



VILLAGE BOARD MEETING
Minutes of August 24, 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, Street Superintendent Lee Trumpf, Fire Chief Jim Wolf, Police Chief Gary Bleecker, Wastewater/Water Superintendent Aric Mindemann, Attorney Brian Brejcha and Clerk-Treasurer Joan Dykstra.

Statement of Public Notice – This meeting was posted and noticed according to law.

Approve Finance Report

A Theder/Semo motion carried on a 6-0-1 roll call vote with Wollschlager abstaining for check #35925 to approve claims in the amount of \$318,822.48.

Ambulance/Fire-EMS, Building Inspector, Police– *For Information Only*

Department Schedules/Reports

Police Chief Bleecker provided compliments to the Firemans Picnic, a speed grant runs thru September, one officer has resigned and will be hiring a new part-time officer and stated a new AED will be placed in the 2nd squad. The unit was awarded to the department at the Chief's Conference.

Library Director Bledsoe thanked the Village and staff for participation in the 6th annual safety fair. 250 persons attended the successful event. In addition, the summer reading program has come to an end and staff a currently training with Waukesha County for the changeover in January.

Wastewater/Water Superintendent Mindemann said their department is working on year end maintenance at the plant and will be doing fall flushing of the water mains.

Street Superintendent Trump said they have removed the lines on N. Watertown St and will putting no parking signs up and restriping September 1st. They will be trimming trees, doing street maintenance, mowing and composting the next weeks.

Fire/EMS Chief Wolf stated the department participated in the safety fair; five guys in the department ended a rapid intervention class over the weekend and will have six new members joining the fire department.

Approve Village Board Meeting Minutes of July 20th and Special Village Board Meeting of August 10th

A Smith/Semo motion carried to approve Village Board meeting minutes of July 20th and Special Village Board meeting of August 10th.

Minutes of Committee of the Whole of August 10th

For Information Only

Public Comment

none

Notices and Discussion

Trustee Wollschlager said he spoke with Thomas Paine on N. Watertown St about his single driveway and asked if he could park his car on the street with the flashers on while he removes the snow from his driveway. It was recommended to discuss this issue at the October Committee of the Whole meeting.

Johnsrud distributed a letter received from Kabrina Roth regarding the Village holding a Halloween Party.

Administrator Report

Johnsrud reviewed the Administrator Report including:

- 1) Update on the 2015 Wisconsin Department of Revenue Net new construction growth as determined by the WDOR. Net new construction growth was \$5,643,800 or a 1.92% increase of equalized value. Of this total the Village actively incented \$2,462,500 or .83%. Without these efforts the Village growth would have placed us about average for Jefferson County.
- 2) Update from the Wisconsin Department of Revenue on equalized value. Equalized value grew by \$2,063,900 or .70%.
- 3) The Wisconsin Department of Administration provided an estimate of Village population at 2,908.
- 4) To date 362 utility customers pay their bills through the use of auto-pay electronic payment out of 1,100 metered users.

Committee/Commission Reports

none

Community Development Authority

Report on Terms of Amended and Restated Lease of Certain Public Property Located in Tax Incremental District No. 2 &

Resolution 92-15 Approving an Amended and Restated Lease of Certain Property and Improvements by the Village, and Approving the Issuance of \$1,740,000* Community Development Lease Revenue Bonds, Series 2015 (Tax Incremental District No. 2) by the Community Development Authority, and Approving Related Documents and Transactions

David Anderson stated the results of the CDA Lease Revenue Bonds to finance the existing debt of \$1,320,000 and storm water improvements of \$90,000 and cash grants in TIF #2 for \$70,000 for a total borrowing/refinancing of \$1,740,000 with a true interest cost of 2.76%. With this true interest cost the Village will save \$50,000 in interest. We also have the change in increment value for 2015 of an increase of value of \$566,900 which is also a positive and the cash flow is excellent to pay off the debt for TID #2.

A Semo/Wollschlager motion carried on a 7-0 roll call vote to approve Resolution 92-15 Approving an Amended and Restated Lease of Certain Property and Improvements by the Village, and Approving the Issuance of \$1,740,000* Community Development Lease Revenue Bonds, Series 2015 (Tax Incremental District No. 2) by the Community Development Authority, and Approving Related Documents and Transactions.

