



MEETING MINUTES– VILLAGE BOARD (Regular)

Date/Time: Tuesday July 17th 2018 - 6:00 P.M.

Location: Village Office

ROUTINE ITEMS TO BE ACTED UPON:

1. Call to order/Roll Call. Meeting called to order at 6:00pm by Rich Heidel. Roll call: Tim Carpenter, David Dillenburg, Rich Heidel, Ed Kazik and Debbie Schumacher were present.
2. Certification of the open meeting law agenda requirements and approval of the agenda. Motion made by Rich Heidel, second by Ed Kazik to approve the agenda as presented. The motion passed unanimously.
3. Pledge of Allegiance: Those present recited the Pledge of Allegiance.

4. PUBLIC HEARINGS:

A. PUBLIC HEARING – Conditional Use Permit (CUP) Revocation: Rich Heidel introduced the hearing and asked for any public comments. This public hearing was held to consider revocation of the CUP approved in 2016 for operation of a shingle recycling business (HB-859 & HB-859-8, Nick Thomas, SPS Roofing, Asphalt Roofing Materials Recycling). The Planning and Zoning Commission has recommended the CUP be revoked. Planning & Zoning Commission members discussed this issue and recommended the revoking of the permit. Aaron Kramer, Administrator told the Board that the DNR also issued a Notice of violation to SPS Roofing System, LLC as well as the property owners because of the lack of progress in the cleanup. Brown County has terminated its contract with SPS Roofing, LLC for the recycling of shingles. No further comments were given, the hearing was closed.

B. ACTION on aforesaid agenda item: Motion made by Debbie Schumacher, second by Ed Kazik, to revoke the CUP. The motion passed unanimously.

C. PUBLIC HEARING - Consider Sign Ordinance Amendments regarding Ground Signs, Electronic Message Centers, and Temporary Signs and Establish Public Hearing (Planning and Zoning Commission):

Rich Heidel opened the hearing regarding the amendments to the sign ordinance. No comments were given from the public. Planning and Zoning Commission members reviewed the amendments and recommended it be approved. The hearing was closed.

D. ACTION on aforesaid agenda item – Ordinance 2018-07 (AN ORDINANCE TO AMEND THE CODE OF THE VILLAGE OF HOBART, CHAPTER 295 THEREOF, ENTITLED “ZONING”, TO CHANGE REGULATION OF SIGNS): The purpose of this section is to amend the regulation of signs to address 1) larger and taller signs along corridors with higher speed limits for improved visibility and traffic safety, 2) electronic message centers, permitting businesses to employ this common advertising medium, and 3) temporary signs of limited duration permitting businesses and organizations to advertise for limited durations in an economical manner. **Motion made by Rich Heidel, second by Ed Kazik, to approve the Ordinance 2017-07 amendment to Chapter 295. The motion passed unanimously.**

5. CONSENT AGENDA: Motion made by Tim Carpenter, second by Debbie Schumacher, to approve the consent agenda items. The motion passed unanimously.

- A. Payment of Invoices; B. VILLAGE BOARD: Minutes of July 3rd (Regular) 2018; C. PLANNING AND ZONING COMMITTEE – Minutes of June 12th 2018 meeting; D. JOINT REVIEW BOARD (TID #1) – Minutes of June 5th 2017 meeting; E. JOINT REVIEW BOARD (TID #2) – Minutes of June 5th 2017 meeting; F. ALCOHOL AND OPERATORS LICENSES (none were submitted)

6. ITEMS REMOVED FROM CONSENT AGENDA: None.

7. CITIZENS' COMMENTS, RESOLUTIONS AND PRESENTATIONS:

- A. **DISCUSSION AND ACTION – Resolution 2018-12 (A Resolution Authorizing the Issuance and Sale of \$2,715,000 Water System Revenue Bonds, Series 2018A, of the Village of Hobart, Brown County, Wisconsin, and Providing for the Payment of the Bonds and Other Details With Respect to the Bonds):** David Anderson from PFM was present to discuss the bonding for the water tower. This bond will be paid for out of TID revenues and does not count against the GO debt limit. We received an A+ Rating for our very conservative finances. The bonds will close August 7, 2018. **Motion made by Ed Kazik, second by Rich Heidel, to approve Resolution 2018-12. Roll call vote: Tim Carpenter, aye, David Dillenburg, aye, Rich Heidel, aye, Ed Kazik, aye, and Debbie Schumacher, aye. The motion passed.**

