

Minutes of the City of Chetek Common Council Meeting held on Tuesday, January 14, 2025 in the council room, 220 Stout Street, Chetek, WI. Also posted live on the City Facebook page

The meeting was called to order by Mayor Martin at 6:00 p.m. following a public hearing in regards to an ordinance amendment.

Members in attendance: Mayor Martin, Scott Bachowski, Earl Grover, Terry Hight, Thea Hempel

Public comments: Jeanne Anderson gave an update on parks and beaches for the Gotham Sports complex 181,124.00. Fundraising is still in full swing. The sports complex park will benefit everyone. April 26th fundraiser will be at the lakeside cantina. 2 grant application that has been submitted. Will be submitting another grant application. Paul Poppe chair of the parks and beach committee. Paul was interviewed for News 18. Jim Ellingson is also part of the parks and recreation committee. He said that it takes a lot of different people to put it all together. All the signage will be donated.

Bachowski made a motion to approve the agenda. 2nd by Hight. Carried.

Hempel made a motion to approve the consent agenda. 2nd by Grover Carried.

Council minutes and city claims: December Council, December Special Council Meeting

Department/Board reports as submitted - Library- December, EDC- December

Resignations and/or appointments from boards/committees:
General license/permits:

Old Business:

New Business:

Request to use Airport Park July 4-6 for the Annual Liberty Fest Art & Craft Fair

Bachowski made a motion that we approve the request to use airport park for July 4th-6th for liberty fest for the craft fair. Grover 2nd Carried

Resolution 2025-1 Delinquent Accounts to be uncollectible and write off This was a utility bill for an extra garbage pick up that was for a renter and the property sold so it was unable to go onto the tax bill for collection. Hempel made a motion to Resolution 2025-1 delinquent accounts to be uncollectible and write off. 2nd Bachowski. Carried

Resolution 2025-2 Appropriation of Funds for quarter 4 this is for appropriation of funds for the 4th quarter \$693.00 for National Night Out, \$1,000.00 for Shop with a Cop, and \$1,140.00 for law enforcement-equipment. Hight made a motion to approve 2025-2. Grover 2nd. Carried

Resolution 2025-3 Appropriate Revenues This is a clean up of the 2024 accounts. Taking the over revenues and moving them to where we need them. Bachowski made a motion to approve Resolution 2025-3. Grover 2nd. Carried.

Resolution 2025-4 Authorization to carry over unused Funds this is just 2 accounts that we have that was unspent in 2024 and to carryover into 2025. Hempel made a motion for Resolution 2025-4 to carry over unused funds. Grover 2nd. Carried.

Discussion for water main on Kleve St

Dan gave an update on the water main. This has been here since the 80s but we do have some liability. We would need to get an easement for part of the property. At one time the city did own the property before they sold it and a building was put onto it. We did not receive a grant last year

and we also did not receive a grant this year so it is up to the council as to whether they want to wait and try for a grant again or to take out a low interest loan. We are not on a time line at this time with it. It would have to be disclosed that there is a water main there and that we would need an easement for it. Bachowski asked what the plan for the building would be and at this time we do not know. The building is currently the Chetek Vet Clinic which has now closed. Hempel said that it could be a hindrance for selling the property. Bachowski would like to know when he plans to sell or when to see when. This property is in the TID so we possibly would be able to use some funds from the TID for this project. The council would like to see some options as they would not like to have to increase utility rates to pay back the loan if we were to go that route. They would like Dan to put some numbers together and report back to the council. Laura would help with this. Hempel said that she would talk to the owner and find out his plan and talk to the EDC.

Permission from council to use beach to access Ice Races

Dan talked to the Chief and he would like to have it closed when they are done with it. So there is no lake access when they are not using it. Bachowski asked who would be responsible for it and it would be the ice racing group and Chief does have a contact for a person should they need to get a hold of someone. Bachowski made a motion to grant permission to the ice racing club to use the beach access as long as there is a name supplied with a phone number of the responsible party to open and lock the gate back up. Grover 2nd. Carried.

Ordinance 798-A Chapter 118 – Article II Sec 118-75 through 118-77

This is what Joe explained during the public hearing adding 5 words in each of the 3 sections. Hight made a motion to adopt 798-A Chapter 118-Article II Sec 118-75 through 118-77. Hempel 2nd. Carried.

2024 Building Inspector Update

Super year for 2024 biggest year for improvements since Joe has been with the city. 85 permits were issued. \$4,076,050.00 in general improvements 6 new homes for \$1,779,000.00 for a total of \$5,855,050.00. Those numbers do not include the WWTP, water tower, and well house improvements of \$22,000,000.00. So a total addition of improvements to the city of \$27,256,600.00

Badger State Recovery Update

Time line of events at 625 4th street Badger State Recovery

Building 63,000 sq. ft

Land 2.3 acres

Rail access

October 22, 2024 issues an order to comply with ordinance 118-15 property appearance and maintenance.

December 12, 2024 applied for a Special Inspection Warrant to inspect the interior and roof

December 17, 2024 Special Inspection Warrant granted

December 17, 2024@ 2:00 pm myself, police and a general contractor entered the building for inspection
Inspection findings

- The building contains large quantities of flammable hazards
- The build contains human health hazards- mold, mildew, borax sodium tetraborate decahydrate other unknowns
- The building has sustained structural and physical damage to support columns, walls and ceiling
- The building has electrical hazards
- Water pipes have burst flooding the building- standing water present
- Placed a placard on the building, unsafe for human habitation that will remain on the building until repaired or removed
- Water has been turned off and advised the owner to shut off power and gas as well

State Statute 66.0413 allows the building inspector to place a Raze Order on a building to repair or raze a building that he finds to be so old, dilapidated, out of repair, dangerous, unsafe, unsanitary and unfit for human occupancy.

I have determined that the building is:

- Dangerous to the tenants
- Dangerous to the public
- The cost of repairs exceed 50% of the of the assessed value divided by the ratio of the assessed value to the recommended value.

Building Assessed Value 2024 \$ 315,000

157,000 divided by .7679 = 204,453

Roof repair alone \$500,000

Clean out and dispose the contents \$198,000 and 40 days to complete

No cost on actual structure, electrical or plumbing repairs yet

- Looking for council to send a notice with a timeline to repair or remove
- Notice should be sent by City Attorney
- Six months to a year

Joe was issued a special inspection warrant. Hempel would suggest an Oct 1 for clean up. Hight asked if he was aware of the price of the roof and yes the owner is aware. Hempel made a motion for the badger state recovery building that we do a raze order notice that it is repaired and cleaned out within 1 year of the city attorney's notice. Bachowski 2nd. Carried.

Closed Session: Bachowski made a motion to go into closed session. Hempel 2nd. roll call vote Bachowski-yes, Grover-yes, Hight-yes, Hempel-yes

Grover made a motion to go into open session. Bachowski 2nd. Roll call vote Bachowski-yes, Grover-yes, Hight-yes, Hempel-yes

Bachowski motioned to adjourn the meeting, 2nd by Grover. Carried.

Mark Eby, City Clerk