

www.hobart-wi.org; www.buildinhobart.com

- 1. CALL TO ORDER; PLEDGE OF ALLEGIANCE; ROLL CALL:** Rich Heidel called the meeting to order at 6:00 pm. Those present recited the Pledge of Allegiance. Roll call: David Dillenburg, Ed Kazik and Debbie Schumacher were present. Excused: Rich Heidel, Tim Carpenter.
- 2. VERIFY/MODIFY/APPROVE MEETING AGENDA:** Motion made by Ed Kazik, second by Debbie Schumacher, to approve the agenda. The motion passed unanimously.
- 3. PUBLIC COMMENT ON NON-AGENDA ITEMS:** There were no comments given.
- 4. PUBLIC HEARINGS AS PREVIOUSLY SCHEDULED AND NOTICED:** Ed Kazik opened the hearings.
 - A. Public Hearing re: the establishment of new fixed and volume charges for Village Sewer Utility (RESOLUTION 2016-13): No comments were given from the public.
 - B. Public Hearing re: consideration of amendment to Future Land Use Map to change designation of HB:350-1, 1049 Orlando Dr. to commercial use: Residents from Lear Lane were present and opposed the amending of the map.
 - C. Public Hearing re: consideration of rezoning request for HB:350-1, 1049 Orlando Drive, from ER-Estate Residential to I1-Limited Industrial: Residents from Lear Lane were present to object to the change in zoning for the business. The reasons listed for opposition were vibrations, noise, lights, dust and that the expansion of the business does not fit into the land use as now shown. The owner of the business spoke and stated that his business was there prior to the subdivision. He also said that the lighting is for security reasons and that they can be adjusted if necessary. He said that he has underground storage for any stormwater on his parcel. The runoff is caused from the farm field as well as the residential lot he has purchased. He would like to start work on the parcel to begin to fix the problems.

The hearings were closed after the comments were given.

- 5. CONSENT AGENDA:** Motion made by Debbie Schumacher, second by David Dillenburg, to pull items G and H out of the Consent Agenda and discuss them separately. The motion passed unanimously. Motion made by Debbie Schumacher, second by Ed Kazik, to approve items A – F listed on the consent agenda. The motion passed unanimously.
 - A. Payment of Invoices – approved.
 - B. Village Board meeting minutes of July 26 August 2, 2016 – approved.
 - C. Consideration of Beverage and Intoxicating Liquor Operator’s license as recommended by the Police Chief. None were presented.
 - D. Establish Public Hearing to consider rezoning request for lot 2 of CSM proposed in item 7A. iii below, from B1- Community Business to R1-Single Family Residential-September 6, 2016.
 - E. Establish Public Hearing to consider a request for a CUP for operation of a shingle recycling business at 3124 S. Pine Tree Road, parcels HB:859 and HB:859-8 - September 6, 2016.
 - F. Release of Village Drainage Easement on proposed Certified Survey Map facilitative of TID 1 property expansion.

Discussion of items G and H took place and the Board directed Staff to look into the problems listed by the residents. Motion made by David Dillenburg, second by Ed Kazik, to table until the September 6, 2016 meeting.

- G. Amendment to Future Land Use Map designating parcel HB:350-1, 1049 Orlando Dr. as commercial use:
- H. Change of zoning for parcel HB:350-1, 1049 Orlando Drive, from ER-Estate Residential to I1-Limited Industrial.

6. COMMUNICATIONS: There were no communications given.

7. REPORTS OF COMMITTEES/COMMISSIONS:

Discussion and Board action re:

- A. Recommendations from the Planning and Zoning Commission:
- i. Preliminary and Final Plat approval for parcel HB:536, Centennial Centre at Hobart, creating three parcels, one outlot for public space development, and dedicating land for Larsen Orchard Parkway. Motion made by Debbie Schumacher, second by Ed Kazik, to approve the preliminary and final plat for HB:536. The motion passed unanimously.
 - ii. Final Plat approval for HB:690, Trout Creek Estates, creating thirteen single family lots. This plat is for a single family development. It has been recommended for approval by the Planning & Zoning Commission. There are 6 conditions that need to be addressed prior to any signature on the plat.
 1. Amend the Final Plat to provide the following:
 - a. Add the village easement;
 - b. Incorporate all modifications identified by Brown County Planning into the Final Plat (steep slope on lots 1-7, Utility Easement language (for electric, gas, communication utilities,) Airport Zoning District "C" notation)
 - c. Secure Storm Water Grading, Drainage, and Management Plan Approval. The plan shall also identify the following individual site development criteria: native (undisturbed) soil elevations, foundation top of wall elevation, basement opening exposure elevation, grade elevation at foundation, lot perimeter grade elevations, typical grade/slope cross section to be employed in drainage swales/ditches (including those along shared property lines, any additional grade elevations necessary to provide direction in better ensuring compliance with the Subdivision Storm Water Grading, Drainage, and Management Plan. This plan shall be reviewed and approved by village staff and village consulting engineering firm;
 - d. Add to the Restrictive Covenants: The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the property owner and abutting property owners to provide for adequate drainage of surface water in compliance with the village approved subdivision StormWater Grading, Drainage, and Management Plan.
 - e. Secure Village approval of Stormwater Management Easement maintenance agreement identifying the scope of maintenance responsibilities of the Village and Lot 7 property owner. Note: It is not the intent of the Village to assume routine vegetation cutting responsibilities;
 - f. Provide a title for the lot fill table and the date the fill depths were identified. Perhaps Lot Fill Depths – November 2015;
 - g. Amend the plat to include native soil elevation on each lot so as to better relate to the chart provided on the plat OR reference the chart on each lot;
 - h. Identify areas on each parcel where soil testing was found suitable for installation of Private On-Site Waste Disposal Systems other than holding tanks;
 - i. Provide the Village with a copy of the soils report for on-site waste disposal systems for lots 1-13 that has secured Brown County Zoning Administrator's Office approval.
 2. Provide to the Village a copy of the Wetland Delineation Report and DNR concurrence letter;
 3. Provide to the Village a copy of the proposed subdivision plat containing the native soil elevation contours and points;
 4. Pay the required Parkland Dedication Fees.
 5. Secure approval of a Developer's Agreement between the developer and the Village of Hobart;
 6. Provide a digital and a printed copy of the recorded plat to the Village within 30 calendar days of recording or before any permits for new homes are issued, whichever is earlier.