- B. **DISCUSSION AND ACTION – Resolution 2018-13 (Resolution Providing for the Sale of Approximately \$1,015,000 Taxable General Obligation Promissory Notes):** The notes in this sale are taxable and the developers will be repaying the entire note. **Motion made by Rich Heidel, second by Tim Carpenter, to approve Resolution 2018-13 for the sale of \$1,015,000 notes. Roll call vote: Tim Carpenter, aye, David Dillenburg, aye, Rich Heidel, aye, Ed Kazik, aye, and Debbie Schumacher, aye. The motion passed.**

8. VILLAGE ADMINISTRATOR'S REPORT/COMMUNICATIONS

- A. **UPDATE – Possible Water Rate Increase:** Aaron Kramer, Administrator told the Board that Jerry Lancelle attends the Green Bay Water Utility Technical Committee meetings. Jerry reported that at the last meeting the increase for purchased water was discussed. the rate for Wholesalers is 9.1% at this time. This increase is not to pay for any of the lead abatement work going on for City of Green Bay. We will begin our water rate study when Green Bay has finalized their discussion on rate increases. Education and notices to our customers will be increased so everyone is aware of the increase that will be coming. No action is required this evening.

9. COMMITTEE REPORTS AND ACTIONS:

- A. **DISCUSSION AND ACTION – Establish Public Hearing (Conditional Use Permit, 4735 Fonda Fields, HB-2485):**

Staff requested the Board schedule a Public Hearing for the August 7th Board meeting to consider a CUP for Estate Fence exceeding maximum height in front yard. (Planning and Zoning Commission)

Motion made by Rich Heidel, second by Ed Kazik, to set the hearing for August 7th. The motion passed unanimously.

- B. **DISCUSSION AND ACTION – Establish Public Hearing (Conditional Use Permit, 4590 Choctaw Ct, HB-1491- A-201):** Staff requested the Board schedule a Public Hearing for the August 7th Board meeting to consider CUP for Estate Fence exceeding maximum height in front yard. (Planning and Zoning Commission)

Motion made by Rich Heidel, second by Tim Carpenter, to set the hearing for August 7th. The motion passed unanimously.

- C. **DISCUSSION AND ACTION – Establish Public Hearing (Conditional Use Permit, Lot 2 CSM, parcels HB-950, HB-950-1, HB-950-2, HB-326, Camber Ct., Storage Warehousing):** Staff requested the Board schedule a Public Hearing for the August 7th Board meeting to consider CUP for Storage Warehousing as a portion of proposed development. (Planning and Zoning Commission). **Motion made by Rich Heidel, second by Ed Kazik, to set the hearing for August 7th. The motion passed unanimously.**

D. DISCUSSION AND ACTION – Establish Public Hearing (Revocation of Conditional Use Permit, HB-1398, 3670 W. Mason St.): Staff requested the Board schedule a Public Hearing for the August 7th Board meeting to consider revocation of CUP approved in 2012 for semi-tractor and trailer repair, and welding fabrication shop. (Planning and Zoning Commission). **Motion made by Rich Heidel, second by Ed Kazik, to set the hearing for August 7th. The motion passed unanimously.**

E. DISCUSSION AND ACTION – Establish Public Hearing (Rezoning, HB-196-1, 2037 Green Acres Ct.)
Staff requested the Board schedule a Public Hearing for the August 7th Board meeting to consider rezoning to R2R-Rural Residential as a condition of CSM approval. (Planning and Zoning Commission). **Motion made by David Dillenburg, second by Ed Kazik, to set the hearing for August 7th. The motion passed unanimously.**

F. DISCUSSION AND ACTION - Certified Survey Map (Parcels HB-950, HB-950-1, HB-950-2, HB-326):
Staff requested the Board approve the CSM creating parcels for business, industrial development. (Planning and Zoning Commission). Aaron Kramer, Administrator presented the CSMs for discussion. There is a 3-lot CSM which includes an out lot and the second CSM is made from Lot 2 or the original CSM. There is .3 acres being quit claimed to the neighboring property owner to correct past land splits where GIS was not used to create the lot lines.
Motion made by Ed Kazik, second by Tim Carpenter, to approve the CSM's as presented. The motion passed unanimously.

