

**Minutes
Village Board Meeting
Tuesday, August 12, 2014
6:00pm
Maple Bluff Village Center - 18 Oxford Place**

Members Present: Village President Eric McLeod, Trustees Peter Duff, Jennifer Kuehn, Cynthia Johnson, Tim O'Brien and Jim Schuler

Members Absent: Trustee Martha Grasty

Also Present: Police Chief/Village Administrator Tim Krueger, Public Works Director Tom Schroeder, Recreation Director/Deputy Treasurer Curt Erickson, Fire Chief Josh Ripp, Clerk/Treasurer Sarah Danz, Village Attorney Tim Fenner, Village Planner Ben Zellers and Administrative Intern August McGinnity-Wake

Approval of Agenda: A motion was made by Jim Schuler and seconded by Peter Duff to approve the agenda as presented. Motion carried.

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

Discuss and take action on pay request #4 from Advanced Building Corporation: Discussion concerned that there are still a few items outstanding before the final payment will be made. A motion was made by Tim O'Brien and seconded by Jim Schuler to approve the final pay request from Advanced Building Corporation in the amount of \$11,156.25 to be paid upon verification by staff that the project is complete. Motion carried.

Discuss and take action on pay request #4 from Parisi Construction: A motion was made by Tim O'Brien and seconded by Cynthia Johnson to approve pay request #4 from Parisi Construction in the amount of \$773,706.00. Motion carried.

Update from August McGinnity-Wake regarding Veterans War Memorial Project: August informed the board that the project is progressing and he is working with a group of residents to organize fundraising, locate veterans and select a possible location for the memorial.

Discuss and take action on renewing an Operator's License for Steve Hoeg - Inferno: A motion was made by Jim Schuler and seconded by Jennifer Kuehn to approve renewing an operator's license for Steve Hoeg. Motion carried.

Discuss and take action on a proposal from Associated Appraisal Consultants, Inc. for a village wide revaluation in 2015: Dean Peters was in attendance at the July meeting advising the village it should consider having a village wide revaluation done, due to inequitable property values within the village. There was a brief discussion regarding price and how it

would fit into the 2015 budget. A motion was made by Jim Schuler and seconded by Peter Duff to table the item. Motion carried.

Committee Reports:

- a. Building Board Committee: Met 7/8/14
- b. Country Club Committee: Did not meet

1. Presentation by Maple Bluff Country Club President Betsy Zadra.

The Building Board approved the project plans. The lease between the village and Maple Bluff Country Club requires approval from the village board to proceed with projects over \$25,000. Current pool is deteriorating rapidly, has reached the end of its useful life and is in dire need of replacement. With a total cost of \$4.5 million, the plan includes three components; a pool, fitness center and terrace. They want to break ground for a new pool in September as the current pool is posing safety concerns. Funding will consist of general donations, lifetime memberships, use of a portion of the capital improvement fund and borrowing \$1.5-\$2.0 million.

2. Discuss and take action on memorandum of understanding pertaining to the Maple Bluff Country Club.

The memorandum of understanding (MOU) was drafted by the village of Maple Bluff attorney with the cooperation of Tim Krueger, Eric McLeod, Jim Schuler and Maple Bluff Country Club representatives. It outlines various terms to move forward with the project. Jim Schuler recommended that item 1 under "Objectives" read "Because all the property improvements that constitute the Maple Bluff Country Club are owned by the Village, improvements to it may be construed as contributing to a public purpose. Since the real property...public purpose must be adequately defined and preserved." and also adding an item g. under "Objectives" to read "adjustment of annual rentals to be paid to the village over the remaining lease term". The village attorney agreed with the changes presented. A motion was made by Tim O'Brien and seconded by Cynthia Johnson to approve the memorandum of understanding with changes. Motion carried.

