

VILLAGE OF WESTON BOARD MINUTES
5500 SCHOFIELD AVENUE, WESTON, WI

MONDAY, AUGUST 20, 2007

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

President Machmueller called the Village Board meeting to order at 6:18 p.m. Schuster, White, Ziegler, Maloney, and Ermeling were present. Jaeger was absent and excused. Public Works Director Donner, Finance Director Jacobs, Community Development Director Higgins, Taxpayer Relations Coordinator Hodell, Fire Chief Pierce and Police Chief Vergin were also present. There were 5 people present in the audience.

II. CONSIDERATION OF VILLAGE BOARD MINUTES

A. *M/S/P Schuster/White: to approve the Village Board Minutes of 08/06/07 and place on file.

III. PRESENTATION OF 2007 VILLAGE OF WESTON QUALITY STAR TO DPW EMPLOYEE CHAD DIETSCHKE – KEITH DONNER, DIRECTOR OF PUBLIC WORKS

Donner presented a Quality Star Award to Chad Dietsche for his role in helping a Village resident solve a problem with water seeping into his basement.

IV. VISITORS

A. Brad Viegut, Robert W. Baird & Company

1. 2007 Capital Borrowing Program Update

• 2007 General Obligation Issue

Brad Viegut reviewed the results of competitive bids for the \$2,425,000 General Obligation Issue. His recommendation is to award the bid to Bankers' Bank, with an interest rate of 4.062%.

• 2007 CDA/TIF Taxable Issue – TIF #1 Land Acquisition

• 2007 CDA/TIF Tax-Exempt Issue – TIF #1 Infrastructure

Brad Viegut also reviewed the CDA/TIF issue summary. The taxable issue amount is \$1,325,000, with an interest rate of 5.97% and the tax exempt issue is \$2,435,000, with an interest rate of 4.54%.

2. Report on Terms of Amended and Restated Lease Agreement for Tax Incremental District No. 1

3. Resolution No. VW-13-07 Approving the Amended and Restated Lease of Certain Property and Improvements and Approving the Issuance of \$2,435,000 Community Development Lease Revenue Bonds, Series 2007A and \$1,325,000 Taxable Community Development Lease Revenue Bonds, Series 2007B by the Community Development Authority and Related Documents and Transactions

**M/S/P Ermeling/Maloney: to approve Resolution No. VW-13-07.*

4. Resolution VW-14-07 Authorizing the Borrowing of \$2,425,000; Providing for the Issuance and Sale of General Obligation Promissory Notes Therefor; and Levying a Tax in Connection Therewith

**M/S/P Ermeling/Maloney: to approve Resolution No. VW-14-07.*

V. COMMITTEE REPORTS

A. PARK & RECREATION COMMITTEE MINUTES

None

B. PLANNING COMMISSION MINUTES

**M/S/P Schuster/Maloney: to acknowledge the minutes of 8/13/2007 and place on file.*

C. BOARD OF APPEALS MINUTES

None

D. PUBLIC WORKS AND UTILITY COMMITTEE MINUTES

**M/S/P Schuster/Maloney: to acknowledge the minutes of 8/6/2007 and place on file.*

E. PUBLIC SAFETY COMMITTEE MINUTES

None

F. FINANCE COMMITTEE MINUTES

**M/S/P Schuster/Maloney: to acknowledge the minutes of 8/9/2007 and place on file.*

G. BUILDING & GROUNDS COMMITTEE MINUTES

None

H. COMMUNITY DEVELOPMENT AUTHORITY MINUTES

None

I. JOINT EXTRA-TERRITORIAL ZONING COMMITTEE MINUTES

None

J. PERSONNEL COMMITTEE MINUTES

None

VI. DEPARTMENT REPORTS

A. Parks & Recreation Superintendent

No comments.

B. Police Chief

Vergin reported there was an annual department meeting held today. The Department is working on the 2008 budget, reviewing policies and updating job descriptions. Frank Wierzbowski has been assigned to the school resource position.

C. Fire Chief

1. July 2007 Statistics

Pierce reviewed the Fire and EMS report for July 2007.

