

MINUTES OF SPECIAL VILLAGE OF BELLEVILLE BOARD MEETING  
HELD MONDAY, JUNE 21, 2010 AT  
7:00 P.M. VILLAGE HALL - 24 WEST MAIN STREET

1. Call to order - The meeting was called to order by Village President Terry Kringle at 7:00 PM.
2. Roll call by Clerk – Trustees present were: John LaFay, Ben O'Brien, Terry Kringle, Jim Schmitz, Gary Ziegler, Deb Kazmar and Bonnie Wilcox

Also present: Greg Johnson, Ehlers & Associates; Jeff Hruby and Rob Montgomery, Montgomery Associates; Heinz and Dorothy Beutel; Rosemary Gall; Herb Blaser; Jim Root; Jean Kringle; Sharon Manion; Tom Reece, SAC Wireless; Laurine Lusk, Joe Donlin, Rick Francois, Marian Viney, Joe Donlin, and Jean Tretow.

3. The Clerk stated that the meeting has been noticed as required by law.
4. Visitors Who Would Like to Speak Now – None.
5. Visitors Who Would Like to Speak On an Agenda Item – See below.
6. **Consent Agenda: Trustee Kazmar made a motion to approve the consent agenda; seconded by Trustee Wilcox. Motion carried.**
  - a. Approval of Minutes (June 7, 2010)
  - b. Approval of Treasurer's Report for May 2010 (Utility Funds)
  - c. Approval of Operator License Application for Melissa C. Babler (The Nest)
7. Committee Reports – None.
8. President's Report – None.
9. Administrator/Clerk/Treasurer's Report – Email is functional; Village web site is not.

10. **Unfinished Business:**

**a. Lake Restoration Project -**

- i. **Future Borrowing Options / Priorities** – President Kringle explained that the Village Board has been working on borrowing options for over a year and a half. He provided information on the Village's debt limit. Recommended maximum borrowing is 75 percent of debt capacity, according to the Village's financial advisor, or approximately \$1.1 million that may be borrowed. Levy limit and budget restraint limits also apply. From 2010 to 2011, the debt service levy rises from 77 cents to \$1.27 without further borrowing. He listed ten potential lake/park projects and other coming obligations, including Highway CC construction and emerald ash borer control.

Greg Johnson: The Village Board is not borrowing money this evening. The

debt levy decreases as the years go by to leave room for future capital borrowings. The equalized value of the Village is projected at modest increases without considering major new growth (inflationary only). Johnson presented two financing options with offsetting revenue sources. Option 1 (as presented) would include the lake base plan, old library maintenance, and dam analysis work resulting in a borrowing size of \$1.165 million. Option 2 is the same but includes expanded lake plan and pedestrian bridge resulting in a \$1.785 million borrowing. Information for a separate water and sewer revenue bond was provided, at a borrowing size of \$440,000. Utility revenues must cover debt payments; utilities are not subject to the 5% borrowing limit.

Option 1 would be a State Trust Fund Loan / Build America Bond at a 20-year financing term. Payments would be relatively flat over time. In 2012, payments begin at an additional 43 cents. Option 1a: structure has lower initial impact starting at an additional 36 cents in 2012. Interest costs are \$713,000 for option 1, and \$708,000 for 1a. Option 1 puts borrowing capacity at 75.75%. Thus, option 1 takes the Village to the recommended debt limit.

Option 2 adds expanded lake project and footbridge. It uses same mechanism, with level net payments. Tax rate spikes to \$1.91 in 2012. Option 2a has payments adjusted for tax rate. Debt tax rate increases to \$1.76 in 2012. This will take Village to 82.28% of debt limit used, over Ehlers' recommendation. Growth rate and debt payoff are factors in capacity. Projected growth is conservative. A breakdown of water and sewer debt for the Highway 92 project was also provided.

President Kringle presented information on the Village's current expenditure obligations and funding. The Village needs to consider its maximum amount of funding. Some additional revenue sources may be Verizon tower lease revenue, capital funding, and expenditure restraint funds. The Village could finance the \$1.1 million without increasing the tax levy. The numbers account for existing debt payouts. Final decisions on borrowing will probably be in September.

Rick Francois: He hoped the Village Board would go forward with the lake project. He felt that this is "good debt" from a business perspective because it will do so much for Belleville. He preferred the maximum borrow.

Rosemary Gall: the play of money affects the project.

Laurine Lusk: She believes there will be a successful fundraising effort.

Trustee Ziegler: what is the time frame for project completion? Hrubby – Substantial completion is June 2011.

President Kringle said he would participate in the discussion as the borrowing affects more than just the lake project but would abstain from voting.

**Trustee Wilcox made a motion to borrow up to \$1,165,000; seconded by Trustee LaFay.**

Trustee Schmitz: north side residents are getting screwed. That will dictate

donations. The lake is the number one valued assets. Trustee Wilcox: this takes a chance on bankrupting the Village. The job of the Village is not to overspend. Trustee Schmitz: must look at this positively. Trustee LaFay: simply need to decide to what to spend.

Heinz Beutel: if it will be the lake base plan only – he is concerned about never seeing water. He feels that there is sufficient ground water that makes an additional gate unnecessary. Jim Root: all additional money is being spent on the North Shore. President Kringle: the North Shore is losing the water. It will be marsh because the carp will be gone. Hruby: the lake levels will be the same.

Rosemary Gall: does this motion need to be done now? Figures do not account for fundraising proceeds. President Kringle: yes because you don't vote for spending unless you know how you will pay for it. Trustee O'Brien: the problem is nothing is guaranteed at this point. Gall suggested that the Village put a hold on the project.

