

Junction City Village Board

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

Monday, May 9, 2022 --- 7:30 p.m. approximately

junctioncitywisconsin.gov

Members

Present: President Peter Mallek, Trustees Emil Pavelski, John Spreda, Craig Vitort and Brad Wiernik

Also

Present: Attorney Brian Formella

Brad Wiernik **moved**, seconded by Craig Vitort to adjourn into closed session at 7:00 p.m. to confer with legal counsel concerning possibility and strategy of litigation in which the village might become involved, specifically interpretation of a development agreement provision concerning a residential subdivision, according to Wisconsin Statutes section 19.85(1) (g).

Roll Call: Ayes: Brian Wiernik, Craig Vitort, Emil Pavelski, John Spreda and Peter Mallek
Nays none; motion carried.

John Spreda **moved**, seconded by Emil Pavelski to adjourn into open session at approximately 7:30 p.m. for possible action or discussion on matter considered in closed session

Roll Call: Ayes: Brian Wiernik, Craig Vitort, Emil Pavelski, John Spreda and Peter Mallek
Nays none; motion carried.

Also

Present for the 7:30 meeting: Nancy Steuck, Fred Metzler, Jason Gaboda, Eddie Brittain, Pat Birkabek, Alexander Peden, Jorge Ontiveros Zamora, Lorelei Fuehrer, Judy and Tony Moscinski, Ron and Jane Brock

CALL TO ORDER/ PLEDGE OF ALLEGIANCE /ROLL CALL

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

President Peter Mallek introduced Attorney Brian Formella to the group present tonight.

Attorney Brian Formella spoke saying that the Board will take no action on any proposal tonight for the sale of Pamaron Subdivision. While the Village wants the subdivision to succeed the Village will need some assurances before anything is signed.

Mr. Ontiveros Zamora does have a legitimate concern about the liquidated damages – that being 6 houses not built since the subdivision started. He does not want to assume this liability.

Attorney Formella requested that Mr. Ontiveros Zamora provide the Village with his marketing plan in writing with some financial information for the Village to consider. The Village will need to feel comfortable with Jorge's plan going forward. The Village would like him to succeed but we also have

an obligation to the taxpayers in the Village of Junction City. We need to see a viable plan from Mr. Ontiveros Zamora.

Next tentative meeting is scheduled for Wednesday, May 25th giving Mr. Ontiveros Zamora time to provide the Village with his marketing plan.

PERSONS WISHING TO ADDRESS THE VILLAGE BOARD

Jason Gaboda had complaints about burning on the lot on Park Avenue. President Mallek stated that he spoke with the property owner telling him burning leaves and brush is allowable in the Village but he would suggest he taken everything down to the dump site.

CONSIDERATION AND POSSIBLE ACTION ON THE MINUTES OF THE PREVIOUS VILLAGE BOARD MEETINGS

Regular Board meeting of April 11, 2022

Special Board meeting of April 25, 2022

Brad Wiernik **moved**, seconded by Craig Vitort to approve the minutes from the regular board meeting of April 11, 2022 and special board meeting of April 25, 2022.

Ayes all, nays none; motion carried.

Consideration and Possible Action on the Following: **ENGINEER'S UPDATE—WWTP Preliminary Plant Upgrade**

President Mallek stated CBS Squared and the Village will be meeting with USDA personnel to discuss possible projects for funding in the future on Wednesday, May 25 from 11 to 2 p.m. at the Village Hall.

APPROVAL OF LICENSE APPLICATIONS

No license applications.

REPORT OF THE PARK BOARD COMMITTEE

No recent meeting.

REPORT OF THE PUBLIC PROTECTION COMMITTEE

No recent meeting.

BUILDING PERMIT APPLICATIONS

Brad Wiernik **moved**, seconded by Craig Vitort to approve the building permit application of Sam Steines for a 3 season porch to replace the existing porch at 1025 Main Street.

Ayes all, nays none; motion carried.

REPORT OF THE WATER/SEWER UTILITIES

Both plants running well at this time.

Park was raked and ready for rental season.

Door closers could be used on the block bathrooms. President Mallek will purchase them.

TREASURER'S REPORT

Emil Pavelski **moved**, seconded by John Sprea to approve the Treasurer's report.

Ayes all, nays none; motion carried.

MARTENS STREET SEWER MAIN UPGRADE

This will be a discussion item with USDA to see how soon the Village could receive funding for this project.

PRESIDENT'S REPORT

Portage County Towns Association meeting in the Town of Hull 5-23-2022

The agenda for this meeting is included with tonight's packet.

Water way cleaning on Case Avenue

As soon as weather permits Excel Plumbing will dredge out the ditch and could use assistance from the Village to haul out the material. The Board agreed to have employees help out.

Water runoff at Hub City Overhead Doors

Will be meeting on site with John Mallek to discuss his concerns.

CLERK'S REPORT

Board of Review May 18, 2022

Just a reminder for the Board of Review meeting on May 18th.

COMMUNITY PICNIC UPDATE

Last meeting will be held on the 2nd of June to finalize all plans.

PAYMENT OF BILLS

Brad Wiernik **moved**, seconded by Emil Pavelski to approve and pay the bills presented at this meeting.

Ayes all, nays none; motion carried.

ADJOURNMENT

Craig Vitort **moved**, seconded by John Sprea to adjourn the meeting.

Ayes all, nays none; motion carried. 9:11 p.m.