



## **MEETING MINUTES – VILLAGE BOARD (Regular)**

**Date/Time: Tuesday March 21<sup>st</sup> 2023 (6:00 P.M.)**

**Location: Village Office, 2990 South Pine Tree Road**

### **ROUTINE ITEMS TO BE ACTED UPON:**

1. Call to order/Roll Call - The meeting was called to order by Rich Heidel at 6:00 pm. Rich Heidel, David Dillenburg, Vanya Koepke, Tammy Zittlow and Tim Carpenter were present.
2. Certification of the open meeting law agenda requirements and approval of the agenda – ACTION: To certify the open meeting law agenda requirements and approval of the agenda MOTION: Dillenburg SECOND: Carpenter VOTE: 5-0
3. Pledge of Allegiance - Those present recited the Pledge of Allegiance.

### **4. PUBLIC HEARINGS**

**A. PUBLIC HEARING – To Consider the Rezoning of Parcel HB-314-3 (formerly parcels HB-314-3, HB-314-6, & HB-314-7) (1550 South Overland Road and Orlando Drive) from R-2: Residential District and ER: Estate Residential District to A-1: Agricultural District** – Heidel opened the public hearing at 6:04 PM. Todd Gerbers (Director of Planning and Code Compliance) provided a summary of the request. No one from the public spoke. Heidel closed the public hearing at 6:06 PM.

**B. ACTION on aforesaid agenda item – Ordinance 2023-04 (AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN)** – ACTION: To approve Ordinance 2023-04 MOTION: Heidel SECOND: Zittlow VOTE: 5-0

**C. PUBLIC HEARING – To Consider Rezoning of Parcel HB-307 (formerly parcels HB-293, HB-293-2 & HB-307) (1805 South Pine Tree Road) from ER: Estate Residential District to A-1: Agricultural District** - Heidel opened the public hearing at 6:07 PM. Todd Gerbers (Director of Planning and Code Compliance) provided a summary of the request. No one from the public spoke. Heidel closed the public hearing at 6:09 PM.

**D. ACTION on aforesaid agenda item – Ordinance 2023-05 (AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN)** – ACTION: To approve Ordinance 2023-05 MOTION: Carpenter SECOND: Dillenburg VOTE: 5-0

**5. CONSENT AGENDA** - A. Payment of Invoices; B. VILLAGE BOARD: Minutes of March 7th 2023 (Regular); C. PLANNING AND ZONING COMMITTEE: Minutes of January 11th 2023; D. PUBLIC WORKS AND UTILITIES ADVISORY COMMITTEE: Minutes of February 13th 2023; E. SITE REVIEW COMMITTEE: Minutes of January 18th 2023 and August 17th 2022 - ACTION: To approve the Consent Agenda MOTION: Dillenburg SECOND: Heidel VOTE: 5-0

**6. ITEMS REMOVED FROM CONSENT AGENDA** - None

### **7. CITIZENS' COMMENTS, RESOLUTIONS AND PRESENTATIONS**

Brian Della (PMA) gave a presentation on the day's bond sale. The 2023A Community Development Bond was sold to BOK Financial Securities (3.36 percent). The 2023B Fire Station Bond was sold to TD Securities (3.80 percent).

**A. DISCUSSION AND ACTION – Resolution 2023-08 (RESOLUTION AWARDING THE SALE OF \$3,500,000 GENERAL OBLIGATION COMMUNITY DEVELOPMENT BONDS, SERIES 2023A)** - ACTION: To approve Resolution 2023-08 MOTION: Heidel SECOND: Dillenburg VOTE: 5-0

**B. DISCUSSION AND ACTION – Resolution 2023-09 (RESOLUTION AWARDING THE SALE OF \$4,900,000 GENERAL OBLIGATION FIRE STATION BONDS, SERIES 2023B) - ACTION:** To approve Resolution 2023-09 **MOTION:** Dillenburg **SECOND:** Carpenter **VOTE:** 5-0

## **8. VILLAGE ADMINISTRATOR’S REPORT/COMMUNICATIONS**

Village Administrator Aaron Kramer informed the Board the tentative date for the Fire Station groundbreaking is April 3<sup>rd</sup> at 10 AM. He also said that early in-person voting had commenced earlier in the day.

**A. INFORMATION – Wisconsin Legislative Update –** No action was taken.

**B. INFORMATION – February 2023 Hobart-Lawrence Police Department Monthly Report –** No action was taken.

## **9. COMMITTEE REPORTS AND ACTIONS**

**A. INFORMATION – New 26,000 square foot commercial building and associated site improvements (580 Centerline Dr., HB-525-7) (Site Review Committee) -** Todd Gerbers (Director of Planning and Code Compliance) provided a summary of the project. This property located along Centerline Dr., near Founders Ter., is currently undeveloped, and the proposed project will consist of a new 26,000 square foot, single story, business/office/packaging facility. Access to the site will be through a new driveway from Centerline Dr. that provides access to both the loading/unloading area and the employee/visitor parking areas. (Developer: Martor USA). No action was taken.

**B. INFORMATION - New 18,200 square foot fire station and associated site improvements (2703 S. Pine Tree Rd., HB-83-1) (Site Review Committee) -** Todd Gerbers (Director of Planning and Code Compliance) provided a summary of the project. This property located at 2703 S. Pine Tree Rd. is currently developed with a fire station and Village Park. This proposed project would construct a new Village Fire Station of 18,200 square feet that will replace the outdated facility that currently exists on site. Access to the site will remain largely the same with individual access points from both S. Pine tree Rd. and Florist Dr. Additionally there will be a dedicated exit driveway for emergency vehicles that are leaving the site. No action was taken.