Resolution 85-15 Cabaret License – St. Gabriel Church – 417 Union St.

An Albertz/Bieri motion carried to approve Resolution 85-15 Cabaret License for St. Gabriel Church – 417 Union St. from 3 p.m. to 8pm on September 12th, 2015 at 417 Union St.

Resolution 86-15 General Fund to General Assigned Fund from 2014 Budget

A Semo/Albertz motion carried on a 7-0 roll call vote to approve Resolution 86-15 General Fund to General Assigned Fund from 2014 Budget to transfer from the general fund balance to general assigned fund from the 2014 budget in the amount of 116,243.

Resolution 87-15 New Business – Lasting Skin Solutions, LLC – 215 Hunters Glen Ln.

A Wollschlager/Albertz motion carried with Smith opposed to approve Resolution 87-15 New Business – Lasting Skin Solutions, LLC -215 Hunters Glen Ln. welcoming Lasting Skin Solutions, LLC new business at 215 Hunters Glen Ln.

Resolution 88-15 Operators Licenses 2015-2016

A Bieri/Semo motion carried to approve Resolution 88-15 Operators Licenses for Terri A. Jimenez-Schulze and Michelle Ann Solem and to **deny** an operator's license to Christopher J. Reeves for Hi-Way Harrys.

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Resolution 89-15 Library Fund to Library Assigned Fund from 2014 Budget

An Albertz/Semo motion carried on a 7-0 roll call vote to approve Resolution 89-15 Library Fund to Library Assigned Fund from 2014 Budget transferring from the Library Fund to Library Assigned Fund in the amount of \$2,671 from the 2014 Library fund balance cash account to assigned reserves account with \$1,200 to strategic planning and \$1,471 for staffing.

Resolution 90-15 Transfer of Impact Fees for General Obligation Debt Service

A Wollschlager/Smith motion carried on a 7-0 roll call vote to approve Resolution 90-15 Transfer of Impact Fees for General Obligation Debt Service transferring \$3,895 of Impact Fees for the general obligation debt service payment related to park improvements.

Resolution 91-15 Addendum C to Mutual Aid Box Alarm System Agreement

A Smith/Semo motion carried to approve Resolution 91-15 Addendum C to the Mutual Aid Box Alarm System Agreement.

Resolution 93-15 Policy Renewal – League of Wisconsin Municipalities Mutual Insurance

A Wollschlager/Semo motion carried on a 7-0 roll call vote to approve Resolution 93-15 Policy Renewal – League of Wisconsin Municipalities Mutual Insurance for 2015-2016 coverage in the amount of \$84,178.

Resolution 94-15 Amend Administration Policy – Internal Controls – 2015-2016

A Smith/Bieri motion carried to approve Resolution 94-15 Amend Administration Policy – Internal Controls 2015-2016.

Resolution 95-15 Placement of Stop Signs – Wright Road at Deer Crossing

A Smith/Wollschlager motion carried to approve Resolution 95-15 Placement of Stop Signs – Wright Road at Deer Crossing.

Resolution 96-15 Award Bid - Asphalt Repair – Fire Station #1 – Parking Lot

A Smith/Wollschlager motion carried on a 7-0 roll call vote to approve Resolution 96-15 Award Bid – Asphalt Repair – Fire Station # 1 – Parking Lot to PLM Paving & Concrete, Inc. in the amount of \$5,120.

Resolution 97-15 Johnson Creek Clean Up Day – September 12, 2015 – Rock River Coalition

A Theder/Semo motion carried to approve Resolution 97-15 Johnson Creek Clean Up Day – September 12, 2015 Rock River Coalition. The Village will become a municipal membership to the Rock River Coalition and provide access to a dumpster for all collected debris and garbage for the event.

Resolution 98-15 Deny – Request for Loading Zone – N. Watertown Street – Schneider Printing

A Smith/Wollschlager motion carried to approve Resolution 98-15 Deny – Request for Loading Zone – N. Watertown Street – Schneider Printing.

