

PROCEEDINGS OF THE COMMON COUNCIL  
CITY OF WEYAUWEGA  
MONDAY, JULY 17, 2023

The regular monthly meeting of the Common Council of the City of Weyauwega was called to order at 6:30 p.m., on Monday, July 17, 2023 in the Weyauwega Municipal Building Council Chambers by Council President Chris Gunderson.

Roll Call: Present: Dewey Stelzner, Bruce Goetsch, Kaley DuCoeur, Chris Gunderson, Tim Litscher and Shani Appleby. Not present: Mayor Rick Luedke. Also present: City Administrator Jeremy Schroeder, City Clerk Rebecca Loehrke, Police Chief Brandon Leschke, City Treasurer Trina Herbst-Gutche, Attorney Craig Kubiak, Bob Underberg, Kim Rogers, Joy Palmer, Sam Berry, Jason Baehman, Richard Rupno and Frank Zaboj. The meeting began with the saying of the Pledge of Allegiance led by Tim Litscher.

*Motion Goetsch, second Appleby, to approve the agenda. Motion carried with six “ayes”, zero “nays”.*

*Motion Goetsch, second Stelzner, to approve the minutes of the Committee of the Whole from June 13, 2023, the Regular Common Council Meeting from June 19, 2023, the Joint Plan Commission and Common Council Meeting from June 26, 2023 and the Special Common Council Meeting from June 26, 2023. Motion carried with six “ayes”, zero “nays”.*

**Citizen Appearances**: Library Representative, Frank Zaboj, reported that the three bids received for the library addition were all reasonable. Figures are in the ballpark of what was expected. McMahon is going thru the bids now. The Library Board meeting was postponed till Monday, July 24<sup>th</sup> so that the Board will be able to vote on the bids.

Weyauwega Chamber President, Kim Rogers, went over final details of the August 3<sup>rd</sup> Car Show. Presented information on the event details to the Council along with a map to show parking and traffic flow.

Jason Baehman asked about the odor coming from Agropur. Has the City addressed the issue with Agropur? Administrator Schroeder has been in contact with Agropur.

**Public Works Committee**: *Motion Goetsch, second Appleby, to approve the quote for work on County AA and Lakeview Lane intersection from Waupaca County Highway Department. Motion carried with six “ayes”, zero “nays”.* The County will already be in the area doing work so there is no additional mobilization fee.

**Finance Committee**: Joy Palmer with CliftonLarsonAllen presented the 2022 Audit Review to the Council. Reviewed the Governmental Funds which included a General Fund Balance at the end of 2022 of \$193,829. Capital Projects General Fund Balance is \$553,092. Went over the 4 TIF Districts. TIF #7 is at a positive balance and could be closed early. Expiration year is set at 2035. TIF #4 expires in 2024. Need to discuss option for TIF #4 and if the City wants to extended the timeline. #5 is close to be being positive and may close early if needed. Expiration year for TIF #5 is 2027. Palmer would like to have the City work on increasing the Unassigned Fund Balance which at the end of 2022 is \$28,357. Full copies of the audit will be sent to Administrator Schroeder.

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*Motion DuCoeur, second Stelzner to approve removing the exception in the Building Permit Fee Schedule that states “In the case of major storm damage, the City will waive all fees for replacement roof surface, windows, and siding with like materials that are completed within one year of damage. Motion carried with six “ayes”, zero “nays”.*

*Motion DuCoeur, second Stelzner, to approve increasing the fence permit fee to \$20. Motion carried with six “ayes”, zero “nays”. All Building Permit Fee Schedule changes will take place on January 1, 2024.*

*Motion DuCoeur, second Stelzner, to approve checks dated 06/01/2023 through 06/30/2023 totaling \$251,699.53 and the monthly financial reports. A roll call vote was taken with “ayes” from Litscher, Appleby, Goetsch, Gunderson, DuCoeur and Stelzner. Motion carried.*

**Police, Fire, & Ambulance Committee:** No Action for Council

**Public Health & Relief (Ordinance) Committee:** No Action for Council

**Recreation Committee:** No Action for Council

**Public Property & Purchasing Committee:** No Action for Council

**Plan Commission:** No Action for Council

**New Business:** *Motion Goetsch, second Appleby, to approve a Temporary Class “B” Retailer’s License for the Waupaca County Fair for August 23-27, 2023. Motion carried with six “ayes”, zero “nays”.*

*Motion Goetsch, second Stelzner, to approve the appointment of Sandy Spierings to the Library Board to fill the last open board position. Motion carried with six “ayes”, zero “nays”.*

**106 E South Street Property Clean-up Update:** Schroeder reported that a contractor is lined up to get the property cleaned up. There is a delay due to WE Energies Gas. The gas line is really old and goes under the road. Before WE Energies will cap it off they want to replace the old gas line. Hoping it will be completed in a week or so.

