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VILLAGE OF WEBSTER

REGULAR MEETING BOARD MINUTES

Wednesday – March 13, 2024

@ Immediately following 5:30 p.m. Public Hearing

7421 Main Street West, Webster, WI

- I. **CALL TO ORDER** –Village President, Bill Summer called the meeting to order at 6:35p.m.
- II. **ROLL CALL** – Village President, Bill Summer; Trustees, Aaron Sears; Ed Dedman; Kelsey Gustafson; Tim Maloney; Matt Stuart and Charlie Weis; Public Works Director, Dean Phernetton; Police Chief, Stephenie Wedin; Clerk-Treasurer, Debra Doriott-Kuhnly; Village Zoning Administrator, Joe Atwood; Village Surveyor, Mark Krause; Greg Marsten – Burnett County Sentinel; Burnett County Administrator, Nate Ehalt; Village Residents, Russ Burford, Shaun Thayer, Rebecca Lieder; Jennifer Peacock and James Jana. Absent: None.
- III. **PUBLIC NOTICE OF AGENDA, DELETIONS/CORRECTIONS/APPROVAL** – Motion made by Trustee, Maloney to approve the agenda as presented; seconded by Trustee, Stuart. **Motion carried 7-0.**
- IV. **VISITOR RECOGNITION** – President, Summer gave to floor to Jennifer Peacock and James Jana. James stated they own property on Cedar St E East of Perch St and the cracks on Perch were addressed last year. He asked if there are plans to address the cracks on Cedar St. as they are getting bigger and deeper every year. Street Committee, Gustafson said he will investigate their concern and review the street repair budget.

Summer then gave the floor to Burnett County Administrator, Nate Ehalt to speak about Smith Pines Development and what Burnett County Housing Authority and Burnett County Development Association are doing. Nate said they have some ideas to bring to the Village for further conversations. He stated a hurdle the County sees for employers and the aging population is housing; there is a great need for housing in Burnett County. There has been work done, going back to studies in 2017-2018 with Yellow Lake Lutheran Church. The numbers are astonishing, especially the need for Senior Housing. And the area just covered Danbury, Webster, Siren and Webb Lake. Nate shared that the studies show the need for 96-100 Senior Housing Units, 70-77 Assisted Living Units and 35 Memory Care Units. After the studies, he reached out to developers he had worked with. They told him the demand is there and they could build it, but there was no way to staff it-can't find LPNs, CNAs, etc. Nate explained he knows there are many folks that want to remain in Burnett County, they don't want to age out and go somewhere else. The challenge is how does the County do that if not able to bring in younger workers to assure the folks have the services they need. Burnett County Development Association has been tasked with how to work with the local villages on exploring their housing capacities. He has had conversations with a developer specifically about Smith Pines. There is certainly a demand for Senior Housing and Workforce Housing in the area. The county recently established Burnett County Housing Committee and they will hold their 1st meeting in April. Nate shared that Burnett County is one of the fastest aging counties in the State. Russ Burford shared his thoughts on the history of Smith Pines created by a TID, demand and questions the need. Nate said there is a demand for housing, shared developer's expectations/needs and spoke of wealth transfer. He reiterated housing is at a critical level in Burnett County. Bill had volunteered, in the interim, to serve on the Burnett County Housing Committee. This appointment will be covered later in the meeting. Discussion ensued on housing needs, resources, funding, Smith Pines area for development and the Burnett County Housing Committee. Nate also spoke of Burnett County

Development Association assistance and coming up with a master plan for housing development in Smith Pines.

Discussion then turned to ADRC's building plans and Nate confirmed that the property next to the Gandy Dancer Trail is the Village's property and the County's commitment to a new ADRC facility.

Rebecca Lieder and Shaun Thayer spoke of water damage done at Rebecca's home due to water meter testing and dissatisfaction by the lack of communication (and action) from the Village and insurance company. Kuhnly, again, spoke to the insurance agent this afternoon; he has completed his investigation and will be reaching out to Rebecca to settle this claim.

