

MINUTES OF TOWN OF HULL BOARD MEETING,
COUNTY OF PORTAGE, HELD ON
MONDAY FEBRUARY 11, 2019

01. Call to order by Chairperson John Holdridge at 5:30 p.m. at the Hull Municipal Building, 4550 Wojcik Memorial Dr., Stevens Point, WI 54482.

Present: Chair Holdridge, Supervisors David Pederson, Dave Wilz, Jan Way and John Koshnick.

Others present: Clerk Janet Wolle, Treasurer Jim Kruziki, Fire Chief Ken Sadogierski and EMS Administrator Mark Fritsche.

Excused: Road Foreman Pete Kaminski.

02. Pledge of Allegiance

03. Minutes – January 23, 2019

Motion Supervisor Pederson, **approve the January 23, 2019 board minutes.** Second by Supervisor Way. Motion carried by voice vote.

04. Vouchers presented for approval

Motion Supervisor Wilz; **approve the payment of vouchers presented.** Second by Supervisor Koshnick.

Roll call vote:

Holdridge – Aye; Pederson – Aye; Way – Aye; Wilz – Aye

Motion carried by roll call vote.

Clerk's note: The vouchers list included payment to Jordan Bar & Grill (\$510.31) for Fire Fighters Appreciation Dinner. Supervisor Koshnick owns Jordan Bar & Grill therefore the reason for Chair Holdridge to call for a roll call vote.

05. Public Comments. Agenda items are for discussion with possible action. Those in attendance, who would like to talk to an agenda item, please indicate now. Non-agenda items may be raised under Opinions of Interest (Item 7 below)

06. Report of public issues facing Town of Hull:

a. Hull Chairperson

- Wednesday February 13 (10:30 a.m.) a conference call to be held with Renee Powers, of Wisconsin Department of Administration,

who specializes in annexation law. To be present: Bob Enright, Dave Wilz, Attorney Brian Formella and John Holdridge

- Friday February 15 (10:45 a.m.), a meeting is to be held with Senator Patrick Testin regarding water issues. To be present: Tim and Karen Hannon, Bill DeVita, John Holdridge and Ken Ramage
- Article in Stevens Point Journal re: water issues in the Nekoosa area

b. Hull Supervisors

No comments

c. Hull Clerk – Had great vacation 😊

d. Commission/Committee Reports

1. Hull Plan Commission

J Holdridge – will request Dan Bowers of Portage County Planning & Zoning Department attend Hull's Plan Commission meeting on Tuesday February 26

2. Hull Park Commission

D Wilz – the Park Commission will meet in late March or early April.

- Have applied for and receive a 50/50 tree grant from the DNR
- Redoing the subdivision ordinance as it relates to parks

3. Hull Water Committee

J Holdridge – Hull Water Committee meets in March

- Look to develop a town wide water monitoring system

4. Hull Road Committee

J Holdridge – due to weather conditions the Road Committee meeting, scheduled for Tuesday February 12, 2019, is cancelled

- Will work on a safety plan for pedestrians

Group Meetings

1. Comp Plan Group

J Holdridge – Bob Enright, Kristen Johnson and John Holdridge have met to work on the Comprehensive Plan. The plan will be presented to the Town Board

2. Policy/Ordinance Group

J Holdridge – group includes John Holdridge, David Pederson and Barbara Brilowski

- Work on damage to Hull roads ordinance – could include small claims action

3. Goals/Objective Group

J Holdridge presented a memo, which included #8 from the 2018-2020 Town of Hull Goals. The goal reads as follows: Review and identify Hull Board of Supervisors legal status, oversight authority, parliamentary practices, Wisconsin open meeting requirement, role of Hull elected officials and relationship with Hull staff and the public (Hull citizens, Hull's staff and Hull elected officials)

07. Opinions of Interest – citizens, Hull elected and appointed officials

Barbara Brilowski – Evergreen Villa sold as of March 1, 2019

08. Hidden Brook Subdivision Plat – updated

Present: Darren Krzanowski, surveyor

- The road has been extended to the property line
- Without this extension the City of Stevens Point would not approve the plat due to their extra-territorial jurisdiction
- Concerns re: wetlands

Motion Supervisor Pederson; **accept the change in the Hidden Brook Subdivision Plat to extend the road to the property line.** Second by Supervisor Way. Motion carried by voice vote.