2. Report on Major Incident Command Class at Sparta, WI, August 14th and 15th

Pierce attended a class on dealing with large-scale incidents within the community.

D. Director of Public Works

1. Status of Projects

a. Weston Business & Technology Park South

Donner reported there might be a delay in the pump delivery for the lift station.

b. Follow-up on Special Assessments for Water System Improvements on Weston Ave

c. Community Center Drive Completion

d. Mount View Avenue Street Reconstruction

e. Highland Avenue Utility and Street Construction

f. Mesker Street Reconstruction

g. Linden Grove Subdivision

h. Ridgeview Subdivision

i. Storm drainage Projects

Donner asked for any questions on the above items. There were none.

2. Utility and Street Operations Report

No comments.

E. Building Inspector/Zoning Admin./Community Development Director

1. Building Permit Issuance to Date

Higgins reported there were 219 building permits issued to date, including 22 commercial and 51 single-family. The August newsletter was put on the Village's website today and should be mailed out this Thursday.

F. Taxpayer Relations Coordinator

1. Nuisance Issues

Hodell reported she and Building Inspector Tatro drove through Green Acres Mobile Home Park and recorded all the nuisance issues. They have until September 15th to correct these issues. Hodell also gave the Board members an update on several other problem properties within the Village.

2. Craft Show

Hodell reported the Village Craft Show would be held September 30th, from 10:00 a.m. to 4:00 p.m. 14 vendors have signed up to date.

3. Coaching Certification

Hodell reported she would hold her last EYFL coaching certification class tomorrow.

4. Farmer's Market

Hodell reported Chad Brecke from the "Brewins" performed this last Sunday at the Farmer's Market and will perform again on August 25th.

G. Finance Director

1. Reassessment Update

Jacobs reported staff continues to work on the assessment entry process with the new software. Staff hopes to perform the download to Marathon County this Friday. Assessment notices will be sent out next week.

2. 2007 Capital Borrowing Program/Moody's Rating Report

This was discussed under the "Visitors" section of the agenda.

3. Stormwater Utility Fund Analysis Review

Jacobs reported the Finance Department and the Public Works and Utility Committee would be discussing stormwater utility borrowing.

H. Administrator's Report

No comments.

VII. NEW BUSINESS

A. Mesker Street Reconstruction Project Change Order No. 1

**M/S/P Schuster/Ziegler: to approve the Mesker Street Reconstruction Project Change Order No. 1, per the recommendation of the Public Works and Utility Committee.*

B. Community Center Drive Construction Project Change Order No. 1

**M/S/P Ziegler/Schuster: to approve Community Center Drive Construction Project Change Order No. 1, per the recommendation of the Public Works and Utility Committee.*

C. Weston Avenue Water Main Project Award of Construction Contract

The Public Works and Utility Committee tabled this item. The Village Board took no action.

D. 2007 CIP Budget Adjustments

a. 2007 CIP Budget – New Projects (+\$239,500)

Jacobs explained the Finance Committee approved the adjustments due to changes in actual bids received. **M/S/P Ermeling/White: to approve the overall net 2007 budget adjustments in the amount of \$+239,500.*

b. 2007 CIP Budget – Carryforward Projects (+\$842,270)

**M/S/P Ermeling/White: to approve the unused balance be carry forward to the 2007 CIP budget in the amount of +\$842,270.*

E. Damage (Vandalism) to Village Parkland and Recreational Property Ordinance

**M/S/P White/Maloney: to adopt the Damage (Vandalism) to Village Parkland and Recreational Property Ordinance.* Q/Ermeling asked about a person petitioning the Village for a hearing for restored parkland use privileges. Maloney feels it is okay and stated it reminds the person they need to come back and ask for permission.

F. Planning Commission Items

1. #CU2007-006 Village of Weston Conditional Use Request to Allow M1 Permitted Uses by Right in a BP Zoning District: BP Zoned Properties in Weston Business & Technology Park South

**M/S/P White/Maloney: to approve #CU2007-006 Village of Weston Conditional Use Request to Allow M1 Permitted Uses by Right in a BP Zoning District: BP Zoned Properties in Weston Business & Technology Park South, per the recommendation of the Planning Commission.*

Q/Schuster asked why this was being done. Higgins said it allows M1 uses. She said this does not allow outside storage. She also said the Business Park should have its own zoning designation.