Resolution 99-15 ALTA Survey - River Creek Centre - BBC Land Ventures, LLC-Scope of Service-MSA

A Smith/Semo motion carried on a 7-0 roll call vote to approve Resolution 99-15 ALTA Survey – River Creek Centre – BBC Land Ventures, LLC – Scope of Service – MSA in the amount not to exceed \$5,650.

Resolution 100-15 Award Bid – River Creek Centre Stormwater Improvements

A Bieri/Wollschlager motion carried on a 7-0 roll call vote to approve Resolution 100-15 Award Bid – River Creek Centre Stormwater Improvements to R&R Wash Materials, Inc. in the amount of \$58,768.

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Discussion and Recommendation – Demolition Bids 234-236-238 Union Street

Johnsrud stated three bids were received and opened at 5:00p.m. today. The bids for 236/238 Union Street were from:

Beaver Services, Inc. Beaver Dam - \$32,800
Robinson Brothers – Waunakee - \$35,600 + \$10,000 asbestos/lead paint allowance
Ross' Grading Inc, Mukwonago - \$20,675.63 plus \$1,500 asbestos + abatement

Bids were also received for 234 Union Street and they were:

Beaver Services, Inc. Beaver Dam - \$12,800
Robinson Brothers – Waunakee - \$12,790 + \$5,000 asbestos/lead paint allowance
Ross' Grading Inc, Mukwonago - \$11,049.11 plus \$1,500 asbestos + abatement

Bids were received for both buildings but a raze order has only been placed at 236/238 Union St.

A Semo/Wollschlager motion carried to open a public hearing at 6:32 p.m. Steve Wollin stated there are expensive washing machines in the building that could be sold. Johnsrud stated any personal property within the building, as per the contract, goes to the company that will raze the property. Laurie Adams questioned how you can operate a business at 234 Union Street without a restroom? The building inspector said as long as there is an available restroom within 500 feet; they are not required to have a restroom. If there is an interest in razing the second building the family will need to be contacted and a raze order placed on the building. A Semo/Bieri motion carried to close the public hearing at 6:35 p.m.

A Semo/Albertz motion carried on a 7-0 roll call vote to approve the bid from Beaver Services, Inc. in the amount of \$32,800 to raze 236/238 Union St and approve borrowing from the general fund to be reimbursed by bonding.

Discussion and Recommendation – Community Center – To the Pointe Performing Arts

To the Pointe Performing Arts have contacted the Village about renting the Community Center two nights a week. They are currently in the strip mall by Kwik Trip/Culvers and intend to close that site. Currently they are for profit but are considering becoming non-profit. They would be using the facility 30-40 weeks per year and would pay the Village \$125 a week. They would also need storage for their bars and portable mirrors.

A Semo/Wollschlager motion carried to discuss the renting of the Community Center to To the Pointe Performing Arts in closed session.

Convene into Closed Session

A Semo/Wollschlager motion carried on a 7-0 roll call vote to convene into closed session at 6:50 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* – Keagan Properties, LLC – Steve Kearns – Jon Green -585 & 777 Wright Road and Contract/Lease – To the Pointe Performing Arts – Johnson Creek Community Center and BBC Land Ventures, LLC – CSM Lot 1, Lot 5 and Lot 6 River Creek Centre Subdivision)).

Reconvene in Open Session

A Smith/Wollschlager motion carried on a 7-0 roll call vote to reconvene into open session at 7:17 p.m.

Action from Closed Session

A Smith/Bieri motion carried to not allow To the Pointe Performing Arts to rent the Community Center.

Set date for Strategic Planning Meeting – Village Board/Staff

September 9th at 5:30 will be the strategic planning meeting.

August 31st at 5:00 the Committee of the Whole will meet with the department heads.

September 14th at 5:30 the Committee of the Whole will meet with focusing on the Capital Outlay and budget.

Theeder asked if parking by the school can once again be discussed and was recommended to include on the October meeting agenda of the Committee of the Whole.

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Upcoming meetings:

- a. Plan Commission Meeting: September 14th at 5:00 p.m.
- b. Committee of the Whole Meeting: September 14th at 5:30 or immediately following Plan Commission
- c. Village Board: September 28th at 5:30 p.m.
- d. Committee of the Whole: September 28th – Administrator Budget – Immediately Following Village Board

Adjourn - A Semo/Smith motion carried to adjourn at 7:29 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.