09. 2019 Spring Newsletter

Motion Supervisor Wilz, **support dates in Barb's memo re 2019 Spring Newsletter articles to her no later than March 6, 2019 and newsletter to the printer no later than March 11, 2019.** Second by Supervisor Pederson. Motion carried by voice vote.

10. ATV's and UTV's – operate on Hull roads. Legal status, citizen feedback opportunities, unique urban town.

Discussion:

J Holdridge – need to figure way to get citizen feedback on ATV's and UTV's

- Hull situation is different than rural municipalities like Dewey
- Parts of Hull rural but most is urban in terms of traffic
- Bring topic to Plan Commission and Roads Committee

J Koshnick – a snowmobile club meeting was held at Jordan Bar & Grill. Club members were wondering what was happening re: ATV's & UTV's in Hull

- John explained Hull needs to get road counts and ordinance

D Pederson – during a previous meeting there was some discussion on North Second Drive being primary concern because of traffic.

D Wilz – committees need research.

- Something to put in newsletter to get input?

ATV population increasing

J Holdridge – need to lay out plan

D Pederson – snowmobile club proposing routes, not just opening up the entire town

Motion Supervisor Wilz, **table action on ATV's and UTV's operate on Hull roads.**
Second by Supervisor Way. Motion carried by voice vote.

11. Construction Loan & Fixed Financing option investigation for North Second Dr. project
by Town Treasurer – Jim Kruziki/Dave Wilz

Memo to Town Board from Jim Kruziki and Dave Wilz

Subject: Investigation of Borrowing/Loans for North Second Dr.

2/7/19

Over one year ago Jim Kruziki visited with a number of banks in the Central Wisconsin area to discuss the North Second Dr. project, to share potential budgets for the construction and to inquire what interest level these lending institutions might have.

Several of the lenders had experience in financing of the larger municipal road projects and shared a lot of ideas on how the financing typically worked. All suggested waiting until the project got closer when time frames were more defined. All lenders were interested in working with the Town of Hull on the North Second Dr. project.

Construction on the project will begin later this spring probably sometime in the May/June 2019 timeline. We must have our financing secured and operational at that point so vendors can be paid during the construction phase.

We ask the board to instruct the Town of Hull Treasurer, Jim Kruziki, to begin the process of investigating the types of loans necessary for this project along with qualified lending institutions that would like the opportunity to service these loans. We also ask that the board authorize Jim to provide the necessary information to the potential lenders so that they can complete their underwriting on this project. The results of the investigation will be brought to the board so that the best lender for the project can be selected in a timely fashion.

Also included is a Borrowing Estimate from October, 2018, that will be used as a starting point in Jim's discussions.

10/1/2018

North 2nd Street Cost/Borrowing Estimate

Original Estimate for Project (Submitted)	\$2,514,000
Less Value of Grant (Awarded)	\$1,222,777
Total Cost to Hull (If Paid in Cash)	\$1,291,223

Estimated Cost During Construction

Original Estimate for Project	\$2,514,000
Cost Variance @ 8 %	\$200,000
<u>Interest Only during Construction Phase</u>	<u>\$56,565</u>

Total Construction Loan to Acquire (Minimum)	\$2,770,565
Less Value of Grant Awarded	\$1,222,777
Total Remaining Cost of completed project to finance	\$1,547,788

Note: These estimates are before approval of the final Engineering plan and the bid process.

Discussions:

J Kruziki – need to start moving and get proposals out to banks, give them time to get back to Hull and bring to board for review

- Will contact local lending institutions
 - o Portage County Bank
 - o River Cities Bank
 - o Investors Bank
 - o Associated Bank

D Wilz – an outstanding amount relates to culvert/bridge and engineering could be an additional expense for Jewell.

J Kruziki – will take a week or two to mail out and give banks time to do due diligence.

D Wilz – banks may call and say they need additional information.

Motion Supervisor Pederson; **get started on financing of the North 2nd Drive project. Process is as outlined in the memo of 2/1/19 from Jim Kruziki and Dave Wilz and based on figures presented.** Second by Supervisor Koshnick. Motion carried by voice vote.

Take up at April board meeting or sooner.

12. Operator application – Sophia Dorsdich, Stevens Point Country Club

Motion Supervisor Way, **grant per recommendation of Deputy Clerk Barbara Brilowski, an operator's license to Sophia Dorsdich.** Motion second by Supervisor Wilz. Motion carried by voice vote.

6:10 p.m.- Waiting for Attorney Formella and Kyle Kluck to arrive at meeting.

