

## MINUTES

Regular Village Board Meeting  
June 11, 2014

The Village of Blue Mounds Meeting of the Board of Trustees was called to order by Audra Anderson, Village President, at 7:00 p.m. on Wednesday, June 11, 2014. The meeting was posted on June 5, 2014.

**2. Roll call:** Audra Anderson, Tim Klecker, Phil Solchenberger, Jim Frame and Gary Friske

Absent: None

Citizens and Others Present: Kim Ipsen, Andrea Flickinger, Karen Riek, Deb Maier, Kyo Ladopoulos, Robert Gerber, Attorney Matthew Dregne.

**3.** The Board said the Pledge of Allegiance in unison.

**4. Public Hearing on Zoning Change Request by Robert Gerber, located at 2984 Main Street.**

President Anderson opened the public hearing for comments. Robert Gerber spoke to the Board and requested that the zoning be changed on 2984 Main Street from R-2 to R-1C. He went to the Plan Commission and that committee tentatively approved the change as long as Mr. Gerber complied with the required setbacks. Audra Anderson spoke with Warren Myers with Town and Country Engineering to discuss the waterway that runs next to that lot. Mr. Myers told her he was concerned about the flow of water and the culvert under the property. Mr. Gerber stated the culvert was a one quarter onto his property. Deb Maier spoke to the Board and voiced her concerns over losing the green space and the visual impact a building would have in addition to her concern that the historical downtown would be impacted. Trustee Solchenberger stated he didn't believe the waterway would be changed. Mr. Gerber also asked that the setbacks be changed to allow him to have a bigger home built. It was discussed and Mr. Gerber then stated he would comply with the required setbacks.

President Anderson then called for any other public comments, three times and being none there was a motion by: Tim Klecker to close the Public Hearing, seconded by Phil Solchenberger. Motion carried and public hearing closed at 7:10 p.m.

Motion by Tim Klecker to adopt Ordinance A-222 to rezone property located at 2984 Main Street from R-2 to R-1C. Seconded by Jim Frame. Motion carried on a roll call vote, 4 yes and President Anderson voting against.

**5. Public Forum:** None.

**6. Correction and approval of minutes:**

**6a. Village Board Meeting of 05/14/2014:** Motion by Phil Solchenberger and seconded by Gary Friske to approve the Village Board Meeting minutes of 05/14/14. Motion carried.

**6b. Park and Recreation Committee of 05/20/2014:** Motion by Phil Solchenberger and seconded by Jim Frame to approve the Park and Recreation Committee Meeting minutes of 05/20/14. Motion carried.

**6c. Public Works Committee of 05/21/2014:** Motion by Phil Solchenberger and seconded by Gary Friske to approve the Public Works Committee Meeting minutes of 05/21/14. Motion carried.

**6d. Plan Commission Committee of 05/27/2014:** Motion by Gary Friske and seconded by Phil Solchenberger to approve the Plan Commission Committee meeting minutes of 5/27/14. Motion carried

**6e. Public Safety and Administrative Committee Meeting of 05/28/2014:** Motion by Phil Solchenberger and seconded by Jim Frame to approve the Public Safety and Admin Committee Meeting minutes of 05/28/14. Motion carried.

**6f. Board of Review June 2, 2014:** Motion by Gary Friske seconded by Phil Solchenberger to approve the Board of Review Meeting minutes of 06/2/14. Motion carried.

**6g. Economic Development Commission 06/03/2014:** Motion by Phil Solchenberger and seconded by Jim Frame to approve the Economic Development Commission Committee Meeting minutes of 06/03/14. Motion carried.

**7. Reports:** Police, Water and Sewer, Streets and Parks, Treasurer, and Fire District reports presented. Phil Solchenberger congratulated Kim Ipsen on the passing of his second water test. Discussion was held regarding job applicants for the mowing position, only one was received. Jim Frame asked if the full board could interview applicants rather than wait for the Public Works committee doing it first. Job is to be reposted. Audra Anderson questioned the removal of the digger at the park and questioned the placement of the border. It was reported that the dead trees were taken down at the park and the new ones were planted. Dan Foster is waiting for the jetting to be done on the lines. Gary Friske shared information on crack sealing.

