



VILLAGE BOARD MEETING
Minutes of July 20, 2015

President Swisher called the Village Board meeting to order at 5:30 p.m. The Pledge of Allegiance was recited.

In attendance: President John Swisher, Trustees: Fred Albert, Randy Bieri, Tim Semo, Donald Smith, Dale Theder and Kelly Wollschlager. Also in attendance: Administrator Mark Johnsrud, Library Director Luci Bledsoe, Fire Chief Jim Wolf, Police Chief Gary Bleecker, Wastewater/Water Superintendent Aric Mindemann, Attorney James Hammes and Clerk-Treasurer Joan Dykstra.

Statement of Public Notice

This meeting was posted and noticed according to law.

Approve Finance Report

A Semo/Bieri motion carried on a 7-0 roll call vote to approve claims totaling \$934,100.44.

Ambulance/Fire-EMS, Building Inspector, Police - information only

Department Reports

Police Chief Bleecker said they are training two new officers, there were only three fireworks complaints and a total of 346 stops were made in June consisting of speeding, seat belt violations and citations issued. These stops are all part of the grant we will be receiving.

Fire/EMS Chief Wolf stated we are up thirty six calls at this time from 2014. A community service event was held at Crossroads and on July 11th the Fire and Iron motorcycle club held their fundraiser for the AFS Burn Camp at the 100 block of S. Watertown Street.

Wastewater/Water Superintendent Mindemann said they have been locating, exercising and repairing curb stops and doing minor repairs at Well #2.

Library Director Bledsoe said the 5th child safety fair event will be held August 13th and is a community wide event which is free. The fire department, police department along with med flight will all be in attendance and available will be a \$2.00 hot dog meal.

Approve Village Board Meeting Minutes of June 22nd and Special Village Board Public Hearing Meeting minutes of June 29, 2015

A Semo/Theder motion carried to approve June 22nd village board meeting minutes and June 29th village board public hearing meeting minutes.

Public Comment – none

Notices and Discussion

Enclosed within the packet was a letter from the Jefferson County Administrator serving notice that the Jefferson County Library Board has taken final action to withdraw from the Mid-Wisconsin Federated Library System effective January 1, 2016 and create a two-county Federated Library System consisting of Waukesha and Jefferson Counties.

A dividend check was received through our insurance company the League of Wisconsin Municipalities Mutual Insurance in the amount of \$7,664.

A thank you note was received from Diana Thomas, coordinator with Run Walk Worship, stating it was a pleasure working with Zona at the Community Center for their event.

Trustee Wollschlager stated the Run Walk Worship had painted permanent markings on the village streets during the event. We need to inform all users of Village streets that this is not permitted.

Trustee Semo stated he will be stepping out of the meeting for a short time at 6:30 p.m.

VILLAGE BOARD MEETING
July 20, 2015

Administrator Report of July 20, 2015

Johnsrud reported that:

- 1) As of June 30, 2015 the General Fund Budget, water utility, sewer utility, TID #2 and #3, Library and Fire budgets are in compliance with Resolution 115-14 as adopted.
- 2) A grocery store market analysis prepared by Perkins in 2011 was reviewed to prepare letters of interest to Wisconsin grocers identifying Johnson Creek as a possible location for a grocery store.
- 3) Met with Paul Jadin, the President of the Madison Region Economic Partnership (MREP) of which Jefferson County is a member. MREP resources were discussed to encourage business development including possible investment, grant and incentive opportunities.
- 4) He was elected as Vice Chairperson of the Jefferson County Economic Development Consortium.
- 5) He was appointed to the Madison Area Technical College East Region Advisory Board by Madison Area Technical College President and Dean Jack E. Daniels III.

Committee/Commission Reports

The packet included minutes from July 13th Committee of the Whole and July 13th Plan Commission.