- V. **APPROVAL OF MINUTES:** Motion was made by Trustee, Dedman to approve the February 14, 2024 Regular Board Meeting Minutes; seconded by Trustee, Gustafson. **Motion carried 7-0.** Motion was made by Trustee, Maloney to approve the February 26, 2024 Public Property Committee Meeting Minutes with change to VI. from 'maintenance of the area..' to "*Mark Krause agrees with a 99-year lease and the ownership of the property would stay with the Village because of the street and driveway. Also, the maintenance (of the street and driveway of that area- up to the ADRC site) would be done by the Village, which would be helpful to the ADRC*"; seconded by Trustee, Dedman. **Motion carried 7-0.** Motion was made by Trustee, Weis to approve the February 27, 2024 Plan Commission Meeting Minutes with change to VIII from "motion made by Trustee, Weis to accept....and recommend to the Village Board" to "*motion made by Trustee, Weis to forward the sample Short Term Rental Ordinance to the Village Board for their review and input before accepting and recommending...*"; seconded by Trustee, Maloney. **Motion carried 7-0.**
- VI. **APPROVAL OF VOUCHERS & RECEIPTS:** February 6, 2024 – March 10, 2024 vouchers in the amount of \$219,752.38 and receipts in the amount of \$8,965.22 were presented for approval. Motion was made by President, Summer; seconded by Trustee, Dedman to approve vouchers and receipts. **Motion carried 7-0.**
- VII. **COMMUNICATIONS:** None.
- VIII. **JUDICIAL – Chairman, Bill Summer:** The March Police Department scheduled was provided at last month's board meeting. Chief, Wedin read the total monthly calls for service – total of calls was 23.
- X. **PERSONNEL – Chairman, Ed Dedman:** Nothing New to Report.
- IX. **PUBLIC UTILITY – Chairman, Aaron Sears:** Chairman, Sears reported the village sewer rates are lower than neighboring municipalities (a comparison handout was provided in the meeting packet) and with the pending work that will be required at the sewer ponds, he suggests the board consider raising the sewer rates. Discussion took place on sludge removal. Sears will provide a recommended amount of increase at a future meeting.
- XI. **FINANCE – Chairman, Matt Stuart:** Trustee, Weis presented two banners for the Governor's Fishing Opener that will be placed by the existing Welcome to Webster signs; one on each end of the Village. Motion made by Trustee, Dedman to also purchase a \$500.00 Minnow sponsorship; seconded by Trustee, Stuart. **Motion carried 7-0.**
- XII. **PUBLIC PROPERTY – Chairman, Tim Maloney:** Maloney stated that the Public Property Committee, the Plan Commission and Village Board approved the change in ordinance 298-57 (d). Joe Atwood explained that now an application for a Conditional Use Permit from Wayne's Foods Plus must go before the Plan Commission and then back to the Village Board. He recommends a joint Plan Commission/Board

Meeting. Mark Krause concurred. Motion made by President, Summer to send Wayne's Foods Plus Addition back to the Plan Commission upon receipt of application for Conditional Use Permit; seconded by Trustee, Stuart. **Motion carried 7-0.**

The discussion and possible approval for ADRC securement of property will take place when ADRC gets the funding.

Motion made by Trustee, Gustafson; seconded by President, Summer to approve the bid, in the amount of \$6,400, from After Hours Construction to replace the façade overhang and handrails on the Community Center. **Motion carried 7-0.**

Motion made by President, Summer; seconded by Trustee, Weis to approve the purchase of six 2'X4' blue smoke colored acoustic panels, from ATS, for sound deafening in the Village Office. **Motion carried 7-0.**

XIII. **STREETS – Chairman, Kelsey Gustafson:** Nothing New to Report.

XIV. **DEVELOPMENT & ANNEXATION – Chairman, Charlie Weis:** Motion made by Trustee, Maloney to appoint Trustee, Weis to the newly formed Burnett County Housing Committee; seconded by Trustee, Stuart. **Motion carried 7-0.**

Weis stated he spoke to the new owner of the Mobile Home Park. The new owner questions the ordinances regarding the mobile home park. Weis explained them to him and told him about the qualifications for a variance. Weis also informed him what improvements the village is looking for to the property. Weis asked him to provide a three- year business plan.

XV. **CHAMBER OF COMMERCE –** Dedman reported the Chamber is very engaged in preparation for the Governor's Fishing Opener.

XVI. **WEBSTER RURAL FIRE ASSOCIATION MEETING UPDATE – Trustee, Tim Maloney:** Maloney reported the next meeting is scheduled for April 24, 2024 at 7 p.m.

XVII. **BURNETT COUNTY TOURISM COALITION - Trustee, Dedman:** Dedman reported the BCTC is busy with preparation for the Governor's Fishing opener.

XVIII. **ANNOUNCEMENTS & FUTURE MEETINGS:**

- **TBD *Plan Commission Meeting**
- **April 10, 2024 *Regular Board Meeting**

XIX. **ADJOURNMENT.** Motion was made by Trustee, Sears; seconded by Trustee, Dedman to adjourn the meeting at 8:17 p.m. **Motion carried 7-0.**

Respectfully submitted,
Debra Doriott-Kuhnly
Clerk-Treasurer
March 13, 2024

***These minutes are subject to approval at next month's Regular Meeting.

Village President, Bill Summer

Trustee, Ed Dedman

Trustee, Kelsey Gustafson

Trustee, Tim Maloney

Trustee, Aaron Sears

Trustee, Matt Stuart

Trustee, Charlie Weis

Attest: _____

Clerk-Treasurer