

Steckelberg knows exactly where it is then.

ROPORT FROM COUNTY REPRESENTATIVE RICK PEASE

The County Representative was not in attendance.

**DISCUSSION & ACTION ON PUBLIC WORKS RECOMMENDASHION TO AMEND
ORDINANCE SECTION 6-5 4, OBSTRUCTION AND ENCROACHMENT IN RELATION TO
ROAD ROW & PAVED STREET**

Hasler stated that he reviewed the Village code with regard to removal of encroachments in the public right of way. Our current code permits the expedited removal of sidewalk encroachments, but it does not permit encroachments into the right of way or easements. In order to have a more uniform process he’s proposing that the current code be amended to broaden the reach of the expedited process to all Village right of way and property with the understanding that we are going to continue to provide for owner occupant liability by way special charges against the property affected. The operative language is in the proposed ordinance. We will have the opportunity to have removal within 15 days of notice, with the understanding that if the owner does not remove the unpermitted structure that the Village will remove it with the cost being asset to their property. The property that we are addressing are sidewalks, street, alley, public grounds or land dedicated for public use. Our current ordinance limits the expedited process to sidewalks only. What he would like to do is have the Village adopt this ordinance, then at the next Village Board meeting we can consider the application of the ordinance to the property that apers to be encroaching on the right of way. **MOTION** by Berry, second by Oberbeck to approve Ordinance 6-5 4, motion carried.

DISCUSSION & ACTION ON EMPLOYEE WAGES AND CLERK/TREASURER SEPARATION OF OFFICES

Hasler stated that he understands there has been some discussion in regards to separating the offices of the Clerk and Treasure positions. They are currently Clerk/Treasurer. There has been some sentiment that we should go back to the way it used to be by having a separate Clerk and Treasurer. His understanding is that the Clerk and the deputy Clerk/Treasurer are ok with this new regime. What he's proposed in section 1 of the ordinance is we are going to have a Clerk, Treasurer, Attorney, Assessor and Building Inspector. We're not changing anything with respect to the Public Works. The Village President is going to continue to be the Weed Commissioner. The duties of each office is going to be as required in state law. The appointed officials will hold their offices for an indefinite term, subject to removal by majority vote by the Village Board. He did include language that says if you decide at some future date that you want to remarry the positions of Clerk, and Treasurer that you won't have to adopt another ordinance to do that, you'll have the option to do that at your convenience. Then finally, our Village ordinances have a number of places where the responsible official was designated as the Clerk/Treasurer, rather than going back into court book and changing all of the references he simply provided that when it states Clerk/Treasure then the Clerk and or Treasure will have to figure out who is responsible.

MOTION by Berry, second by Klicko for the separation of the Clerk/Treasure offices, motion carried.

Sonnenberg stated that the Finance Committee met, and he forgot to bring his notes, so they will table the discussion on employee wages for next month.

DISCUSSION & ACTION ON RESOLUTION NO. 2025-06-02 REGARDING THE VILLAGE'S CMAR REPORT

MOTION by Berry, second by Klicko to approve the CMAR report, motion carried.