Herb Blaser: can the Village go with the expanded plan later? Hruby: will want the work to be done over the winter; delaying will cause a draw down through another winter. Hydraulic dredging will be more expensive; it is cheapest to do work now. It would need to be finally decided at the start of winter – December at the latest. The schedule is not yet that detailed with the contractor; could ask for a detailed schedule. Weather will also be a factor. Gall: she would expect most funds to come in at the end of the year.

**Motion carried 4-2 on a roll call vote with President Kringle abstaining and Schmitz and Ziegler voting no.**

**ii. Lake Project / Park Restoration Options**

Hruby: The dam repair has to be done regardless of whether the lake is done. Montgomery will advocate for minimal repairs; spillway capacity is the main issue. Resolution is required before the lake is refilled.

Jean Kringle: spoke in favor of not limiting the project scope. Park improvements can be done in the future as they are outside of the project schedule confines.

Hruby: fish ladder / kayak run would be along north side of dam – conceptual costs are \$125,000 and \$250,000 respectively. Heinz Beutel: he feels usage would be limited for these.

Trustee Ziegler made a motion to that the priority list be as follows; seconded by Trustee O'Brien.

First Priorities: Dam repair (hope to have information before September) / Hwy 92 / Base plan for lake restoration; Second: Lake expanded plan and Third: Community Park restoration (from dredging spoils).

Motion carried on a roll call vote with President Kringle abstaining.

**iii. Construction Operational Hours – No discussion.**

- iv. **Fundraising Committee Appointments / Process** – President Kringle is recommending three people: Herb Blaser, Rick Francois and Trustee Kringle. Trustee Ziegler made a motion to approve the recommendations; seconded by Trustee Schmitz. Motion carried.
- b. Proposed Ordinance Amendments – All tabled.**
  - i. Proposed Ordinance 2010-06-01: An Ordinance Amending Title 2 Chapter 6
  - ii. Proposed Ordinance 2010-06-11: An Ordinance Creating Title 7 Chapter 2 Section 19 Relating to Licensing and Regulation of Beer Gardens
  - iii. Proposed Ordinance 2010-06-12: An Ordinance Creating Title 7 Chapter 2 Section 20 Relating to Licensing and Regulation of Sidewalk Cafes
- c. Compliance Annual Maintenance Report Approval – Tabled.**
- d. Recommendations from the ADA Committee – Tabled.**

## 11. New Business:

- a. **Award of Lake Restoration Construction Bids; Recommendation from Lake Committee** – President Kringle recused himself. Trustee Ziegler conducted the section of the meeting. Hrubby said that alternates were submitted for expanded plan. Four bids were received: Speedway was low bid (\$1.676 million) for base plan and was under the opinion of probable cost. Advance Construction is low bid on expanded plan (\$2.112 million), followed by Speedway (\$2.116 million). An alternate deduct was included if contractor removed all material off site; only one bidder bid made that proposal. Speedway and Advance both had good references. They recommend if they go with base plan, it would be Speedway. If expanded plan, it is a toss up between Advance and Speedway. Village Board could request a detailed schedule and information on storage of materials. Jerry Butts said Advance was already doing a project in Belleville, and were one of the best he's worked with.  
  
Rick Francois said he and the other west side developers could all take the fill. Rob Montgomery: low cost depends on scope of the project. Could ask contractors for clarifying details that may be useful in the decision. There is no harm in confirming a decision in two weeks, but 60 days is the maximum for award. Ability to start would be after Community Picnic. We may have clarity soon on the DNR grants and dam requirements.  
  
Trustee Ziegler: asked Joe Donlin if Lake Committee wished to give input on an award. Donlin: Lake Committee could have short meeting immediately before Village Board. Questions would be for Advance and Speedway only. **Trustee Wilcox made a motion to defer award pending further information from Montgomery Associates; seconded by Trustee LaFay. Motion carried with President Kringle abstaining.**
- b. **Proposed Sewer Use Adjustment Policy** – Trustee Ziegler made a motion to adopt the policy with two suggested changes included; seconded by Trustee Schmitz. One is typo; one moves the application deadline to within 20 days of billing month. Motion

carried.

- c. **Approval of Nomination for Economic Development Committee Member** – President Kringle nominated Scott Hayes. Trustee Kazmar made a motion to approve the appointment of Scott Hayes; seconded by Trustee Wilcox. Motion carried.
- d. **Proposed Lease Agreement with Verizon Wireless** – Tom Reece for Verizon Wireless was present. There is an access easement presently to the US Cellular tower; they are discussing use of this easement with owner Mr. Fahey’s attorney. Trustee Ziegler made a motion to approve the land lease agreement with Wisconsin RAS Limited Partnership contingent that the lessee be able to gain easement for access; seconded by Trustee Wilcox. Verizon will cover the costs for legal and attorney work. Motion carried.
  - i. **Lease Income Usage** – Trustee Ziegler made a motion to place money from the lease agreement into the water fund; seconded by Trustee Schmitz. Motion carried. Initial amount would be \$14,400 annually.

12. **ADJOURN TO CLOSED SESSION** for discussion of: a) **Purchase of Cosgrove Wetlands / Stewardship Grant Award** and b) **Sale of Village Property** per Wis. Stats. 19.85(1)(e) – Not held. No word from Chalet on right of refusal for property sale, or DNR regarding wetland property appraisals.

13. **Other Business:** Village offices are closed Monday, July 5. Future meeting dates were noted.

14. **Adjournment** – Trustee Schmitz made a motion to adjourn; seconded by Trustee LaFay. Motion carried. Adjourned by President Kringle at 9:40 PM.

*By April Little, Administrator/Clerk/Treasurer*

*These minutes were approved by the Belleville Board of Trustees on July 6, 2010.*