2. #CU2007-008 PGA Plumbing Conditional Use Request to Allow screened outside storage of excavating trucks, large equipment, misc. piping, and minimal material stockpiles in a BP (Business Park) Zoning District - 8005 Service Lane/7410 Zinser Street

**M/S/P White/Maloney: to approve #CU2007-008 PGA Plumbing Conditional Use Request to Allow screened outside storage of excavating trucks, large equipment, misc. piping, and minimal material stockpiles in a BP (Business Park) Zoning District - 8005 Service Lane/7410 Zinser Street, per the recommendation of the Planning Commission.* Q/Ermeling asked about the privacy slats and said that they look bad after a few years. Higgins said the Board could revoke this in the future. Schuster has the same concerns. **M/S/P Ermeling/Schuster: to amend the original motion, contingent on the property being clean and orderly. All were in favor of the motion as amended except Maloney who voted no. Motion carried.*

3. #CU2007-009 Farrell Equipment & Supply Co. Conditional Use Request to Allow screened outside storage of yard materials in a BP (Business Park) Zoning District - 7405 Commerce Drive

**M/S/P Maloney/White: to approve #CU2007-009 Farrell Equipment & Supply Co. Conditional Use Request to Allow screened outside storage of yard materials in a BP (Business Park) Zoning District - 7405 Commerce Drive, per the recommendation of the Planning Commission.*

4. Ordinance #RZ2007-004B - Village of Weston Rezoning Request (Map Correction) from R3 (Residential Multiple Family) to B3 (General Commercial) - Cloverbelt Credit Union - 5906 Business Highway 51 and 5903 Volkman Street

**M/S/P Schuster/Ermeling: to approve Ordinance #RZ2007-004B - Village of Weston Rezoning Request (Map Correction) from R3 (Residential Multiple Family) to B3 (General Commercial) - Cloverbelt Credit Union - 5906 Business Highway 51 and 5903 Volkman Street, per the recommendation of the Planning Commission.*

5. Marawood Construction Services/Quality Foods IGA - Quality Foods IGA Building Addition Site Plan - 6205 Business Highway 51

**M/S/P White/Maloney: to approve the Quality Foods IGA Building Addition Site Plan - 6205 Business Highway 51, per the recommendation of the Planning Commission.*

6. The Heron Group/Keller, Inc. - Revised Retail Center Site Plan: 6615 County Road J

**M/S/P Schuster/Ziegler: to approve the Revised Retail Center Site Plan, per the recommendation of the Planning Commission.*

7. TITO, Inc/Sam's Pizza - Sam's Pizza Paving, Lighting and Landscaping Plans - 5811 Business Highway 51

**M/S/P Schuster/Maloney: to approve Sam's Pizza Paving, Lighting and Landscaping Plans, per the recommendation of the Planning Commission.*

8. Sign Permit #SP2007-038 Custom Design Precast/Lewis Construction Permanent Freestanding Pylon Sign Permit: Lewis Construction 9307 Camp Phillips Road - Commercial sign in an AG with OPD zoning district

**M/S/P Schuster/White: to approve Sign Permit #SP2007-038 for Custom Design Precast/Lewis Construction, a permanent Freestanding Pylon, per the recommendation of the Planning Commission.*

9. Drewek Structures request for permission per Section 94.182 (e)(2) to allow 12 units per structure in a R3 Zoning District - Parcel #62.172808.13.11 (Property just west of 3802 Schofield Avenue)

**M/S/P White/Ziegler: to approve Drewek Structures request for permission per Section 94.182 (e)(2) to allow 12 units per structure in a R3 Zoning District - Parcel #62.172808.13.11.*

10. Jack Pagels/Urban Construction - Value Auto Mart façade change - 5503 Business Highway 51 - Request to waive Section 94.138(b) 60% face brick requirement