**10. OLD BUSINESS** - None

## **11. NEW BUSINESS**

**A. DISCUSSION AND ACTION – Salt Contract with State of Wisconsin -** Staff was recommending the Village contract for 900 total tons for the 2023-2024 winter season, with 180 tons in reserve. This is a general fund budget item that is in each annual budget. **ACTION:** To approve the salt contract **MOTION:** Dillenburg **SECOND:** Zittlow **VOTE:** 5-0

**B. DISCUSSION AND ACTION – Authorization to Bid Out 2023 Capital Projects -** Staff is seeking authority to bid out the following projects: 1) Trout Creek Road pavement improvements (Hidden Trail to County Highway J, - 5,438 feet) – Capital Projects and ARPA Funds; 2) Belmar Road (culvert replacement) – Storm Water Fund; 3) North and South Overland Roads – patching and repair – General Fund Public Works Budget; 4) Copilot Way and Gulfstream Court (final coat and manhole sealing) – TID #2; 5) Berkshire Drive (curb and gutter installation) – Storm Water Fund. **ACTION:** To authorize bidding out the 2023 Capital projects **MOTION:** Heidel **SECOND:** Carpenter **VOTE:** 5-0

**C. DISCUSSION AND ACTION - Consider Preliminary Plat for Gateway Estates Subdivision, Parcels HB-350 & HB-357, S. Pine Tree Rd. & Orlando Dr. -** Lexington Homes, Inc. is proposing a 58-lot subdivision near the intersection of S. Pine Tree Rd. and Orlando Dr. (parcels HB-350 & HB-357). The plat that has been submitted is the preliminary plat that would have 57 single-family lots, 1 larger lot for the possible construction of multi-family buildings, and 4 Outlots (largely for storm water and environmentally sensitive areas). This request is for the preliminary plat at this time with the review for the final plat will be brought back to the Board at a future meeting once completed. Kramer noted that the Board had received an email from Ben Manders (1439 Lear Lane) in opposition to the plat. **ACTION:** To approve the preliminary plat **MOTION:** Carpenter **SECOND:** Koepke **VOTE:** 5-0

**D. DISCUSSION AND ACTION – To establish a Public Hearing to consider an ordinance creating the PI: Public Institutional District zoning district for lands that are intended more for public structures and uses – ACTION:** To set the Public Hearing for the April 18<sup>th</sup> Board meeting **MOTION:** Heidel **SECOND:** Koepke **VOTE:** 5-0

**E. DISCUSSION AND ACTION – To establish a Public Hearing to consider changes to the Floodplain Zoning Ordinance (Chapter 290) - ACTION:** To set the Public Hearing for the April 18<sup>th</sup> Board meeting **MOTION:** Heidel **SECOND:** Koepke **VOTE:** 5-0

**F. DISCUSSION AND ACTION - Agreement between Hobart-Lawrence Police Department (HLPD) and Brown County Public Safety Communications Database** – ACTION: To approve the agreement MOTION: Heidel SECOND: Dillenburg VOTE: 5-0

**G. DISCUSSION AND ACTION - Agreement between HLPD and Brown County Public Safety Communications Center (TIME Inter-Agency and Interface Agreement)** - ACTION: To approve the agreement MOTION: Dillenburg SECOND: Zittlow VOTE: 5-0

**H. DISCUSSION AND ACTION - Agreement between HLPD and Wisconsin Department of Justice Crime Information Bureau (Interpol Agreement)** - ACTION: To approve the agreement MOTION: Heidel SECOND: Koepke VOTE: 5-0

**I. DISCUSSION AND ACTION - Expansion of Police Department Canine Program – Facility/Therapy Canine** - Police Chief Mike Renkas presented the details of the proposed program to the Board. There is a budgetary impact - a handler is entitled to 3.5 hours per week for canine care and maintenance. Therefore, the selected handler will be monetarily compensated for those hours – after taking possession of the canine. There are costs associated with food, veterinary services, and training to add this canine to our existing program; however, there is not a monetary impact on the budget as we will use existing canine donations for those costs. ACTION: To approve proceeding with the program MOTION: Heidel SECOND: Zittlow VOTE: 5-0

ACTION: To have a 10-minute recess prior to closed session (7:52 PM) MOTION: Heidel SECOND: Koepke VOTE: 5-0

ACTION: To reconvene the meeting (8:02 PM) MOTION: Heidel SECOND: Carpenter VOTE: 5-0

**J. ADJOURN to CLOSED SESSION (8:03 PM)** – ACTION: To go into closed session under 1. 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: Sale of Property/TID Projects/Development Agreements, and 2. 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: Tribal Affairs; Potential Litigation MOTION: Heidel SECOND: Koepke VOTE: 5-0

**K. CONVENE into open session (9:22 PM)** – MOTION: Dillenburg SECOND: Zittlow VOTE: 5-0

**L. ACTION from closed session** – No action

**12. ADJOURN (9:23 PM)** – MOTION: Heidel SECOND: Carpenter VOTE: 5-0

Submitted by Aaron Kramer, Village Administrator