**8. Approval of bills presented for payment:** Motion made by Phil Solchenberger, seconded by Jim Frame to approve the bills as presented. Motion carried.

**9. Unfinished Business:**

**9a. PARC grant application update:** Audra Anderson told the Board that she was informed by Dane County that they changed the way they are accepting the grant. They now require design plans before they will review and award grants. Phil Solchenberger shared a drawing and bid for upgrades to the shelter for \$30,000 and stated the shelter has been there for nearly thirty years. Audra Anderson feels it's in the best interest of the Village to seek grant money to help offset costs. **Attorney arrived and Roberts Rules of Order were suspended to deal with 10a and 9e. Continuation:** The Village and County would share in the project 50/50. Gary Friske asked if there could be a more realistic plan for the money and park improvements, and said the other parks need attention and the fence at the ball park needs repairs. The major expense is moving of the bathrooms and the trail, Audra Anderson said that the shelter reflects on the Village and she would like to see a trail from the bike path to the parking lot. Discussion continued. The engineering and path would be \$15,739.00. Motion by Audra Anderson that the Board approve \$2,000 for the engineering and design of the shelter and path. Motion fails on lack of a second. Audra Anderson stated she was going to let Dane County know that we would not be pursuing this grant.

**9e. and 10a. Zoning change in the PUD district; Kyo Ladopoulos, waiving of special assessments:**

Attorney Matt Dregne spoke to the Board. The history is that the Village worked with the developer on a TIF development with both residential and commercial lots being created. An element of the development agreement was that special assessments were levied against the lots as part of the TIF creation in order to help generate revenue to pay for the loan. Mr. Ladopoulos has a current tax delinquent status of \$12,861. Attorney Dregne explained that the Village had three options, to defer the special assessments, to allow the county to proceed with foreclosure, or Mr. Ladopoulos was willing to give the lots to the Village. He also told the Board that if he has no more time to try to sell the lots without the special assessments then he would not pay the taxes. The Village would then have to wait for the County to take possession of the lots and sell them at auction. Trustee Friske stated he didn't feel there should have been a waiver of the special assessments two years ago. Tim Klecker asked if the commercial lots could be separated from the agreement they may have regarding the residential lots. Much discussion was held regarding the special assessments and what was in the best interest of the Village; Audra Anderson expressed her concern that the Village should not be in the business of owning lots. Kyo Ladopoulos spoke to the Board and informed them of the difficulty in selling the commercial lots. The development plan can be changed on the commercial lots, the Plan Commission needs to decide what will work in that area and move forward, working with Mr. Ladopoulos to accomplish any changes. The Board was informed that a community cannot do a Planned Unit Development without the owner agreeing. Attorney Dregne asked Kyo Ladopoulos if he would be willing to divide the residential and commercial agreements. He said yes. There were concerns on what the effect foreclosures would have on values. It was the goal of the Board to collect back taxes and delinquent utility charges and to keep them

current. Motion was made by Audra Anderson that residential and commercial lots stay together and that the special assessments would be waived for two years contingent on all delinquent taxes and all delinquent utility charges are paid by July 31, 2014 and that they stay current. Tim Klecker seconded the motion. Roll Call Vote: Four yes, Gary Friske voting against. Legal Counsel will be drafting an agreement. *PARC Grant discussion continued.*

**Suspension of Robert's Rules of Order to deal with items 10b and 10d.**

**10b. BMAS street application and temporary liquor license:** Karen Riek spoke to the Board and explained that BMAS was requesting to close Division Street from Mounds to Jones from 11:30 a.m. to 5:00 p.m. on the 28<sup>th</sup> of June in order to hold a fund raiser. She said that there was going to be a barbeque and music. Trustee Solchenberger asked why the event wasn't going to be held at the park. Kim Ipsen was concerned about parking. Motion by Gary Friske, seconded by Tim Klecker to issue a street permit and temporary liquor license to BMAS for the 28<sup>th</sup> of June. The area where alcohol is being served needs to be fenced. Motion carried.

