

Junction City Village Board Meeting/CLOSED SESSION

Junction City Village Hall, 1001 Main Street, Junction City, WI 54443

Tuesday, October 24, 2023 --- 7:00 p.m.

junctioncitywisconsin.gov

The Village Board will be in closed session from 7:00 p.m. until approximately 7:45 p.m.

CALL TO ORDER

President Peter Mallek called the meeting to order at 7:00p.m.

MOTION TO ENTER CLOSED SESSION PURSUANT TO WIS. STATS. SEC. 19.85(1)(E), WIS. STATS., TO CONDUCT DISCUSSIONS AND/OR NEGOTIATIONS CONCERNING PAMARON MEADOWS SUBDIVISION DEVELOPMENT AGREEMENT AND POSSIBLE CHANGES THERETO THAT MAY BE PROPOSED BY THE PRESENT DEVELOPER, WHEN COMPETITIVE REASONS MAY REQUIRE A CLOSED SESSION. (Est. one hour or less).

Alex Peden **moved**, seconded by Craig Vitort to enter closed session pursuant to Wis. Stats. sec. 19.85(1)(e), Wis. Stats., to conduct discussions and/or negotiations concerning Pamaron Meadows Subdivision development agreement and possible changes thereto that may be proposed by the present developer, when competitive reasons may require a closed session. (Est. one hour or less).

Roll Call Vote: Ayes: Peden, Spreda, Vitort, Wiernik and Peter
Nays none; motion carried.

MOTION TO ADJOURN INTO OPEN SESSION

John Spreda **moved**, seconded by Alex Peden to adjourn into open session.

Roll Call Vote: Ayes: Peden, Spreda, Vitort, Wiernik and Peter Mallek
Nays none; motion carried.

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Members

Present: President Peter Mallek, Trustees Alex Peden, John Spreda, Craig Vitort and Brad Wiernik
Also

Present: Attorney Brian Formella, Peggy and Ray Rentz, Tiffany and Mike Lepinski, Ron and Jane Brock, Fred Metzler, Nancy Steuck

CALL TO ORDER/ PLEDGE OF ALLEGIANCE /ROLL CALL

President Peter Mallek called the meeting to order and the pledge of allegiance was recited.

PERSONS WISHING TO ADDRESS THE VILLAGE BOARD

No one present wished to address the board on any issue.

Consideration and Possible Action on the Following:

AMENDMENT TO PAMARON MEADOWS SUBDIVISION DEVELOPMENT AGREEMENT TO ALLOW FOR DUPLEX UNITS **STATUS/SALE OF PAMARON MEADOWS SUBDIVISION LOTS TO LSN CONSTRUCTION AND RUESCH COMPANIES**

President Peter Mallek introduced Attorney Brian Formella to speak on behalf of the Village.

Brian Formella spoke saying the Village Board is agreeing to duplexes being built along with single family residences for the 15 remaining lots in Pamaron Subdivision. He recommends a written amendment (memorandum of understanding) be drafted and signed reaffirming the change from single family and add duplex language. He would like to see a definition of a duplex added to the amendment and the proposed sizes of duplexes. He stated that yes the Village agrees to duplexes being built but that the covenants, restrictions and liquidated damages will still be in effect. All of which is subject to all parties entering into an agreement of the amendment.

Ron Brock asked if the date of November 1 for the payment of liquidated damages could be extended or possibly not be part of the agreement since the builders have stated building could start immediately upon Village approval.

The board agreed to push back the date for the liquidated damages for 7 houses to be June 1st, 2024.

Craig Vitort **moved**, seconded by Alex Peden to push back the date of liquidated damages for 7 houses to June 1, 2024.

Ayes all, nays none; motion carried.

REQUEST TO MOVE HIGHWAY SPEED SIGN—Co Road P/East Main Street

John Spreda **moved**, seconded by Brad Wiernik to approve moving the speed sign on Co Road P/East Main Street as far back as the welcome to Junction City sign.

Ayes all; nays none; motion carried.

PURCHASE OF UTILITY VEHICLE FOR PUBLIC WORKS

Riesterner and Schnell has a 2019 used golf cart for the price of \$7495.00. Looking at the specs the board asked to hold off until spring since there isn't much of a season left to try it out.

ROOFING QUOTES FOR FORMER US BANK

Roofing quotes will be put off until the next board meeting.

2024 SOUTH WOOD COUNTY HUMANE SOCIETY ANNUAL SERVICE AGREEMENT

John Spreda **moved**, seconded by Brad Wiernik to approve the 2024 South Wood County Humane Society Annual Service Agreement.

Ayes all, nays none; motion carried.

MANHOLE REPLACEMENT/REPAIR/REMOVAL

Discussion centered on repair and replacement of manholes. The one at Hot Wheels parking lot needs replacing at this time. It has 4 lines coming into it and is leaking. Estimated cost for the replacement of this size of manhole is \$13,500.00. The question is to have it purchased now and replaced or purchase it now and have it installed next year. The board discussed mono-form manholes and will obtain pricing on this style.

SALE OF TELLER STATIONS FROM THE US BANK BUILDING

Fred Metzler stated he has a bite on the teller stations at the bank. The Board agreed to have him get the best price he could and have them removed as soon as possible.

2024 BUDGET WORK, EMPLOYEE EVALUATIONS

The board agreed to do the 2024 budget work and employee evaluations at a special meeting on November 6th.

ADJOURNMENT

Brad Wiernik **moved**, seconded by Alex Peden to adjourn the meeting.

Ayes all, nays none; motion carried. 9:30 p.m.