Rock River Coalition – Pat Giese

Pat Giese – 204 Serenity Ct. said she has been a member with the Rock River coalition since 2004. The Johnson Creek Watershed Alliance is in need of members and invites persons to participate in a Johnson Creek clean-up on Saturday, September 12th. She asked if the Village could provide a dumpster for this clean up and would consider becoming a municipal member of the Rock River Coalition. These requests will be brought to the next Committee of the Whole meeting on August 10th. Johnsrud pointed out that September 12th is the season opener for hunting archery deer and small game and encourages all who will be participating in the clean-up to wear blaze orange as only a portion of Johnson Creek is in the Village with the balance being in the Town of Aztalan to the Rock River. Albertz encouraged her to notify all private property owners along Johnson Creek of the clean up to obtain necessary permission.

Ordinance 08-15 Repeal and Recreate Section 221-3(B)(4) Parking Regulations

President Swisher stated the Village contracted with MSA for a \$7,000 traffic study on N. Watertown Street which recommended prohibiting parking due to unsafe conditions. Swisher also reiterated that both Police Chief Bleecker and Fire Chief Wolf expressed concerns of public safety vehicles using N. Watertown St. In addition, Swisher said, there have been numerous Village Board discussions as well as a public hearing on parking on N. Watertown St. Attorney Hammes stated this is now a danger per the MSA report and if we elect not to do anything we could be sued as this is now a known safety issue. Trustee Semo stated if we remove the parking the residents on N. Watertown St. will never get it back. Trustee Wollschlager said we need a short and long term plan and need to find alternative parking for those residents. The MSA report spoke about a connector street and this should also be discussed at the next Committee of the Whole meeting. Trustee Bieri asked when the no parking would take effect as to give the homeowners time to prepare. Hammes stated the ordinance can be revised to reflect a date in which it is effective. Recommendation was to make it effective September 1st, before school begins. Johnsrud stated the board can look at adjusting the zoning ordinances for that street to allow parking pads, adjust the front yard setback or green space at the Committee of the Whole meeting.

A Wollschlager/Swisher motion carried on a 5-2 roll call vote with Semo and Smith dissenting to waive the first reading of Ordinance 08-15 repeal and recreate Section 221-3(B)(4) parking regulations eliminating parking on the west side of N. Watertown St.

A Wollschlager/Albertz motion carried on a 4-3 roll call vote with Semo, Smith and Theder dissenting to adopt Ordinance 08-15 repeal and recreate Section 221-3(B)(4) parking regulations eliminating parking on the west side of N. Watertown St. effective September 1st.

Plan Commission

Resolution 65-15 Conditional Use Permit -350 N. Watertown Street – Gobbler Theater – Manesis & Associates, LLC

A Theder/Smith motion carried to approve the Plan Commission report to approve Resolution 65-15 Conditional Use Permit – 350 N. Watertown Street – Gobbler Theater – Manesis & Associates, LLC to permit an on premise monument sign of eight foot in height within Planned Business (PB) zoning per section 250-23(D) for the Gobbler Theater, 350 N. Watertown St.

Presentation of TIF and Future Debt by David Anderson – PFM (Public Financial Management)

David Anderson reviewed our general obligation debt and also gave a summary of the tax increment districts. The Villages general obligation debt as of Decenter 31, 2014 was \$9,345,000 with \$2,935,000 being supported by the tax levy. The other debt is fully supported by tax incremental district (TID) revenues. Proposed project funding for 2015 includes \$867,170 for general fund which is \$777,170 for the fire building, \$55,000 fire truck and \$35,000 for the end loader. TID #2 expenditures total \$1,480,000 for refinancing the \$1,320,000 existing debt, stormwater improvements of \$90,000 and cash grants of \$70,000. TID #3 expenditure projects for the borrowing include \$130,000 stormwater improvements, \$360,000 cash grants and \$923,492 for land purchase.

Anderson provided examples of structuring for the 2015 borrowing which are structuring the borrowing around the existing levy supported debt service or structure the borrowing around the existing Fire/Ems fund supported debt service. Anderson provided an example of future general fund borrowing to issue \$750,000 every three years for capital projects, or \$250,000 each year. Capital projects must be identified within the borrowing.

