

MINUTES

VILLAGE OF YORKVILLE
VILLAGE BOARD
VILLAGE BOARD ROOM
UNION GROVE MUNICIPAL CENTER
MONDAY, JUNE 24, 2019

Call to Order

Clerk-Treasurer Michael McKinney called the meeting to order at 6:04 p.m.

Roll Call

The following Village Board members were present: Robert Funk, Daniel Maurice, Steve Nelson and Cory Bartlett. Douglas Nelson was absent. Also present were Jeffrey Busch and Marty Christensen representing the Racine County Agricultural Society, Jon Cameron representing Ehlers, Darren Fortney and Randy Sanford representing Short Elliott Hendrickson, Racine County Economic Development Corporation Business Recruitment Specialist Jordan Brown, Racine County Economic Development Corporation Executive Director Jenny Trick, Sewer Utility District and Water Utility District Manager Gary Hanson, Samuel D'Alie, Yorkville Long-Range Planning/Ordinance Committee members Barbara Geschke and Terrence McMahon, Yorkville Sewer and Water Commission members Leo DeBrabander and Aaron Alby, Code Enforcement Officer Terrence O'Brien, Engineer Mark Madsen, Attorney Tim Pruitt and Clerk-Treasurer Michael McKinney.

Motion (Funk, Maurice) to appoint Steve Nelson as Village Board chairperson for the duration of this meeting, Motion Carried (MC).

Approval of Minutes

Motion (Funk, Bartlett) to approve the May 13, 2019 joint Village Board/Plan Commission, May 20, 2019 Village Board and June 10, 2019 joint Village Board/Plan Commission meeting minutes as presented, MC.

Approval of Village Invoices

Motion (Bartlett, Maurice) to approve payment of Village invoices as presented in the amount of \$21,333.73, MC.

Approval of Stormwater Invoices

Motion (Funk, Maurice) to approve payment of Stormwater invoices as presented in the amount of \$1,025.00, MC.

New and Unfinished Business - Discussion and possible action on the following:

License applications for the period of July 1, 2019, through June 30, 2020 for Racine County Agricultural Society, 19805 Durand Avenue (STH 11) (Agent: Jeffrey R. Busch) (Premises: Entire fenced-in area owned by the Racine County Agricultural Society)

- Combination Class B Beer and Liquor License
- Operator Licenses

- Kristen Endemann
- Keith Mann

Motion (Maurice, Funk) to grant all licenses applied for, with no conditions, MC.

Discussion and possible authorization to prepare a proposed project plan for a tax incremental financing district within and/or adjacent to the existing Grandview Business Park

Jon Cameron presented the following information to the Village Board regarding a proposed tax incremental financing district within the existing Grandview Business Park:

- District boundaries
- Infrastructure costs, including a breakdown of tax incremental district-eligible and ineligible expenses
- Development assumptions
- Tax increment projections
- Cash flow projections
- Sewer and water rate impacts
- Tax incremental financing district creation timeline

Cameron stated that a tax incremental financing district boundary could be amended up to four times during its lifetime. He noted that improvements could be funded through the issuance of general obligation or revenue bond debt. He stated that it would cost approximately \$15,000 to create a project plan for a tax incremental financing district. The Village Board opted to continue discussion on this agenda item at the July 8 joint Village Board/Plan Commission meeting. Cameron stated that the project plan would need to be finalized by the end of July for the tax incremental financing district to take effect this year.

No formal action was taken by the Village Board on this agenda item.

Mailbox damage complaints:

- 20512 Church Road
- 17438 58th Road

Samuel D'Alie addressed the Village Board regarding damage to the mailbox located at 20512 Church Road, adding that he believes that the mailbox was struck when the right-of-way was being mowed. McKinney stated that he also received a verbal complaint about a mailbox located at 17438 58th Road that may have been struck in a similar fashion, adding that he did not receive a written complaint or any photos of the damage.

No formal action was taken by the Village Board on this agenda item.

Ordinance 2019-04 To amend Division 3, Section 14-133 of the Code of Ordinances of the Village of Yorkville, Racine County, Wisconsin, related to alcohol beverage sales closing hours

McKinney stated that this ordinance will allow alcohol sales to begin at 6:00 a.m. in Class A establishments, such as gas stations and grocery stores.

Motion (Maurice, Bartlett) to adopt Ordinance 2019-04 as presented, MC.

