

PROCEEDINGS OF THE SPECIAL COMMON COUNCIL
CITY OF WEYAUWEGA
MONDAY, JULY 31, 2023

The Special Common Council Meeting of the City of Weyauwega was called to order at 6:30 p.m., on Monday, July 31, 2023 in the Weyauwega Municipal Building Council Chambers by Mayor Rich Luedke.

Roll Call: Present: Mayor Rich Luedke, Dewey Stelzner, Shani Appleby, Tim Litscher, Chris Gunderson, Kaley DuCoeur & Bruce Goetsch. Also present: City Administrator Jeremy Schroeder, City Clerk Rebecca Loehrke, City Attorney Craig Kubiak, Police Chief Brandon Leschke, Building Inspector Bob Underberg, James Card, John Hanke, Nick Gunderson, Mary Jane Baehman, Kathleen Peterson, Kim Rogers, Heather Nash, Jon Browning, Barb Nollenberg, Tracy Jensen, Erick Jensen, Richard Rupno, Sam Berry, Joe Wyngaard, Brooke Thraen, Nate Thraen, Tracy Wisner, Devin DuCoeur, Darcie Hammer, Sandra Su, Oscar Su & Michael Appleby.

Citizen Appearances: Richard Rupno spoke as a property owner on the north side of Main Street. He feels if the Council is getting bids to raze 118 E Main Street, they should also get bids to repair the building. Tracy Jensen spoke that she was here just to get more information. Sandra Su is not a citizen in the community but works at Premier Community Bank. She hopes to have the building saved. Would like the council to really look into the property and review all reports. Kim Rogers apologized if she ruffled any feathers on all of the emails and information on Facebook that she put out but wanted to spark some interest in the Community. She would love to see the building saved. She wants to know from the reports if the bones of the building are good and can be restored.

118 E Main Street – Next Steps Process: Attorney Craig Kubiak went over the history of the 118 E Main Street building and how the City is in the current situation for the audience in attendance. Attorney Kubiak did speak with Wendy Bennett today and she is very apologetic for letting the situation get this bad. She would like to get away with the least amount of cost to her. Attorney Kubiak is asking for Council to approve Resolution #657 which is to raze the building due to a safety emergency. The building is in dire repair and unsafe to citizens. The front wall is in danger of collapse. There is a lot of deterioration, mold and asbestos in the building. Attorney Kubiak explained that the bidding process is waived due to the emergency resolution. There would be a very tight timeline as in days not weeks. Would still want to reach out to several construction companies that work in the area to get cost information. Would need assurance that they protect the surrounding area and post bond or proof of insurance in case something would happen with the building. DuCoeur asked about transfer of ownership. Kubiak stated that the LLC that no longer exists would need to be reactivated and Mrs. Bennet made authorized owner of the LLC. He is not sure how the title insurance company would handle the transfer of title. In the reports from the architect it is believed that there is space between the 118 E Main Street and 116 E Main Street building. The owner of the 116 E Main Street would have to have his

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electrical service moved off the 118 E Main Street building, have some roof work done and probably have to build an outer wall to his building if the 118 E Main Street building is razed. If there is a group that is willing to take on restoring the building they will need to contact the City Administrator as soon as possible as the time frame is very short. They would also have to show they have the appropriate funding and insurance. Initial cost is being paid for by the City but with judgements out on the LLC and Wendy & Thomas Bennett, the City should eventually get reimbursed.

Council then went into closed session to discuss the legal situation more thoroughly with the City Attorney.

Motion Goetsch, second DuCoeur, to move into Closed Session at 6:58 pm pursuant to §19.85(1)(g) Wis. Stats., to confer with legal counsel who will be advising on matters of litigation that the City is, or is likely to become involved regarding 118 E Main Street repairs. If the Council convenes in such closed session, the Council may, Pursuant to Wis. Stats. Section 19.85(2), reconvene into open session to act upon or report action, if any, on the reason for the closed session and to consider any additional items on the agenda. Motion carried with all “ayes”.

Motion Stelzner, second Appleby, to move back into open session at 7:44 pm. Motion carried with all “ayes”.

Motion DuCoeur, second Gunderson, to approve Resolution #657 – A Resolution Declaring Emergency pursuant to Wis. Stats. Section 62.15(1b). Motion carried with five “ayes” and one “abstain” from Litscher.

Motion Goetsch, second Gunderson, to adjourn at 7:50 pm. Motion carried with six “ayes”, zero “nays”.

Rebecca Loehrke
City Clerk