**M/S/P Schuster/Maloney: to approve Jack Pagels/Urban Construction request to waive Section 94.138(b) 60% face brick requirement, per the recommendation of the Planning Commission.*

G. Planning Commission Consent Agenda Items:

1. Building Permit # 193-07 - Urban Construction/Cloverbelt Credit Union - Cloverbelt Credit Union Façade Upgrade and Drive Thru/ATM Lane Overhang Addition - 5906 Business Highway 51

2. Staff Approved CSM #15-07 to #17-07

3. Staff Approved Sign Permits: #SP2007-035 to #SP2007-037, SP2007-039, SP2007-040

**M/S/P Schuster/White: to acknowledge Building Permit # 193-07, Staff Approved CSM #15-07 to #17-07, and the Staff Approved Sign Permits: #SP2007-035 to #SP2007-037, SP2007-039, SP2007-040.*

H. Cabaret/Entertainment License for Kennedy Park Medical & Rehab Center

**M/S/P Schuster/Ermeling: to approve the Cabaret/Entertainment License for Kennedy Park Medical & Rehab Center.*

I. Operator/Bartender Licenses

Allison Stratford, Katrina Peontke, Kayla Radtke, Lois Nieslowski, Penny Steppert, Marie Morrison, Julie Bullis, Kaylee Tesch

**M/S/P Ermeling/Maloney: to approve the Operator/Bartender Licenses listed above.*

J. Vouchers

**M/S/P Schuster/Ziegler: to approve Voucher numbers 21096 to 21223.*

VIII. CLERK'S BUSINESS

- A. Update on Wausau Gun and Pawn**

Weinkauf explained the Village quit licensing Wausau Gun and Pawn back in 1999. At that time the Clerk was told to stop licensing them as a pawnbroker because they were licensed through the state as a loan company. The Village's attorney recently indicated if Wausau Gun and Pawn wishes to engage in the pawnbroker business, they must obtain a license through the Village. Weinkauf also indicated she received an application and license fee in the mail from Wausau Gun and Pawn. This item will be on the agenda for the next regular meeting.

IX. TRUSTEE BUSINESS

Board Members may express concerns and opinions at this time – No Action will be taken

A. Maloney

No comments.

B. White

White asked about the Sale of fireworks within the Village. It was noted there were past discussions by the Village Board. Weinkauf will try to find minutes on previous discussions and put this item on the agenda for the next regular meeting.

C. Jaeger

No comments.

D. Schuster

No comments.

E. Ziegler

No comments.

F. Ermeling

No comments.

X. PRESIDENT'S BUSINESS

The President may express concerns and opinions at this time – No Action will be taken

No comments.

XI. CONVENE TO CLOSED SESSION PER SS 19.85 (1)(c) Personnel Matters

A. Discussion and possible action on the employment contract of the Finance Director

**M/S/P Schuster/Ziegler: to convene to closed session at 7:17 p.m. Roll Call Vote: Machmueller – yes, Schuster - yes, White - yes, Ziegler – yes, Maloney - yes and Ermeling – yes.*

XII. RECONVENE FROM CLOSED SESSION

**M/S/P Maloney/Ziegler: to reconvene from closed session at 7:43 p.m. Roll Call Vote: Machmueller – yes, Schuster - yes, White - yes, Ziegler – yes, Maloney - yes and Ermeling – yes.*

XIII. POSSIBLE ACTION ON MATTERS DISCUSSED IN CLOSED SESSION

**M/S/P Ziegler/Ermeling: to approve the Finance Director/Treasurer three-year employment contract, contingent on a few grammar changes, taking out the language in item #5 that states “Jacobs shall devote his entire time and attention to the business and affairs of the Village”, changing the language in item #10 to read “Village residency is a requirement of this position” and in item #11 changing the language to read “The Administrator concurrent with the/Village Board of the Village of Weston may terminate this agreement without cause”.*

XIV. ADJOURN

**M/S/P Schuster/Maloney: to adjourn the meeting at 7:44 p.m.*

Respectfully,

Sherry Weinkauf, Clerk