Anderson stated that debt service will drop in 2016 unless the board decides to maintain the same level of debt service. If the board wants to keep the levy the same and complete some needed capital projects a borrowing must be completed this year. *Semo left at this time.*

Johnsrud reiterated that this would be the time to get some needed capital projects completed without impacting the tax levy.

Anderson reviewed TID #2 existing debt and stated the 2008 notes of \$1,320,000 can be refinanced at this time. Refinancing through the Community Development Authority (CDA) would not affect the Village general obligation debt capacity. Anderson also recommended that the debt payable from TID #3 to TID #2 be forgiven at this time in the amount of \$461,000. TID #3 owes general fund approximately one million one hundred dollars. Anderson recommended having TID #3 make an annual payment to the General Fund to cover administrative expenses after the TID expenditure periods end to maintain the General Fund budgets without increased revenues or decreased expenditures. *Semo returned at this time.*

Anderson stated the Village Board needs to approve a Resolution to forgive TID #3 debt owed to TID #2 and refinancing of TID bonding. Johnsrud stated the general obligation debt and capital projects will be discussed as part of the budget process.

Resolution 66-15 Sale of Approximately \$1,750,000 Community Development Lease Revenue Bonds, Series 2015 (Tax Incremental District No. 2)

A Wollschlager/Semo motion carried on a 7-0 roll call vote to approve Resolution 66-15 Sale of Approximately \$1,750,000 Community Development Lease Revenue Bonds, Series 2015 (Tax Incremental District No. 2).

VILLAGE BOARD MEETING
July 20, 2015

Resolution 67-15 Authorizing Writing-Off Interfund Loan Debt of TID #3 from TID #2

An Albertz/Bieri motion carried on a 7-0 roll call vote to approve Resolution 67-15 Authorizing Writing-Off Interfund Loan Debt of TID #3 from TID #2 in the amount of \$461,425 reflecting \$434,937 principal and \$26,488 interest.

Resolution 68-15 Revision of Interfund Loan Rate to 3%

A Semo/Wollschlager motion carried on a 7-0 roll call vote to approve Resolution 68-15 Revision of Interfund Loan Rate to 3% which will affect interfund loans with Resolution 107-12.

Resolution 69-15 Accept and File Audited Financial Statements for Year Ended December 31, 2014 – Johnson Block & Company, LLC

A Smith/Semo motion carried on a 7-0 roll call vote to approve Resolution 69-15 to accept and file audited financial statements for Year Ended December 31, 2014 – Johnson Block & Company, LLC.

Resolution 70-15 Waste Water Treatment Plant – 2014 Compliance Maintenance Annual Report (CMAR)

A Theder/Albertz motion carried to approve Resolution 70-15 the Waste Water Treatment Plant, 2014 Compliance Maintenance Annual Report (CMAR).

Resolution 71-15 5K Run for the Fields – Johnson Creek School District

An Albertz/Semo motion carried to approve Resolution 71-15 5K Run for the Fields – Johnson Creek School District for the use of Village right of way and those parcels owned by the Village within the River Creek Centre subdivision for the use of a 5K Run for the Fields event scheduled for October 17, 2015.

Resolution 72-15 Award Bid – Grading Plan – Johnson Creek Wright Road Plat

A Smith/Wollschlager motion carried on a 7-0 roll call vote to approve Resolution 72-15 Award Bid Grading Plan Johnson Creek Wright Road Plat to Iverson Construction, LLC in the amount of \$73,387.

Resolution 73-15 Cabaret License – Firemen's Picnic – Firemans Park

A Bieri/Theder motion carried to approve Resolution 73-15 a cabaret license for the Firemen's Picnic at Firemans Park on August 1, 2015 from noon to 10:30 p.m.

Resolution 74-15 Operators Licenses – 2015/2016

A Smith/Albertz motion carried to approve Resolution 74-15 Operators Licenses for 2015/2016 for Chantiel M. Hoepfner and Tiffany M. Willing.

