

VILLAGE OF PORT EDWARDS  
Port Edwards, Wisconsin

COMMITTEE: Planning,  
Legislative, Property,  
Information Technology

DATE: June, 6, 2023

TO: BETSY MANCL

cc: JOSEPH ZURFLUH  
DAILY TRIBUNE  
WFHR/WGLX  
JASON WORDEN

ERIK SAYLOR  
CALEB MCGREGOR  
SCOTT DREW  
LONN RADTKE

JEN MOORE  
TIARA GRUNDEN  
NICK ABTS

Purpose of Meeting: **Regular Monthly Meeting**

Attendance: T. Grunden, C. McGregor, J. Moore,

Citizens: Nick Abts, Janet Smith (Heartland Properties- Ripple Creek Apartments) Paul Kennedy (Intern)

**Subjects Discussed, Action Taken, and Board Action Required:**

1. ***Call to order:*** Meeting called to order by Grunden at 4:00 p.m.
2. ***Roll Call:*** All Present.
3. ***Approve the previous months minutes and Agenda:*** **MOTION** (Grunden/2<sup>nd</sup> McGregor) to approve minutes of the May 2, 2023 meeting and the agenda. Motion carried.
4. ***Public comments on agenda items:*** None
5. ***Committee Chairman's comments:*** None
6. ***Discuss/Action on Chapter 8 of the Village Ordinances- Public Works***
  - Discuss and Review Chapter 8 Public Works, Possible MOTION to approve changes to Chapter 8. Administrative changes and updates to outdated rules
  - The committee is not prepared to move forward with the motion at this time. The committee would like to hear an update on the status of the planning for the roads of the Nepco Lake HOA communities. We would like to wait to hear from the administrator for an explanation of the thought process.
7. ***Discuss and Review Chapter 1 General Government, Possible MOTION to approve changes to Chapter 1. Administrative changes and updates to accountability of the Board and other elected officials.***

- No action taken at this time. Committee would like further explanation from the Administrator

***8. Discuss and review Chapter 5 – Fire department, section 5.13 regarding language on Athletic Association. Possible MOTION to approve the recommended changes.***

- No action taken. Village Attorney will work on providing suggested language to change 5.13.

***9. Discuss and review Chapter 2, Village Board, specifically referring to recorded meetings. Possible MOTION to approve the language changes.***

- Recommended Changes to 2.06 (6) (c) All Village meetings, to the extent possible and reasonably practical, will be recorded for the public use and the historical record. These will be archived on the Village of Port Edwards “Utube” page <https://www.youtube.com/@villageofportedwardswi> and posted on the Village website.
- **MOTION** by Grunden/Moore to approve the language changes 2.06 (6) (c) All Village meetings, to the extent possible and reasonably practical, will be recorded for the public use and the historical record. These will be archived on the Village of Port Edwards “youtube” page <https://www.youtube.com/@villageofportedwardswi> and posted on the Village website.

***10. Discussion and Possible MOTION to approve language regarding donations to the Village.***

- No action at this time. The committee requested of the Village Attorney to create a donation policy.

***11. Ripple Creek Apartment discussion and Possible MOTION to approve transfer to Property Management for a payment of \$4604 and ending the 50-year lease.***

- Ms. Smith presented the case from Heartland stating they would like to purchase the Ripple Creek properties for the amount of \$4,604. The buildings don't have a mortgage and she explained that the reason is they are 30 years into the 50 year lease and they don't believe they can continue for 20 more years. She stated that the property is struggling and will be needing mechanical updates soon as they are 30 years old. She stated we should give it to them and they can get it back on the market and back on the tax roll.
- It was determined that the buildings are currently being taxed under personal property tax. The only part that is not on the tax roll is the approx 3 acres of land. Between the personal property taxes and the lease payments we likely would receive less revenue annually by selling it to them. It was also discussed that it didn't make sense to sell for that small amount of only \$4,604.
- After some discussion the committee decided not to take any action.

**12. Correspondence received:** Email from Eric Hummel- See Below.

**13. Future Agenda Items:** Donation policy, Update on Nepco transition planning, Chapter 8, Chapter 1

**14. Next meeting date:** 5 July, 2023 at 4:00pm

**15. Adjourn:** Adjourned at 5:46pm.

Tiara Grunden – Chairman

MEMO----

Ms Gruden:

I am writing to you in your capacity as Chair Person of the Port Edwards Village Planning, Legislative, Property & Information Technology Committee.

About two months has gone by without an update from Port Edwards on how the matter of the NEPCO Lake roads on the east side of the lake will be addressed once the area is returned to Port Edwards jurisdiction on January 1, 2024. I appreciate the matter of how the roads will be managed has several aspects to resolve. However, an update on progress would be appreciated. The last information shared was in an April 10 Transition meeting and a brief discussion at the April 22 Board Strategy meeting. A May NEPCO Lake Transition meeting was “penciled in” but did not take place.

It seems like a long time has past for “discussing this with our Attorney and internal to present a way ahead,” without some concrete results or options. My fear is that the questions being asked are mostly around **what** are the problems and **what** is the cost of taking over the roads versus **How** are we going to transfer the roads to Port Edwards in the spirit of providing similar “Incomparable Village Services” to all our residents.

I see the NEPCO Lakes roads matter is not on the April 6th PLPIT Meeting agenda. Could the NEPCO roads be mentioned under the Old Business agenda item with a request that the Village Administrator provide an update by the next full Board meeting that includes options on addressing the matter?

I appreciate the work the PLPIT Committee and the entire Board has driven to date on the transition of the NEPCO Lake properties back to Port Edwards. The roads issue is one where 90+% responding to a survey at the time of the Lake District petitions were sent were in favor of the roads becoming part of Port Edwards along with the properties. The actual surveys were delivered to the Village Administrator in late March. I have a survey summary by individual property and person including comments made if the actual surveys are desired and unavailable to the Committee.

There is no need to respond in writing to this email. I plan on attending the June 6 PLPIT meeting.

Regards,

Eric Hummel  
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