**Historical Grain Silo Sign Permit Application Discussion and Possible Action:** Schroeder went over updates on the sign since the last meeting. Mary Jane Baehman had found a company in New London that will do the sign with a permanent material that will cost a few hundred more versus the vinyl banner material. Baehman and Schroeder have both reached out to the State Historical Society and have not heard back from them yet. DuCoeur did find some information on the State Historical Website that there is a \$250 application fee and included grant information to apply for. The State would also list it on their website for a place for people to visit. If the City received Historical Status it could help with future fundraising efforts. Litscher noted that in the City’s Ordinance it does mention a Historical Committee. No one knows if there has ever been a Historical Committee. Item will get tabled to the next meeting to get more information from the State Historical Society.

**Comprehensive Plan Discussion from Joint Council and Plan Commission Meeting:** Schroeder noted that nothing has been discussed since having the Joint meeting the end of June.

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Sounded like most of the Council was in favor of moving forward with Mr. Jeffrey Sanders. The downtown area is a big concern to Council. Would like to have item go to Plan Commission in August and brought back to Council for approval.

**Old Business:** 118 E Main Street Update: Attorney Craig Kubiak spoke on what has been happening in regards to the 118 E Main Street property. He reported on the background of the property being held by an LLC and the LLC being dissolved in 2012. Two members of the LLC, Wendy & Thomas Bennett, siblings that live in the Chicago area have been contacted but only Wendy Bennett has reached out to Administrator Schroeder a couple of times. She will not return any phones calls to the City Attorney's. The court order to inspect the property was done. Waiting on the architect's report. More than likely the property will have to be razed. The main goals is to protect public safety and do it in a way that will have the least collateral damage to the neighboring properties. The next step will most likely be Request for Proposals to raze the property to grade level. One big issue also found is that the electrical service to 114/116 E Main Street is attached to 118 E Main. Will have to wait on WE Energies to get the service moved. There are default judgments filed against the LLC, Wendy Bennett and Thomas Bennett. The financial burden will be on the City to raze the property and then hopefully be able to collect something in the future. The court has been very responsive to the situation realizing it is in the best interest for public safety. Orders have been signed the same day they have been submitted. Would like to find a salvage company that can save some of the brick features of the building and resell them to recoup some money.

*Motion DuCoeur, second Stelzner, to move into closed session at 8:12 pm pursuant to §19.85(1)(C) Wis. Stats., in consideration of employment, promotion, compensation, or performance evaluation data of any city employee who is subject to the jurisdiction or authority of the council. The reason for the closed session is police staffing. If the Council convenes in 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 six "ayes", zero "nays".*

*Motion Goetsch, second Appleby, to move back into open session at 8:28 pm. Motion carried with six "ayes", zero "nays".*

**Mayor's Report:** None

**Administrator's Report:** Administrator Schroeder acknowledged Kim Rogers, Chamber President, for her fantastic job in promoting the City and local businesses. He reminded the Council to include the Chamber when they are looking into setting goals and looking how to grow. He also reminded the Council to look at the attachments he sent with the weekend memo. There is a lot of great information on our community that the East Central Wisconsin Regional Planning Commission put together.

**Police Chief's Report:** Chief Leschke gave an updated on a few items:

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- The Sheriff's office is putting out a lot of information on 911 hang up calls. Still seeing a significant number of misdialed calls.
- The department is half way thru the 5 year agreement on their body camera software. They will be getting new equipment this fall.
- The parked pontoon boat on Alfred Street continues to be an issue. They use it and move it a little bit when it is parked so playing games with the department on the timeline of having it parked on the street.
- Waiting for the Flock Camera to be installed any day now.
- Reported on a house that was promoting a lemonade stand with alcohol on Facebook. When the officer went to look it was taken down. Council would like an officer go and explain to the resident that they cannot sell alcohol at a lemonade stand.

The August Meeting Calendar was set.

**Such Other Matters as Authorized by Law:** None

*Motion Goetsch, second Stelzner, to adjourn at 8:45 pm. Motion carried with six "ayes", zero "nays".*

Rebecca Loehrke  
City Clerk