**10d. Karen Riek sewer credit:** Ms. Riek had a water leak and asked the Board to allow a sewer credit. Motion by Phil Solchenberger, seconded by Tim Klecker to give Karen Riek a sewer credit of \$48.81 on her utility bill. Motion carried.

**Suspension of Robert's Rules of Order to deal with item 10j and 10i.**

**10j. Liquor license renewal, Blue Mounds Grocery:** Motion by Phil Solchenberger, seconded by Gary Friske to approve the liquor license for Blue Mounds Grocery. Carried.

**10i. Liquor license renewal, Harley Blue, Hooterville Inn, and The Hazelnut Café:** Motion by Phil Solchenberger, seconded by Tim Klecker to approve the liquor license for Harley Blue. Motion carried. Motion by Phil Solchenberger, seconded by Tim Klecker to approve the liquor license for Hooterville Inn, motion carried, Audra Anderson abstained. Motion by Phil Solchenberger, seconded by Tim Klecker to approve the liquor license for The Hazelnut Café, motion carried. Motion by Gary Friske to approve the cigarette license for Blue Mounds Grocery, seconded by Jim Frame, motion carried. Jim Frame moved to approve all of the operators licenses, seconded by Phil Solchenberger, motion carried, Audra Anderson abstained.

**9b. Village Hall Remodeling:** Gary Friske updated the Board on additional information received on the parking lot and a bid with KSW for planning and oversight.

**9c. Mount Horeb Area Emergency Services Ordinance:** Motion by Phil Solchenberger, seconded by Jim Frame to pass Ordinance A 223. Motion carried on a roll call vote, 5 yes, 0 nays.

**9d. CMAR Resolution:** Audra Anderson questioned one portion of the report. Motion by Phil Solchenberger, seconded by Jim Frame to pass Resolution R14-03. Motion carried.

**New Business:**

**10c. Appointment of Joseph Witmer to Economic Development Commission:** Audra Anderson nominated Joseph Witmer to the Economic Development Commission. Motion by Tim Klecker to approve the nomination, seconded by Jim Frame. Motion carried.

**10e. John Huseth sewer credit:** Motion by Gary Friske, seconded by Phil Solchenberger to give John Huseth a credit of \$119.17. Motion carried.

**10f. Charge for Customers who get frequent hangers:** Clerk Michek informed the Board that the PSC doesn't allow it.

**10g. Insurance Coverage for Employees personal items:** Discussion was held regarding insurance coverage for employees personal items that are used for Village work. Clerk Michek will contact the insurance agent to determine best choice in coverage.

**10h. RFP for municipal attorney:** Gary Friske moved to send out requests for proposals for a municipal attorney, seconded by Phil Solchenberger. Motion carried.

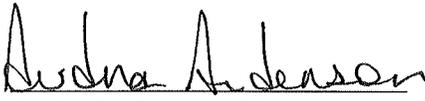
**11. Motion to Go Into Closed Session per §19.85(1)(c)** considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. *Discussion regarding employee compensation.* Motion by: Phil Solchenberger to go into closed session, seconded by Jim Frame, motion carried on roll call vote all in favor. Time: 10:25 p.m.

**12. Reconvene to Open Session.** Motion by Phil Solchenberger to return to open session, seconded by Jim Frame. Motion carried, time 10:43 p.m.

**13. Future agenda items:** None.

**14. Adjournment.** Time: 10:43 p.m.

Minutes taken by Mary Jo Michek  
Approved: July 9, 2014

A handwritten signature in cursive script that reads "Audra Anderson".

Audra Anderson, Village President