

**VILLAGE BOARD OF CLEVELAND, WISCONSIN**  
**MONTHLY MEETING**  
**TUESDAY, MAY 16, 2023**  
**MINUTES**

**I. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL/AGENDA APPROVAL.** President Jake Holzwart called the meeting to order and led the Pledge of Allegiance at 6:04pm on Tuesday, May 16, 2023, at Lakeshore Technical College in Centennial Hall, 1290 North Ave., Cleveland, Wisconsin. Board Present: Jake Holzwart, Village President; John Ader, Jon Hoffman, Danielle LaLonde, Barry Nelson, Barrett Paasch, Tom Warosh. Board Absent: None. Staff Present: Stacy Grunwald, Director of Village Services; Dan Reid, Police Chief; Julie Rusch, Deputy Clerk-Treasurer. Motion Hoffman/Nelson to approve the agenda as posted; carried without negative vote.

**II. CITIZEN INPUT AND COMMUNICATIONS**

**A. Request for streetlight at Jackson Dr terminus: Jeremy Kegler.** Referred to Public Works and Utilities Committee.

**B. Managed Services Proposal renewal: Intrac Technologies.** Referred to Finance Committee.

**C. Request to use Village Hall as a rest stop: Salvation Army.** Referred to Human Resources and Public Safety Committee.

No other communications to report.

*Sheryl Nehls, 1424 Webster Ln.* Stated discussing new sites for a public works garage and village hall was irresponsible given special assessments and increasing utility bills. She wanted a five-to-six-year notice prior to reconstruction of Webster Ln so she can leave the Village.

**III. REQUEST TO AMEND COMPREHENSIVE PLAN: Phil and Donna Wiemerslage**

**A. REVIEW REQUEST and PLAN COMMISSION RECOMMENDATION.** To allow construction of a single-family residence, the applicants wish to amend the 20-Year Comprehensive Plan to change their lot from *Environmental Preserve* to *Shoreline Residential*, which is consistent with neighboring properties to the north. The Plan Commission recommended approval of the amendment.

**B. PUBLIC HEARING.** Motion Holzwart/Ader to open the floor; carried without negative vote. No one present commented. Director Grunwald noted she received emails from *David Pfaffenbach, 1033 Lakeshore Dr.*, and *Hanna Edelglass, 1007 Lakeshore Dr.*, supporting the amendment. Motion Holzwart/Warosh to close the floor; carried without negative vote.

**C. DISCUSSION/ACTION.** Motion Warosh/Ader to adopt the findings of the Plan Commission and change the classification at 979 Lakeshore Dr. to Shoreline Residential; carried without negative vote. [Ordinance No. 2023-O-06]

**IV. 2023 STREET AND UTILITY PROJECTS: PRELIMINARY SPECIAL ASSESSMENTS**

**A. PUBLIC HEARING.** Motion Holzwart/Nelson to open the floor; carried without negative vote.

Comments/questions and responses by Village Board and staff are grouped by resident and not stated in chronological order.

*Dan Bartz, 805 Linden St.* C. Assessments are expensive. Is there something in place stating what percentage residents pay? It's time to do something to ease the burden. Many people won't be able to pay these assessments. The burden should be on the Village, not the homeowner. He may not be around to pay this off. He may not have the money to pay his assessment. Age equals disabilities: many people have medical expenses. The Village needs to start taking on the responsibility for these projects. R. During the last round of assessments, the Village did remove costs as assessable. Boards in the past have not wanted to look at the percentages. C. The water bills in the Village are very high. We pay monthly what other municipalities pay quarterly. R. The WWTP has an operating cost. There are also DNR mandated issues. The Village needs more residents to help decrease bills. C. Why was Linden St. not done three years ago? R. No bids were received. When should the Village start decreasing the percentage residents pay? There is an equity issue. C. What was the amount of the most recent bond financing? What percent of the project will it cover? R. There is \$1.6m left in the bond; the bid is \$2.2m. The Village is also doing the North Ave. water mains since Manitowoc County will be tearing up the road. C. How accurate are the preliminary estimates? R. They are based on bid so should be fairly accurate.

*Keith Grupe, 1239 W. Washington Ave.* C. If the Village does not change the policy, people will not move or build here. The Board needs to start lessening the burden, or the tax base won't grow. He can write off his assessments as a business expense; individuals are unable to do that. His understanding from being at the meeting on May 4 is the Board approved the motion regarding the project/bid award with the stipulation they relook at the assessment policy. There are streets that don't have curb and gutter. R. This is the last big project for a while. Maybe the Village can save some money, and re-look at the Special Assessment policy for the future. C. Wouldn't it be nice to get input from those affected before the project is done?

*Glenn Geiser, 1018 N. Westview St.* C. The standard of curb and gutter on every street is unnecessary; there is no benefit to W. Washington. He doesn't see standing water on the road or in the ditches. He ran the numbers, and curb and gutter, water mains, etc. account for 41% of his assessment. Resident input was requested after the project was bid which is backwards. Studies he's seen show curb and gutter are typically 35% of the cost. R. There is a cost to ditching, also. C. He lives on a part of Westview St. without curb and gutter and has seen no additional wearing. Doesn't feel the increased life of the road is worth the cost. He fears Westview will have curb and gutter installed the next time it is redone.