Resolution 75-15 Write-Off Outstanding Check

A Semo/Wollschlager motion carried on a 7-0 roll call vote to approve Resolution 75-15 to write-off outstanding check #33985 in the amount of \$35.60 from April 23, 2014.

Resolution 76-15 Award Bid – Sump Discharge – Police Department

A Smith/Theder motion carried on a 7-0 roll call vote to approve Resolution 76-15 Award Bid – Sump Discharge Police Department in the amount of \$2,455 to Gallitz Grading to place the sump discharge with a 4" PVC piping and all plumbing and excavation necessary to complete placement of the sump discharge from the building to the catch basin within the parking lot.

Resolution 77-15 Operators License Application

A Smith/Semo motion carried to approve Resolution 77-15 Operators License Application amending the operator's license application to include the policy for approval/denial.

Resolution 78-15 New Business RE/MAX Preferred

A Smith/Theder motion carried to approve Resolution 78-15 New Business RE/MAX Preferred at 545 Village Walk Lane #B.

VILLAGE BOARD MEETING
July 20, 2015

Resolution 79-15 Cabaret License – Rob’s Performance Motorsports - 601 Hwy Y

An Albertz/Semo motion carried to approve Resolution 79-15 Cabaret License – Rob’s Performance Motorsports 601 Hwy Y on August 14th and 15th.

Resolution 80-15 Authorizing Tanner Ridge Subdivision Homeowner’s Association to Mow and Otherwise Maintain Those Portions of the Dedicated and Unimproved Lands Located within the Tanner Ridge Subdivision

A Smith/Semo motion carried to approve Resolution 80-15 Authorizing Tanner Ridge Subdivision Homeowner’s Association to Mow and Otherwise Maintain Those Portions of the Dedicated and Unimproved Lands Located within the Tanner Ridge Subdivision.

Discussion and Recommendation – 236/238 Union Street

Albertz and Hammes met with family of Dan Biwer and they have signed the written authorization to be able to enter the property in order for the Village to get a quote for the cost of tearing down/removal/fill in/seeding etc. of the 236/238 Union Street property. A raze notice has been posted. It was recommended that Village Administrator solicit bids for the demolition of 236-238 Union Street and report back to the August Committee of the Whole. Smith requested that bids for demolition of 234 Union Street also be obtained.

Convene into Closed Session

A Wollschlager/Semo motion carried on a 7-0 roll call vote to convene into closed session at 7:25 p.m. Pursuant to Wisconsin Statutes §§19.85(1)(e) *deliberating or negotiating the investing of public funds whenever competitive or bargaining requires a closed session* – Option to Purchase - BBC Land Ventures, LLC – Lot 2, Lot 5 and Lot 6 River Creek Centre Subdivision and §§19.85(1)(g) *conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved* – Agreement of Settlement for Use of Village E-Mail Services – Peter Hartz) . . .

Reconvene into Open Session

A Bieri/Theder motion carried on a 7-0 roll call vote to reconvene into open session at 7:52 p.m.

Action from Closed Session

A Semo/Bieri motion carried 6-1 with Wollschlager dissenting to approve an Agreement of Settlement for Use of Village E-mail Services by Peter Hartz after employment with the Village.

A Swisher/Bieri motion carried to approve extending the option to purchase to BBC Land Ventures, LLC until December 31st, 2015.

Upcoming meetings:

- a. Plan Commission Meeting: August 10th at 5:00 p.m.
- b. Committee of the Whole Meeting: August 10th at 5:30 or immediately following Plan Commission
- c. Village Board: August 24th at 5:30 p.m.

Adjourn

A Semo/Smith motion carried to adjourn at 7:57 p.m.

Joan Dykstra
Village Clerk - Treasurer

Disclaimer: These minutes are uncorrected; any corrections made thereto will be so noted in the proceedings at which these minutes are approved.