

**Minutes  
Village Board Meeting  
Tuesday, April 14, 2015  
7:30pm  
Maple Bluff Village Center - 18 Oxford Place**

Members Present: President Eric McLeod, Trustees Peter Duff, Cynthia Johnson, Timothy O'Brien, Jim Schuler and Carl Vieth.

Members Absent: Trustee Jennifer Kuehn

Also Present: Public Works Director Tom Schroeder, Fire Chief Kris Loy, Recreation Director/Deputy Treasurer Curt Erickson, Clerk/Treasurer Sarah Danz, Baker Tilly representatives John Rader and Jodi Dobson and Village Attorney Tim Fenner.

**Approval of Agenda:** A motion was made by Peter Duff and seconded by Tim O'Brien to approve the agenda as presented. Motion carried.

**Citizen comment on any subject other than items listed on agenda:**  
None

**Presentation from Baker Tilly regarding 2014 audit. Discuss and take action on recommendation from Finance Committee to approve 2014 audit:** John Rader and Jodi Dobson were in attendance to review data from the 2014 audit. The finance committee discussed the audit at their last meeting and recommended approval. A motion was made by Tim O'Brien and seconded by Cynthia Johnson to approve the 2014 audit. Motion carried.

**Discuss and take action on Developers Agreement for project at 601 N Sherman Ave:** The finance committee has determined that the development at 601 N Sherman Ave is eligible for up to \$600,000 in Tax Increment Financing (TIF) incentive. The incentive would be "pay-as-you-go" meaning the developers would only receive an incentive when the district creates a tax increment. Tax Increment District (TID) organizational expenses and costs incurred by the village for this specific development project will be amortized over the life of TID and reimbursed from the tax increment. The amortization schedules created by Vierbicher were reviewed. The finance committee also requested that a "reducing clause" be added to the agreement so that in the event development costs are less than projected, the incentive would equally be reduced. Discussion also included the expense of undergrounding utilities near the project site and that those costs, which will be paid by the village, were not included in the amortization schedules, but can be recovered through the TID. The developer still needs to show evidence of two items before the agreement will be signed and those are stated in the motion. A motion was made by Jim Schuler and seconded by Cynthia Johnson to approve the Tax Incremental Finance Developer's Performance Agreement for 601-603 N

Sherman Ave as presented, to be executed by the Village Administrator when the developer shows evidence of; project financing by either a binding commitment letter or executed loan documents and signed construction contract(s) for the project as described in the Agreement. The Village Administrator has the authority to make minor revisions to the agreement, as necessary, to finalize the agreement. Motion carried.

**Discuss and take action on granting authorization for the Village of Maple Bluff to serve alcohol and beer at Bocce Fest from June 5, 2015**

**at 4:30pm to June 6, 2015 at 1:00am:** A motion was made by Peter Duff and seconded by Cynthia Johnson to allow the village to sell alcohol and beer at Bocce Fest from June 5, 2015 at 4:30pm to June 6, 2015 at 1:00am. Motion carried.

**Committee Reports:**

- a. Building Board Committee: Met 4/14/15
- b. Country Club Committee:
  1. Discuss and take action on Maple Bluff Country Club lease:  
Discussion included the Memorandum of Understanding (MOU) and that some of the items have not been addressed by the club including a detailed project description, financial prospectus and fundraising plan. An email has been sent to the club outlining the items still outstanding. Conditionally approving the lease is assurance to the club that the village is moving forward with the process. A motion was made by Jim Schuler and seconded by Cynthia Johnson to approve the "Agreement re: Contributions" and the "Amended and Restated Lease" as presented, to be executed by the Village Administrator when the Maple Bluff County Club has met the following conditions; the club has and continues to follow the existing Memorandum of Understanding, necessary financing has been obtained, a construction contract is signed and in place and the contractor is ready to begin work. The Village Administrator has the authority to make minor revisions to the agreement, as necessary, to finalize the agreement. Motion carried.
- c. Finance and Accounts Committee: Did not meet
- d. Fire & EMS Committee: Did not meet
- e. Ordinance Committee: Did not meet
- f. Parks, Recreation and Board of Harbor Commissioners: Met 4/6/15
- g. Personnel Committee: Did not meet
- h. Plan Commission: Meeting scheduled for 4/22 on sign ordinance
- i. Police Committee: Did not meet
- j. Public Works Committee: Did not meet.
- k. Urban Forestry Committee: Tree/Bird City Day will be celebrated on 4/18
  1. Discuss and take action on Resolution 2015-01 International Migratory Bird Day: A motion was made by Peter Duff and seconded by Jim Schuler to approve Resolution 2015-01. Motion carried.

2. Discuss and take action on Resolution 2015-02 Arbor day Proclamation: A motion was made by Peter Duff and seconded by Jim Schuler to approve Resolution 2015-02. Motion carried.
- I. Zoning Board of Appeals: Did not meet

**Reports:**

- a. Village President: None
- b. Village Attorney: None
- c. Clerk-Treasurer: February 2015 Financial Reports
- d. Public Works: Tom Schroeder reviewed his written report.
- e. Recreation: Curt Erickson reviewed his written report.
- f. Fire Department: Chief Loy reviewed his written report.
- g. Police Department: Chief Tim Krueger's report was reviewed.

**Claims List Approval:** A motion was made by Tim O'Brien and seconded by Carl Vieth to approve the claims list as presented. Motion carried.

**Discuss and take action on the Village Board Minutes dated March 10, 2015:** A motion was made by Carl Vieth and seconded by Jim Schuler to approve the March 10, 2015 minutes. Motion carried.

A motion to adjourn was made by Jim Schuler and seconded by Eric McLeod at 8:40 pm. Motion carried.

Respectfully Submitted,

Sarah Danz  
Clerk