13. Announcement by Chairperson Holdridge: The Board will convene in closed session as per Wisc. State Statute 19.85(1) to consider purchase of real property by the Town of Hull, specifically property legally identified as Town 24, Range 8E, Section 11-11.02; Town 24, Range 8E, Section 11-12.02; Town 24, Range 8E, Section 11-11 & Town 24, Range 8E, Section 11-12

Following the closed session, the board shall reconvene in open session as per Wisc. State Statute 19.85(2) for consideration and possible action on matters discussed in closed session.

Motion Supervisor Pederson, **to convene in closed session as per Wisc. State Statute 19.85(1)(e) consider purchase of real property as described Town 24, Range 8E, Section 11-11.02; Town 24, Range 8E, Section 11-12.02; Town 24, Range 8E, Section 11-11 & Town 24, Range 8E, Section 11-12.** Second by Supervisor Wilz.

Roll call vote:
Holdridge – Aye
Koshnick – Aye
Pederson – Aye
Way – Aye
Wilz – Aye

Carried by roll call vote.

Present: Treasurer Jim Kruziki, Attorney Brian Formella, Kyle Kluck and Barbara Brilowski.

Motion Chairperson Holdridge, **reconvene in open session as per Wisc. State Statute 19.85(2) for consideration and possible action on matters discussed in closed session.** Second by Supervisor Way.

Roll call vote:
Holdridge – Aye
Koshnick – Aye
Pederson – Aye
Way – Aye
Wilz – Aye

Motion carried by roll call vote.

Motion Supervisor Wilz, **the board give charge to town chairperson to begin thorough process regarding the Kyle Kluck property. Also, instruct Hull's attorney to look at annexation.** Second by Supervisor Pederson. Motion carried by voice vote.

14. Adjournment: Motion Supervisor Way, **adjourn the meeting.** Second by Supervisor Pederson. Motion carried by voice vote. Meeting adjourned at 7:51 p.m.

Janet Wolle, Clerk

Vouchers presented and approved for payment

Vendor	Amount	Purpose	Credit Card
Accounting Workshop	\$1,160.00	Review general ledger, prepare adjustments, compile CT form	
Anderson/O'Brien	\$126.00	LEGAL -RE: Kyle Kluck Subdivision	
Compass Minerals	\$7,772.54	RD. - 94.11 ton of Bulk Salt	
Complete Office of WI	\$161.17	GEN ADM: Office supplies	X
Complete Office of WI	\$23.64	GEN ADM: 2-poster frames for Federal Wage & Labor Law Inf.	X
EO Johnson	\$87.50	GEN ADM: Qtrly contract for color printer/copier	
	\$25.95	BLDG: Paper towels	X
Fleet Farm	\$41.97	RD - Bldg Maint. - Ice Melt, Diary towels	X
Fleet Farm	\$175.99	RD - Bulk Hardware, Wiper blades, Exhaust Fluid, Cable ties, Batteries, Lubricant, Dry Lubricant	X
Fleet Farm	\$111.41	FD: Paper towels, chain oil, garbage bags, mini warmer, torch head	X
GCR	\$1,915.00	RD: 16x38 HD wheel for tractor	X
GCR	\$464.50	RD: Tire/Hub for truck	X
Harters Disposal	\$17,413.68	Refuse/Recycling-Jan. 2019	
Jewell	\$296.25	Professional Services from Jan. 1-25, 2019 for North Second Drive Project	
Jewell	\$3,591.35	Professional Services from Dec. 1-31, 2018 for North Second Drive Project	
Jordan Bar	\$510.31	FD: Appreciation Dinner	
LaCrosse Water	\$18.00	3 - 5 gal. bottle of water	
Marc(Mid American Research& Chemical	\$120.86	RD: Penetrating red grease	

		114.94 ton-Jan. 2019 - Transfer station	
Portage County Solid Waste	\$6,321.70	fee	
Riiser Fuel	\$1,724.25	570 gal - diesel fuel	
Riiser Fuel	\$1,117.00	197.7 gal #2 Diesel Fuel, 197.7 gal. #1 Diesel Fuel	
Rogans Shoes	\$238.50	RD: Boots - 2 pr.	X
Swiderski Equip	\$238.57	RD: Filters for New Holland Tractor	X
Wimme	\$1,433.40	RD: Mound Sand-382.23 ton	
WPS	\$524.23	RD: Street lighting	
TOTAL	\$45,613.77		