

MINUTES OF REGULAR VILLAGE OF BELLEVILLE BOARD MEETING
HELD MONDAY, MARCH 3, 2008 AT
7:00 P.M. VILLAGE HALL - 24 WEST MAIN STREET

Call to order - The meeting was called to order by Village President Paul Ziehli at 7:03 PM.

Roll call by Clerk – Trustees present were: Kevin Porter, Gary Ziegler, Janet Hardyman, Josh Graves, Terry Kringle and Paul Ziehli. Excused: Deb Kazmar

Also present: Kevin Lord (MSA), Attorney Matt Dregne, Jim Mann (Ehlers & Associates), Rick Francois and April Little.

Posting of Open Meeting Notice – Little said it has been posted.

Visitors Who Would Like to Speak Now -none

Visitors Who Would Like to Speak on an Agenda Item - none

Approval of Minutes – Trustee Ziegler made a motion to approve February 7 and 18 meetings minutes; seconded by Trustee Graves. Motion passed unanimously.

Approval of Bills – none available

Committee Reports – No discussion.

President's Report – Local artist poster is available. Looking into a grant for the bridge replacement. Emergency snow removal grants may be made available by the state. Two old radios that could not be repaired were discarded. Evaluations for office staff will be done. Focus on Energy representative will assist the village with investigating energy improvements in Village Hall. Open house to meet village administrator may be held.

Old Business:

- A. **Water and Sewer 2008 Budget** – Trustee Ziegler explained how the sewer deficit of \$99,181 was proposed to be addressed. Trustee Ziegler made a motion to approve the 2008 water and sewer budget as presented; seconded by Trustee Porter. Trustee Kringle asked about the feasibility of residential sewer connection revenue projections. Trustee Ziegler replied that they took into consideration Virchow Krause's projections as well as the utility clerk's. Trustee Graves said he could not vote yes because growth projections were not realistic; expenses must be cut. Trustee Ziegler said that expenses were at bare minimum. Question about east interceptor funding; would be paid from remaining Clean Water Funds and undesignated sewer. Trustee Kringle suggested taking \$90,300 from old R&R and put it into the new R&R for 2008. Trustee Ziegler withdrew motion to approve and moved to table; seconded by Trustee Porter. Motion passed unanimously.
- B. **CDA By Laws and Rules of Procedure** – Trustee Ziegler made a motion to approve the CDA Bylaws as revised; seconded by Trustee Graves. Section 3 will be left in, remove 4 a-c and reword 4d according to statutes. Motion passed unanimously.
- C. **Proposed Ordinance #2008-03-01: Amendment to Section 12-2-26 Regarding Alternate Side Parking.** Trustee Graves said that there was a discrepancy with

signage and section 12-2-26 of the ordinance. In review, the majority of the complaints occur on dates with no snow. By eliminating “winter” and changing to “alternate” it eliminates winter-only association and allows for debris clean up in spring and fall. Typo on agenda: wrong section noted. Item tabled.

New Business:

- A. **Proposed Amendment of Comprehensive Plan to include West Side Developments (Alternative Two)** – Concern expressed about a long cul-de-sac in the Cosgrove area. Trustee Ziegler made a motion to approve the ordinance amending the comprehensive plan subject to Exhibit A being amended to change the long cul-de-sac in the future Shamrock Hills area east/west to a through street. Seconded by Trustee Kringle. Motion passed unanimously.
- B. **Discussion and Possible Action on MSA Change Order #8 – Wastewater Treatment Plant** – Trustee Ziegler made a motion to approve the change order in the amount of \$7694; seconded by Trustee Porter. Motion passed unanimously.
- C. **Proclamation for National Girl Scout Week March 9-15, 2008** – Trustee Ziegler made a motion to approve the proclamation for “National Girl Scout Week” seconded by Trustee Porter. Motion passed unanimously.
- D. **Participation in Federal Surplus Property Program for Sandbags and Emergency Supplies** – Trustee Ziegler made a motion to approve the \$500 program participation and enrollment fee, with funds to be used from emergency management. Seconded by Trustee Graves. Motion passed unanimously.
- E. **Approval of Park Use Permit Application for Belleville Chamber of Commerce for July 11-12, 2008 for American Music Festival** – Trustee Kringle made a motion to approve the permit application; seconded by Trustee Ziegler. Amended to include July 10 through 13. Motion passed unanimously.
- F. **Approval of Application for Temporary Class “B”/“Class B” Retailer’s License for Belleville Chamber of Commerce for July 11-12, 2008** – Trustee Ziegler made a motion to approve the application; seconded by Trustee Graves. Alcohol is to be contained in Community Park. Motion passed unanimously.
- G. **Planning Contract with MSA Professional Services Inc. for 2008** – Trustee Ziegler made a motion to enter into a 2008 planning contract with MSA; seconded by Trustee Kringle. Motion passed unanimously.
- H. **Proposed Task Order to MSA for Pedestrian Bridge Cost Estimate Study** – Kevin Lord said there is investigation of permit requirements and funding sources with the DNR and DOT. The task order could be refined further. Tabled until more information. Trustee Kringle asked for a breakdown of undesignated funds. Trustee Graves would like to see two separate orders, for removal and for new construction.
- I. **Hiring Process for Public Works Employee** – Trustee Ziegler said Committee is recommending hiring one employee now and one in fall. Trustee Ziegler made a motion to approve the hiring of a public works operator I; seconded by Trustee Porter. Motion passed unanimously.