UPDATE ON EAST LAKE STREET PROPERTY

Hasler stated that at a meeting 2 months ago the Village Board otherized GEC to contact the owner of 207 East Lake Street for the purpose of conducting a full-scale property condition assessment. That inspection took place on or about May 16th, 2025. You have in your possession the report that was prepared and provided to us late this afternoon. It documents the condition of the property. You also have in your packet a proposed resolution with a proposed order to raze the building located at 207 East Lake Street. They were prepared with anticipation the report based on the theory that it didn't hurt to be prepared. He stated that on the front of the report it's dated July 2025, we're going to ask that the cover page be updated to reflect that it was a June 2025 report. The balance of the report is what it is. He would call the attention to the summery and conclusion on page 6, number 4.5 According to Wis. Stat. s. 66.0413(1)(c), there is a statutory presumption that repairs are unreasonable if the municipality determines that the cost of repairs would exceed 50% of the assessed value (\$7,400) divided by the ratio of the assessed value (0.7599) to the recommended value as last published by the Village of Friendship, WI. The formulaic statutory threshold for the building in question is \$4,869.06. The cost of repairs is conservatively estimated to exceed \$75,000. The repairs to the house in question surpass the statutory presumption; therefore, the house is unreasonable to repair and is eligible to be razed. So biased on that he would like the Village Board to consider the resolution that they have before them, and the order that is part of it. It will be addressed to the owner of the property. It will recite that the property is found to be in various stages of disrepair and suffering from extended deferred maintenance resulting in weatherization, structural, mechanical and sanitary deficiencies as set forth in the report. We will add a date of July 2, 2025. You will then direct the Village Clerk to issue and act upon the attached order raze. Because the building is unsanitary, and unfit for human habitation, occupancy or use. The Village staff is going to be ordered to place a placard on the premises that contains the fallowing – This building may not be used for human habitation, occupancy or use. The resolution and the attached order are to be served. The owner is required by Wisconsin law, and that relevant law is that it's served the same way you would serve a summons and complaint as a civil concern that is by a personal service. He stated that the Board should give the owner 30 days to raze and remove. If they don't then the next step would be for the Village to step in. If they fail to raze the structure and remove all debris from the property by the date, the Village may raze the structure, all cost incurred by the Village in this prosses will be assessed and collected as a special charge.

Berry asked what is normal in a situation like this?

Hasler stated that 30 days. We should be in a position at the next Board meeting to know where we are going with all of this. The other thing that is important here is the paragraph at the bottom of the order that says when the owner is delivered the notice any person affected by this order may, within 30 days of the service of this order, apply to the Circuit Court of Adams County for an

order restraining the Village and Village staff from entering on the premises and if they don't, they are forever barred. Then the court would be determining if the raze order is reasonable. We need to serve the owner, and when you serve the owner that starts a 30-day clock ticking for her to apply to the Circuit Court of Adams County and say I think the court should conduct an immediate hearing on this and determine that this report is inaccurate, that's her remedy. Oberbeck asked in that scenario for someone to petition the courts, are there fees associated with that for the owner of the property?

Hasler stated that he believes there are. If she's not able to pay them then she can also petition them to have the fees waved. He doesn't know how much the court costs are for something like that. He would ask that the Board adopt the resolution that will change the date from June 20, 2025, and that the order will provide that action would take place in 30 days. **MOTION** by Berry, second by Pierce to adopt Resolution No. 2025-06-02, motion carried.

PUBLIC WORKS COMMITTEE REPORT

Berry stated that the first thing they did was talk about the updated meter installs. They are down to 3 meters that still need to be changed out. One of them is ACEC, they are having some issues there with who has to pay to redo the plumbing.

They had a brief discussion on chairs and tables; they tabled that until they have some more information.

They had a gentleman that would like a light pole moved at 604 Superior Street. That's up to power and light to decide if they want to move that. The Village has nothing to do with that.

The Committee talked about the Village equipment and vehicles. They did find a few small trucks that fit the bill one with a dump box. It's the Public Works Committee's recommendation to purchase a 2011 Ram 5500 4x4 for \$44,500. The Committee had been looking at a big plow truck from the Town of Adams, but that is now off the market. We will have first dibs if they choose to sell it down the line.

Schultz will be getting some estimates for crack filling.

The Committee discussed striping and painting of the curbs on HWY 13. They have a quote from SSI for \$4,850, they have done it for us for many years now. It will be the Committee's recommendation to approve that.

The Committee discussed the bikes and scooters in cold storage. Schultz is going to haul everything up to Bucks Recycling to see what we can get for it just to get rid of some of it.

The Committee also discussed trying to get some of the vehicles on the state auction site.

MOTION by Berry, second by Pierce to purchase a 2011 Ram 5500 4x4 for \$44,500, motion carried.

MOTION by Berry, second by Klicko to approve the quote from SSI for \$4,850 to do the painting and striping on Main Street, motion carried.

FRIENDSHIP LAKE DISTRICT REPORT

Ashworth stated that they had a meeting on May 8th.

There are new hirers being trained on the weed harvester. They haven't begun because of the lower water levels.