*Kim Geiser, 1018 N. Westview St.* C. It's time to look at the policy of curb and gutter. The interest on that portion alone is substantial. The Environmental Protection Agency doesn't like curb and gutter. W. Washington has no traffic and no new homes. No one hates the Village Board. If the Board makes decisions that directly affect her, she'll be upset.

*Sheryl Nehls, 1424 Webster Ln.* C. Her road was seal coated approximately 20 years ago. It's in great shape. What can the Village do to maintain the roads long term? R. The Village is maintaining roads. Funds are added to the budget each year. It is no longer chip sealing; there is a better process now being used.

*Becky Paasch, 1232 Franklin Dr.* C. Her road was done in 2011, with no curb and gutter. Lake Bluff Ct. does not have curb and gutter. This is a country village with farm fields. The Board is proposing curb and gutter on a dead-end road. There is no need for curb and gutter in the Village. If the Village doesn't grow, the tax base doesn't grow. It would have been nice if the Board talked to the homeowners in January, not after the project was bid. Now the Village will have to take on more debt.

*Wayne Clendenin, 1620 W. Washington Ave.* C. There was pressure to get the bid awarded. Pressure from who/what? R. The project timeframes dictated the need to award the bid and start the project. C. Were there any thoughts regarding not doing W. Washington? R. No. The Board looks at what's best for the Village as a whole, not individuals. They do not base their decisions on opinions; they are based on facts/professional input.

Trustee Nelson noted there are different people at the public input meetings as there are different people affected by each project. Special assessments are common in smaller communities; they don't have the tax base to cover the costs. He was undecided until listening to the engineer. The contractor could pull out, the projects could be delayed for a year, etc., which could result in ever higher costs.

*Nick Pahl, 916 Citrus Ln.* C. His road has curb and gutter, and the road is now smaller. A firetruck can't turn around on Citrus Ln now if there are cars parked on both sides of the road. What happened? Hazel St. was reconstructed, correct? Why does it look so bad?

*Mark Wiegand, 1632 W. Washington Ave.* C. No one wants curb and gutter. Why not put on a thick layer of asphalt and a good sealer? Everyone would be happy.

Trustee Paasch asked how many people in attendance would be negatively affected by the special assessments? At the May 4, 2023, meeting, two trustees voted against awarding the bid (Trustee Paasch and Trustee Warosh). They voted for the people. The Village Board accepted the bid without knowing what additional financing would be needed.

*Linda Engel, 874 Linden St.* C. She and her husband are grateful the road will be fixed; they have been waiting since they moved into the Village. They are glad curb and gutter will be installed as there are water issues on Linden. They also noted residents can pipe their sump into the stormwater system.

*Kyle Wallander, 782 Linden St.* C. He likes the project and is happy it's being done.

Motion Holzwart/Warosh to close the floor; carried without negative vote.

- B. SPECIAL ASSESSMENT POLICY.** After discussion, it was decided there will be a public input session at the June Finance Committee meeting to discuss options for funding future and/or current street projects, including possible changes to the current Special Assessment Policy.
  - C. PROJECT FINANCING.** Director Grunwald reported she received the needed figures from the accountant, and there was a shortfall of approximately \$600,000, most of which is water utility expense. She suggested the Board may prefer revenue-based financing (which would not count against the General Obligation cap) through the Board of Commissioners of Public Lands or a bank.
- V. MONTHLY VOUCHER REPORT.** Motion Warosh/Ader to approve the April 2023 monthly voucher report; carried without negative vote. Review of the GFL Environmental invoices referred to the Public Works and Utilities Committee.
- VI. EMPLOYEE HANDBOOK: Section 508 Use of Equipment and Vehicles.** The Human Resources and Public Safety Committee recommended approval of the revised policy on July 13, 2022, and the Village Board held over a decision until the Police Chief vacancy was filled. Director Grunwald and Chief Reid supported the amendment. Motion Ader/Hoffman to approve the revised Employee Handbook Section 508 Use of Equipment and Vehicles; carried without negative vote.