- J. **Approval of Operator License Applications:** Trustee Graves made a motion to approve the applications to serve beverages for Benjamin B. Kiley (Belle Grille) and Juanita M. Andreas (Belle Grille); seconded by Trustee Ziegler. Motion passed unanimously.
- K. **Discussion and Possible Approval of Appointment of Member to Green County Development Corp.** – Trustee Porter volunteered to serve as representative. Trustee Ziegler made a motion to appoint Trustee Porter as representative to Green County Development Corporation; seconded by Trustee Kringle. Motion passed unanimously.
- L. **Discussion of Proposed Preliminary TIF 3 Project Plan and Boundaries** – Jim Mann presented a draft TIF 3 Project Plan and map. This is a mixed-use district with just over 30 percent of it being residential. This meets the 35 percent limit on residential development. The major phase I cost is a sewer interceptor and lift station, with total costs of \$4.18 million, but there will be contributions from other sources. Church Street reconstruction from sidewalk to sidewalk is included as a contribution as it is outside of the district (change to \$650,000 for village costs). Future phases include well upgrades, well addition and a phase IV development incentive. Adopting the plan does not approve these expenditures, however. They must be approved separately. It is expected to generate \$44 million in development assumptions over several years. Tax increment projected would be \$13.35 million.

A hearing will be held for recommendation to Village Board. That could be the same night to dissolve TIF 2. As long as overall expenditure cap is not exceeded, TIF 2 could make a contribution to the new CDA. Lord and Dregne will refine the public improvements and indicate TIF and non-TIF eligible costs. Minimum to borrow to begin the project is \$3.2 million + \$1.7 million in village expenses. It does not include borrowing expenses and capitalized interest the first few years. The School Street main replacement (six blocks) was not included in the draft report (\$545,000). Revised copies will be made available for Plan Commission packets on March 19.

- M. **Appointment of Member to Joint Review Board** – President Ziehli made a motion to appoint Trustee Kringle as his designee on Joint Review Board; seconded by Trustee Graves. Motion passed unanimously.
- N. **ADJOURN TO CLOSED SESSION for discussion of a Business Park Land Offer, Preparation for Negotiations of TIF-Related Development Agreements, and an Industrial Park Land Offer**, per WI Stats 19.85(1)(e) – Trustee Kringle made a motion to enter into closed session, per WI Stats 19.85(1)(e); seconded by Trustee Graves. Motion passed unanimously on a roll call vote. Closed session began 9:49 p.m.

CLOSED SESSION

O. RECONVENE TO OPEN SESSION

Trustee Ziegler made a motion to convene into open session seconded by Trustee Kringle. Motion passed unanimously. Open session resumed 10:54 p.m. Will check into making the Hicks Business Park lot saleable.

Trustee Ziegler made a motion to enter into a purchase agreement with SICO America;

seconded by Trustee Graves. Motion passed unanimously.

Discussion of TIF agreements. Attorney Dregne will meet with the developers.

P. Adjournment – Trustee Kringle made a motion to adjourn; seconded by Trustee Graves. Motion passed unanimously. Adjourned 10:56 p.m.

*By April Little, Administrator/Clerk/Treasurer
These minutes are not official until approved by the Board of Trustees.*