3. Discuss and take action on a proposal for capital improvement projects at the Maple Bluff Country Club which are greater than \$25,000. (Maple Bluff Country Club lease Article V sub 6)

A motion was made by Cynthia Johnson and seconded by Peter Duff to approve the proposal for capital improvement projects at the Maple Bluff Country Club which are greater than \$25,000 subject to the completion of the items stated in the memorandum of understanding. 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:

1. Discuss and take action on fee structure and policies for renting the Warren Dailey Cabin.

A motion was made by Jim Schuler and seconded by Cynthia Johnson to approve the fee structure and policies as presented. Motion carried.

2. Discuss and take action on the allocation of \$1,000 for a concert at Beach Park on Sunday August 24. Withdrawn

3. Discuss and take action on the allocation of \$600 to Troop 5 to purchase pork for September 13th Village Birthday Party. A motion was made by Jim Schuler and seconded by Jennifer Kuehn to approve the allocation of \$600 from Bocce funds to Troop 5 to purchase pork for the September 13th Village Birthday Party. Motion carried.

4. Discuss and take action on restoration of Johnson Park. In the past, the village has had trouble growing grass on the north end of the field. Johnson Park has been a staging area for construction vehicles, so some restoration will be needed. Two weeks ago staff met with Brian Berquist to determine restoration options. An estimate of \$45,000 was received that included bringing in additional soil and constructing appropriate run-off and drainage mechanisms. The village will only be getting a \$1,000 credit from Parisi. This could be incorporated into the street project, but Tim Krueger is unsure if funds will be remaining to cover the additional cost. More information regarding excess funds will be available as the project gets closer to completion and actual costs are known. A motion was made by Tim O'Brien and seconded by Jim Schuler to table the item. Motion carried.

- g. Personnel Committee: Did not meet
- h. Plan Commission: Did not meet
- i. Police Committee: Did not meet
- j. Public Works Committee: Did not meet
- k. Urban Forestry Committee: Did not meet
- l. Zoning Board of Appeals: Did not meet

Reports:

- a. Village President: None
- b. Village Attorney: None
- c. Clerk-Treasurer: Sarah Danz reviewed the June 2014 Financials
- d. Public Works: Tom Schroeder reviewed his written report.
- e. Recreation: Curt Erickson reviewed his written report.
- f. Fire Department: Chief Ripp reviewed his written report.
- g. Police Department: Chief Tim Krueger reviewed his report.

Claims List Approval: A motion was made by Peter Duff and seconded by Jim Schuler to approve the claims list as presented. Motion carried.

Discuss and take action on the Village Board Minutes dated July 8, 2014: A motion was made by Jim Schuler and seconded by Jennifer Kuehn to approve the July 8, 2014 minutes. Motion carried.

7:30pm Open Public Hearing on Project Plan for Redevelopment Area (RA) No. 1: A motion was made by Cynthia Johnson and seconded by Peter Duff to open the public hearing at 7:35pm.

Ben Zellers reviewed the project plan.

After asking three times for any other public comment, a motion was made by Tim O'Brien and seconded by Cynthia Johnson to close the public hearing at 7:45pm. Motion Carried.

Discuss and take action on Resolution 2014-13 A Resolution Creating Tax Increment District No. 1 and Approving the

Redevelopment Area No. 1 Plan: A motion was made by Tim O'Brien and seconded by Jim Schuler to approve Resolution 2014-13 A Resolution Creating Tax Increment District No. 1 and Approving the Redevelopment Area No. 1 Plan. Roll call vote was taken and all members present voted yes. Motion carried.

Move into Closed Session as permitted by Wis. Stats. Section 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: A motion was made by Peter Duff and seconded by Jennifer Kuehn to move into closed session at 7:50pm. Motion Carried.

A motion was made by Peter Duff and seconded by Jennifer Kuehn to move into open session.

A motion to adjourn was made by Peter Duff and seconded by Jennifer Kuehn at 8:10pm. Motion carried.

Respectfully Submitted,
Sarah R Danz
Clerk/Treasurer