G. UPDATE – Joint Review Board Annual Meeting: The JRB for both TID #1 and TID #2 held their annual meetings today. Aaron Kramer, Administrator presented the annual financial updates for each group. Mr. C. Weininger, Brown County Administrator, reviewed all of the developer's agreements.

10. OLD BUSINESS:

11. NEW BUSINESS (Including items for future agenda consideration or Committee assignment)

A. DISCUSSION AND ACTION - Sewer Utility Summer Sprinkling Crediting Policy: Discussion was held on the policy which was adopted in 2016 and implemented in 2017. The policy will be revisited to evaluate the credit and way the credit is applied for future billings. More information will be sent to the residents on how the credit is applied.

B. DISCUSSION AND ACTION – Fire Department Personnel Compensation:

Aaron Kramer, Administrator spoke with the Board about the Fire Department compensation. The last increase in compensation for our fire department personnel was in 2015, which amended the 2012 pay scale. Mr. Kramer met with the firefighter to discuss this plan. The firefighters asked Mr. Kramer to look into the department being paid on a quarterly basis. Mr. Kramer will revise the policy and this item will be brought back for action at a future meeting.

C. DISCUSSION AND ACTION – 2019-2023 Capital Projects Plan: Staff is seeking approval of the proposed 2019-2023 Capital Projects Plan. Mr. Kramer presented the plan for the Board to review. **Motion made by Ed Kazik, second by Debbie Schumacher, to approve the 5-year capital Projects Plan. The motion passed unanimously.**

D. DISCUSSION AND ACTION – Request for Funds from Wisconsin League of Municipalities

The League is requesting a one-time, \$1,200 donation from each member community to fund their efforts to lobby on the Dark Store and Walgreens tax issue. **Motion made by Ed Kazik, second by David Dillenburg, to approve the donation of \$1,200.00 to the League for the Dark Store lobby issue. The motion passed unanimously.**

E. DISCUSSION - Items for future agenda consideration or Committee assignment: there are 5-hearings scheduled for the August 5th meeting.

The Board took a short recess at 7:45pm.

F. ADJOURN to CLOSED SESSION (7:55 PM): Motion made by Rich Heidel, second by Tim Carpenter to move into closed session 1) Under Wisconsin State Statute 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. RE: Fee-to-trust issues, Abandoned railroad R-O-W, and Special event permit litigation; 2) Under Wisconsin State Statute 19.85 (1) (e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session RE: TID Projects, Hobart-Lawrence Water Service, and 3) Under Wisconsin State Statute 19.85 (1) (c): Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. RE: Personnel Roll call vote: Tim Carpenter, aye, David Dillenburg, aye, Rich Heidel, aye, Ed Kazik, aye, and Debbie Schumacher, aye. The motion passed, the Board moved into closed session at 7:55pm.

G. CONVENE into open session: Motion made by Dave Dillenberg. Second by Tim Carpenter to return to open session. Roll call vote: Tim Carpenter, aye, David Dillenburg, aye, Rich Heidel, aye, Ed Kazik, aye, and Debbie Schumacher, aye. The motion passed, the Board returned to open session at 10:00pm.

H. ACTION from closed session: – Motion made by Rich Heidel, second by Tim Carpenter, to approve the Development Agreement between the Village and KES Commercial Properties, LLC. The motion passed unanimously.

12. ADJOURN (10:01 PM): Motion made by Tim Carpenter, second by Dave Dillenberg to adjourn. The motion passed unanimously. The meeting adjourned at 10:01pm.