

**Minutes
Village Board Meeting
Tuesday, May 14th, 2019
7:00pm**

Maple Bluff Village Center – 18 Oxford Place

Members Present: President Tim O'Brien and Trustees Patrick Grant, Kevin O'Driscoll and Jim Schuler. Eric McLeod, Carl Vieth and Kristine Jaeger arrived at 7:25 following the Building Board meeting.

Also Present: Craig Olson from Associated Appraisal Consultants, Village TIF Consultant Gary Becker, Administrator/Police Chief Tim Krueger, Public Works Director Tom Schroeder, Recreation Director Curt Erickson, Fire Chief Kris Loy and Clerk/Treasurer Sarah Danz.

Following the call to order for the Board of Review and initial Board of Review proceedings, the regular board meeting was called to order.

Approval of Agenda: A motion was made by Patrick Grant and seconded by Kevin O'Driscoll to approve the agenda as presented. Motion carried.

Citizen comment: Willow Grimm of 37 Old Shore Road was in attendance to express her concerns regarding traffic in and around the Old Shore Road area. A Public Works Committee meeting will be scheduled to discuss her concerns about traffic speeding and ignoring stop signs.

Discuss and take action on Resolution 2019-03 and a recommendation from the Finance Committee regarding Tax Increment Financing for the development at 480 N Sherman Ave. Presentation by village TIF consultant Gary Becker: Finance Committee chair Schuler began by giving some background information on creation of the TIF worksheet and explaining the "but for" criteria that is used in evaluating the necessity of TIF. Schuler described the challenges for this project to include density, size and soil remediation. Gary Becker presented a PowerPoint and walked the board through the various slides. Discussion items included purchase price for land at \$800,000, how lender will evaluate total project value, appropriateness of estimated rental rates and what items to include in developers agreement. Gary Becker described that the TIF award process is a "chicken and egg" kind of scenario. The developer needs the TIF commitment for financing but the TIF award is based on values assigned by the lender. Gary Becker described that the village would be committing to a TIF amount only if all value assumptions are met, if values come in less than assumed, the TIF award will also end up being less. Schuler described the TIF calculation revisions that were discussed at the Finance Committee meetings and how each revision kept providing a better financial gain for the village. The developer has agreed to not collect any interest on the pay-as-you-go option. What started as a net gain of \$336,000 to TID #1 is now approximately \$1.4M should all assumptions become reality. A motion was made by Jim Schuler and seconded by Carl Vieth to approve Resolution 2019-03 striking the third paragraph. Roll call vote McLeod – No, Jaeger – No, Schuler – Yes, O'Driscoll – Yes, Vieth – Yes, Grant – Yes, O'Brien – Yes. Motion carried.

Discuss and take action on Resolution 2019-02 Petition for the Alteration of an At-Grade Crossing:

The village was notified in January that the Office of the Commissioner of Railroads (OCR) was opening an investigation regarding the unauthorized lane configuration change that happened when the TWLTL was implemented. Clerk Danz was corresponding with the OCR and was directed to file a formal request for alteration. Resolution 2019-02 was drafted by village engineer, Brian Berquist. The village is required to submit to the OCR an approved resolution along with maps. A motion was made by Patrick Grant and seconded by Kristine Jaeger to approve Resolution 2019-02. Motion carried.

Committee Reports:

- a. Building Board Committee: Met 5/14/19
- b. Country Club Committee: Met 4/11/19 discussed membership numbers and preliminary plans for inside renovations
- c. Finance and Accounts Committee: Did not meet
- d. Fire & EMS Committee: Did not meet
- e. Ordinance Committee: Met to 4/30/19
 - 1. Discuss and take action on Compliance Assurance Plan and recommendation from Ordinance Committee to approve Ordinance 2019-01 Changes to Chapter 186 Solid Waste and Creation of Chapter 187 Recycling of the code of the Village of Maple Bluff: Recommendation from Ordinance Committee to approve Ordinance 2019-01. The ordinance has been reviewed by village legal counsel. The ordinance is necessary for compliance with DNR requirements to be eligible for an annual recycling grant. A motion was made by Kristine Jaeger and seconded by Patrick Grant to approve Ordinance 2019-01 as amended to strike grass clippings from 187-18(20) . Motion carried.
 - 2. Discuss and take action on recommendation from Ordinance Committee to approve Ordinance 2019-02 Creation of Chapter 91 Fire Department Rapid Entry System of the code of the Village of Maple Bluff: Recommendation from Ordinance Committee to approve Ordinance 2019-02. The ordinance has been reviewed by village legal counsel. A motion was made by Kristine Jaeger and seconded by Carl Vieth to approve Ordinance 2019-02. Motion carried.
- f. Parks, Recreation and Board of Harbor Commissioners: Met 5/1/18
 - 1. Discuss and take action on allocation of \$4,000 from Bocce Funds for Summer Concert Series: A total of five concerts will be held on Mondays June 24-July 28, with the exception of July 1. A motion was made by Patrick Grant and seconded by Jim Schuler to approve the allocation of \$4,000 from Bocce Funds for Summer Concert Series. 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. TID Committee: Did not meet
- l. Urban Forestry Committee: Did not meet
- m. Zoning Board of Appeals: Did not meet

Reports:

- a. Village President:
 - 1. Discuss and take action on Committee Assignments: No changes were made to committee assignments
- b. Village Attorney: No report
- c. Clerk-Treasurer: Sarah Danz reviewed the March 2019 financials.
- d. Public Works: Tom Schroeder reviewed his written report.
- e. Recreation: Curt Erickson reviewed his written report.
- f. Fire Department: Fire Chief Kris Loy reviewed his written report.
- g. Police Department: Police Chief Tim Krueger reviewed his written report.

Claims List Approval: A motion was made by Carl Vieth and seconded by Kristine Jaeger to approve the claims list as presented. Motion carried.

Discuss and take action on the Village Board Minutes dated April 9th, 2019: A motion was made by Carl Vieth and seconded by Kristine Jaeger to approve the April 9th, 2019 Village Board minutes. Motion carried.

Closed Session listed on agenda was not needed

A motion was made by Patrick Grant and seconded by Eric McLeod to adjourn at 9:05pm. Motion carried.

Respectfully Submitted
Sarah Danz, Clerk/Treasurer