The new GPS is up and running. They are working on the mapping of the lake. There are a lot of large trees, stumps and debris in the water along the shoreline. They are asking property owners to clean them up and help with that part of it so that they don't damage the harvester.

3 Board members are going to the annual aquatic maintenance seminar on May 16th.

The report from the Lake Management advisory committee – Joe Vassau reported that the 2025 updated lake management plan has been submitted to the DNR. They are working on compiling educational material to give out to the homeowners. He is researching storm water filtration and contamination including farmland runoff. He's looking into possible aeration of the slough to help with the waterflow. He's looking into grants.

Golden algae bloom has been seen in Adams County, but it is not toxic.

Keith Stocker answered questions regarding watershed contamination, invasive weeds and the importance of the 25-foot buffer zone. He will be on the lake on May 20th to assist the properties with the shoreline erosion problems. It was questioned if the Lake District could do something or if it is the responsibility of the DNR or Adams County Land and Water and basically the state and local ordinances is what you have to follow.

Friends of the Lake Report – They are having a brat fry and the Duck Derby. A golf outing is set for Saturday September 13th. Someone suggested that the Lake District host a fishing tournament in June of 2026.

Charman Mike shared ongoing research on the possibility of creating power from the dam. They will perform an inspection before Memorial Day. They are also looking into a used harvester.

A special informational meeting was on May 4th, and next month's meeting will be on June 12th.

FIRE DISTRICT REPORT

Klicko stated that the Fire District sent out donation letters.

They have started filling swimming pools.

They've taken baseline physicals for the firefighters. They are working on getting a health program going, with health insurance.

They have taken bids for the training center. That should be built this summer.

The new truck is still in warranty repairs under engine issues.

There is an audit for their 2% dues, which includes being compliant with their inspections.

The next meeting will be on Wednesday June 11th.

AMBULANCE COMMITTEE REPORT

Sonnenberg stated that they haven't had a meeting. The next meeting will be held on July 23rd.

CONSIDERTION & ACTION ON RENEWAL OF ALCOHOL BEVERAGE LICENSES FOR THE PERIOD OF JULY 1, 2025, THROUGH JUNE 30, 2026

MOTION by Berry, second by Waller to approve Alcohol Beverage Licenses Class B for JJR300 North Main/Coner Bar, LAST CALL PUB & GRUB, Family Affair Restaurant, and American Legion Red Cloud Post 250, motion carried.

DISCUSSION & ACTION ON SODA/WATER LICENSE

MOTION by Berry, second by Waller to approve Soda Water Beverage License's for Family Affair Restaurant, Corner Bar, American Legion Red Cloud Post 250, LAST CALL PUB & GRUB, Castle Rock Lions Club and J&B New and Used Resale, motion carried.

DISCUSSION & ACTION ON OPERATOR'S LICENSE

MOTION by Berry, second by Pierce to approve Operator's License's for Kerry Coker, Beverly Moo, Joshua David Chernoff, Angelica Huerta-Conde, Todd Hanson, Dean Gleason, Wilfried Resch, Rushell Moyer, William Winter, Paul Baier, Monica Millard, Gail Hentges and Julie Schultz , motion carried.

DISCUSSION & ACTION ON CIGARETTE, TOBACCO, AND ELECTRONIC VAPING DEVICE RETAIL LICENSE

MOTION by Berry, second by Oberbeck to approve Cigarette, Tobacco, and Electronic Vaping Device License for TabEASE Retail, motion carried.

CORRESPONDENCE

The Adams County Clerk's office sent over an update to a resolution that was passed for ATV/UTV's at the May County Board meeting, because we do have a county road that goes through the village limits, they wanted to make us aware of that.

SET AGENDA ITEMS FOR JULY 7th MEETING

Discussion & Action on employee wages

Public Works hiring

Discussion & possible action concerning the fence which encroaches on the public right of way at the corner of Raymond Street and West Second Street

Conditional use permit from Family Affair restaurant

Being no further business to come before the board, **MOTION** by Oberbeck, second by Ashworth to adjourn, motion carried. Meeting ended at 6:46