Motion made by David Dillenburg, second by Debbie Schumacher, to approve the final plat for HB:690, with the 6 conditions being met. The motion passed unanimously.

- iii. CSM for parcels HB:45-1, 45-2, and 45-3 consolidating 3 parcels to 2, for separately distinct uses. The parcels described above will need to have variances and zoning changes to finalize the corrections being requested. The parcel with the home and garage will be sold once the corrections are finalized. The Appeals Hearing is set for August 29th and the Zoning Hearing is set for September 6, 2016. Motion made by David Dillenburg, second by Ed Kazik, to approve the consolidation when the variance and zoning change is achieved. The motion passed unanimously.

B. Recommendations from Public Works & Utilities Advisory Committee:

- i. RESOLUTION 2016-13, A Resolution Establishing New Fixed and Volume Charges for the Village Sewer Utility. The changes in the fixed and volume charge will have an annual impact of \$35.00 for customers. The recommended increase was made after the study by Schenck and input from the Public Works and Utilities Advisory Committee. The last rate study had been in 2012. The new rates will be in place for the 3rd quarter and the summer sprinkler credit will be put into effect for 2017. Motion made by Ed Kazik, second by Debbie Schumacher, to approve Resolution 2016-13. The motion passed unanimously.

C. Recommendations from the Community Development Authority:

- i. Award of bid to Appleton Sign Company in an amount not to exceed \$17,609.00 for Village Welcome Signage Phase 2 (7 signs at various locations). These signs are a part of the Branding effort from the Strategic Plan. They are smaller than the large entry signs. There were 4 bidders and the lowest qualified bid was Appleton Sign Company. Motion made by David Dillenburg, second by Debbie Schumacher, to approve the bid for Appleton Sign Company in an amount not to exceed \$17,609.00 with no additional locations. The motion passed unanimously.

- D. Verbal reports from other Committees having met: Debbie Schumacher reported on the HALO meeting. The group discussed the impact the Greater Green Bay group is having on the area.

8. MANAGEMENT STAFF ACTIVITY REPORTS: Jerry Lancelle reported on the delivery schedule for the fire tender. Mary Smith reported that there were 911 voters or an 18% turnout. The new Central Count System went well, we were completed well within the time limits of the election. We expect there will be a high number of absentees for the November Election to be processed with the Central Count system.

9. REMAINING VILLAGE BUSINESS:

Discussion and Board action re:

- A. Award of bid to Advance Construction, Inc. in an amount not to exceed \$627,435.50 for Contract 2320-16-06 Street and Walking Paths Construction (N. Pine Tree Road, Centennial Centre at Hobart): The path project was reviewed. The overlay on the Centennial Centre path will be paid in part by an amount withheld on a previous contract. Motion made by Ed Kazik, second by Debbie Schumacher, to award the bid to Advance Construction in the amount not to exceed \$627,435.50. The motion passed unanimously.
- B. Award of bid to American Pavement Solutions in an amount not to exceed \$60,070.00 for crack-filling various village roads with PASER ratings "5-10": The annual crack sealing project takes into account 1/3 of the village roads needing the work. Each year a third of the roads will be done so the maintenance is spread out. Motion made by Ed Kazik, second by David Dillenburg, to award the bid to American Pavement Solutions in the amount not to exceed \$60,070.00. The motion passed unanimously.
- C. Planning recommendations, approval of budget for Public Space development in Market Place sub-area plan: The planning for the public space development is taking place in phases to accommodate budget considerations. The stone seating will be in complimentary colors to the arch sign being proposed. There are numerous plantings, which will require maintenance to stay looking nice. Debbie Schumacher asked if shade structures were considered for the plan. She would also like to add a bench or two along the walking path in the Centennial Centre area. There was no action taken on this item. Staff will take the Board input into consideration in implementing this plan.

10. MOTION TO CONVENE INTO CLOSED SESSION:

Motion made by Ed Kazik, second by David Dillenburg, to move into closed session pursuant to 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 (fee-to-trust issues, abandoned railroad R-O-W, tax exempt status financial impacts), 19.85 (1)(e) to discuss development negotiation matters related to sale or acquisition of public property (Village Facilities Planning negotiation), and 19.85 (1)(c) Consideration of employment, promotion, compensation or performance

evaluation data of any public employee (2017 compensation-all employees). Roll call vote: David Dillenburg, aye, Ed Kazik, aye, and Debbie Schumacher, aye. The Board moved into closed session.

11. RECONVENE TO OPEN SESSION PURSUANT TO WI STATS. 19.85 (2):

Motion made by Ed Kazik, second by Debbie Schumacher, to return to open session and, if necessary, take any action on preceding Closed Session items. Roll call vote: David Dillenburg, aye, Ed Kazik, aye, and Debbie Schumacher, aye. There were no actions taken on the discussion items.

12. MEETING ADJOURNMENT: Motion made by David Dillenburg, second by Ed Kazik, to adjourn. The motion passed unanimously. The meeting adjourned at 9:02pm.