Resolution 2019-09 Authorizing the Village President and Village Clerk-Treasurer to approve and execute predevelopment reimbursement agreements for proposed developments within the Village of Yorkville

McKinney stated that the primary change in this agreement is the addition of language that would allow any unpaid legal, engineering or administrative charges incurred by the Village related to applications the Village reviews to be placed on the tax roll if they are not paid by the applicant. He added that the property owner would be required to sign this agreement. He stated that this updated agreement also establishes an escrow that the applicant will need to pay when submitting an application.

Motion (Funk, Maurice) to adopt Resolution 2019-09 as presented, MC.

Resolution 2019-10 Setting escrows for reimbursement of costs for submittals to the Village of Yorkville

McKinney stated that the escrow amounts included in this resolution vary based upon the type of application submitted.

Motion (Bartlett, Funk) to adopt Resolution 2019-10 as presented, MC.

2020-2025 Surface Transportation and Local Bridge Improvement Assistance programs

The Village Board discussed these programs and instructed the Village's engineer to compile a cost estimate for submitting Local Bridge Improvement Assistance applications for several structures, including the following:

- 58th Road bridge over the West Branch of the Root River Canal
- Two Mile Road bridge over the West Branch of the Root River Canal
- 61st Drive cross-culvert

No formal action was taken by the Village Board on this agenda item.

Reports

Code Enforcement Officer's Report: O'Brien reported to the Village Board on the following:

- 2848 Twin Waters Lane and 18917 52nd Road property maintenance
- 733 Log Cabin Drive property maintenance
- An inoperable vehicle stored on the property located at 1724 South Colony Avenue (USH 45)
- Tires and an unused trailer stored on a vacant property located on 50th Road east of Raymond Avenue (CTH U)
- Dirt bikes being operated on the property located at 1011 63rd Drive
- Storage of multiple items on the property located at 17806 Spring Street (CTH C)
- Overgrown vegetation and multiple trailers parked on the property located at 14314 58th Road

Engineer's Report: Madsen reported to the Village Board on the following:

- That he was contacted by Payne & Dolan regarding the release of the retainage for the 2018 65th Court and 59th Drive paving and drainage program projects
- That he was contacted by Stonecrest Shores Subdivision homeowner's association

representatives about having several cross-culverts in the subdivision cleaned out

- That he was contacted about stormwater runoff impacting the property located at 19031 Spring Street (CTH C)

Yorkville Stormwater Utility District Report: S. Nelson noted that he had no information to report to the Village Board.

Roads/Public Works Committee Report: Funk stated that the Committee needs to meet to review estimates for miscellaneous road work. He added that he was asked about whether crack filling on Braun Road should continue this year given the potential borrow site project that may begin on a property on Braun Road later this year. The Village Board opted to proceed with crack filling on Braun Road this year.

Clerk's Report: McKinney reported to the Village Board on the following:

- That the 2019 Board of Review meets on June 26
- That a Water Utility District pilot testing facility tour will be held on June 27 at the utility's water tower site
- That the following items will appear on the July 8 joint Village Board/Plan Commission meeting agenda:
 - 2638 North Sylvania Avenue pre-application conference
- That a 67th Drive repaving project pre-construction meeting will be held on July 10 at the Village Engineer's office
- That the Sewer and Water Commission and Long-Range Planning/Ordinance Committee will hold a joint meeting on July 16
- That a Public Service Commission of Wisconsin Lakeshore Lateral project public "scoping" meeting will be held on July 24
- That he received an e-mail from the Greater Union Grove Area Chamber of Commerce asking whether any of the Village Board members would be interested in appearing in Union Grove's 4th of July parade
- That he will be out of the office several days next week on vacation
- That he is meeting with Wisconsin Department of Transportation (DOT) representatives tomorrow to discuss their planned reconstruction of the Braun Road/South Sylvania Avenue intersection. Bartlett requested that McKinney also ask about the recent DOT safety study performed in front of Yorkville Elementary School.

Public Comments, Questions and Suggestions

No public comments, questions or suggestions were provided.

Adjournment

Motion (Bartlett, Maurice) to adjourn, MC. The meeting was adjourned at 8:29 p.m. The next scheduled Village Board meeting is Monday, July 8, 2019, at 6:00 p.m.

Michael McKinney
Clerk-Treasurer