**VII. REPORTS**

- A. POLICE DEPARTMENT.** Chief Reid reported it will take some time to be up and running with new procedures, systems, programs, and Wisconsin processes. He's working with several other agencies, and all have been great to work with and very helpful. He appreciated the Board's patience.
- B. ADMINISTRATION.** Director Grunwald reported the annual financial report (Form C) was submitted to the State. The paperwork was filed to renew the licenses at the woodburning and compost sites. The sanitary site survey was done, and there were minor changes to be made to accommodate the DNR. The Village will no longer have to do PFAS testing due to excellent results. Trustee Ader reported he has been asked if the Village could offer a Clean Sweep for electronics recycling and/or large item disposal? Director Grunwald noted volunteers would be needed to staff the site. *Referred to Public Works and Utilities Committee.* Trustee Nelson asked if there was a place in the Village to take waste oil. Director Grunwald was not aware of any place local. Director Grunwald also noted that she received correspondence from Rep. Tittl regarding a proposal to fund shared revenue through state sales tax. The current shared revenue formula would be frozen; the proposed new formula would favor smaller municipalities.
- C. PLAN COMMISSION, 04/17/23, 05/03/23.** The Commission made draft findings on a zoning change request to allow the outdoor storage of items such as campers, RVs, boats, etc., in the I-1 *Industrial District*. Discussion of the marker donated by the State Historical Society was held over pending Trustee Ader's site plan. It was also reported that the proposed Lions Club shelter will be much more expensive than initially thought, and because it will be considered a commercial building, would require State approval.
- D. HUMAN RESOURCES AND PUBLIC SAFETY COMMITTEE, 05/10/23** All items on agenda.

**VIII. ANNOUNCEMENTS AND EVENT REPORTS.**

- A. MAY 19-20..... VILLAGE-WIDE GARAGE SALES**
- B. MON MAY 22..... PUBLIC WORKS AND UTILITIES COMMITTEE, 6PM**
- C. MON MAY 29..... VILLAGE HALL CLOSED/STAFF HOLIDAY**
- D. MON JUN 5..... MUNICIPAL COURT, 5PM**
- E. WED JUN 7..... PLAN COMMISSION, 6PM**
- F. MON JUN 12..... FINANCE AND BUDGET COMMITTEE, 6PM**
- G. WED JUN 14..... HUMAN RESOURCES AND PUBLIC SAFETY COMMITTEE, 6PM**
- H. TUE JUN 20..... VILLAGE BOARD, 6PM**
- I. ANY OTHER ANNOUNCEMENTS/EVENTS.** "Save Hika Bay" event at the former tavern on May 24, 2023, at 2pm.

**IX. CLOSED SESSION**

- A.** Motion Holzwart/Ader to convene in closed session pursuant to (1) Sec. 19.85 (1) (c), Wis. Stats., to consider compensation and performance evaluation data of any public employee over which the village board has jurisdiction; (2) Sec. 19.85 (1) (e), Wis. Stats., where competitive or bargaining reasons require a closed session to develop strategies to advance an economic development project in the vicinity of the I-43; (3) Sec. 19.85 (1) (f), Wis. Stats., to consider the financial, medical, or personal histories of specific persons, or the preliminary consideration of specific personnel problems which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of the person referred to in such histories or involved in such problems or investigations; and (4) Sec. 19.85 (1) (c), (e) and (f), Wis. Stats., to consider minutes for the closed sessions held at the March 21, April 11, April 13, May 1, and May 4, 2023, meetings. Roll call: all ayes. Motion carried. Director Grunwald assumed responsibility for the minutes through the end of the meeting.

*[The public and Deputy Clerk-Treasurer Rusch left the meeting—8:19pm]*

The Village Board considered a recommendation from the Human Resources and Public Safety Committee to support adjusting the hourly wage rate for the non-sworn police support position to bring compensation in line with the market; and discussed hourly wage rates for potential sworn support staff in the context of the adjustment.

*[Chief Reid left the meeting—8:56pm]*

Director Grunwald presented an update on the rehabilitation hospital project and the developer's consideration of an alternate site in the Village of Cleveland. The Village Board supported a financial investment as part of a development agreement and tax increment district and directed staff to continue moving forward with the developer.

Director Grunwald reported her medical leave was scheduled to begin on June 26, 2023, and discussed her concerns related to the performance impact on herself and staff as these relate to the medical issue and pending leave.

The Village Board discussed a former employee's conduct that interfered with recruitment for a police department vacancy and other actions that negatively impacted overall Village operations. The matter was closed due to the change in employment status.

Closed session minutes discussion was held over to allow more time for members to review them as some trustees could not open the minutes e-file.

- B. RECONVENE IN OPEN SESSION pursuant to Sec. 19.85 (2), Wis. Stats.** Motion Holzwart/Ader to reconvene in open session pursuant to Sec. 19.85 (2), Wis. Stats. Roll call—all ayes. Motion carried.
- C. ACT ON MATTERS (1) and (2) DISCUSSED IN CLOSED SESSION.** Motion LaLonde/Nelson supporting the Police Chief's market-based wage increase to retain the valuable and experienced Police Secretary and Court Clerk Rhonda Deehr; carried without negative vote. No action was taken on the second or third matters.

**X. MINUTES**

- A. RECONSIDER AND AMEND MARCH 21, 2023, MINUTES.**
- B. APRIL 11, 2023; APRIL 13, 2023; APRIL 18, 2023; MAY 1, 2023; AND MAY 4, 2023.**  
Minutes reconsideration, amendment, and approval (including matter 4, Item IX.A.) held over to the next regular meeting.

**XI. ADJOURNMENT.** Motion Ader/Hoffman to adjourn; carried without negative vote. The meeting adjourned at 9:52pm.

Respectfully submitted,  
Julie Rusch  
Deputy Clerk-Treasurer