



Village Board Meeting Minutes
 Union Grove Municipal Center 925 15th Avenue
 Monday, November 25, 2024

1. **Doug Nelson called the meeting to order at 6:00 p.m.**

2. **Roll Call**

Village Trustees	Administration	Community
Doug Nelson, Village President	Michael McKinney, Administrator	Tim Allen, Fire Chief, UGYFD
Robert Funk	Janine Carls, Clerk	Matthew Allgood
Steve Nelson	Nick Carriker, Public Works	Nicholas Allgood
Cory Bartlett	Manager	Nancy Washburn
Absent: Dan Maurice		

3. **Consent Agenda - approval of:**

- a. October 28, 2024, Village Board, October 30, 2024, Village Board, November 11, 2024, Special Village Board, and November 11, 2024, joint Village Board/Plan Commission meeting minutes
- b. Village invoices

Motion (S. Nelson, Bartlett) to approve the Consent Agenda items as presented, Motion Carried (MC).

4. **Business - Discussion and possible action on the following:**

a. **1610 53rd Drive land disturbance and property maintenance**

Matthew Allgood stated that they are working with Lynch to obtain a survey as required by the Land Disturbance Permit application. The intent is to cover the 110' x 130' area where the wood chips are leveled out with dirt and grass seed upon application approval. Allgood requested permission to chip the one remaining brush pile on the property to efficiently remove it from the site.

Motion (Bartlett, S. Nelson) to keep the stop work order in place but to permit the chipping of the remaining brush on site for hauling off site, MC.

b. **Request submitted by TNG 27, LLC (with Nancy Washburn as applicant/agent) for a waiver of Section 38-111(1) of the Code of Ordinances of the Village of Yorkville, County of Racine, State of Wisconsin, relating to the requirement that a driveway culvert be no less than 15 inches in diameter and 24 feet in length, to allow for an application to obtain a permit for an entrance driveway for Out lot #1 in the Yorkshire Highlands subdivision, located in the C-2 (Upland Resource Conservation) Zoning District, with a culvert that is 12 inches in diameter and 20 feet in length**

McKinney described the location of the driveway noting that it is an existing narrow strip that connected the road with the farm fields to the north and east. He stated that Eberle had confirmed that the proposed culvert would be adequate.

Motion (S. Nelson, Bartlett) to approve the waiver as presented, MC.

c. **Request #3 for a reduction of Irrevocable Standby Letter of Credit No. 1753 to secure obligations related to implementation of the Yorkshire Highlands subdivision development agreement.**

Washburn stated that as they had done in the past, they are looking for conditional approval for this request. Discussed applicable conditions including proof of payment to contractors and payment of any invoices due to the Village of Yorkville. Washburn also noted that the remaining letter of credit would be more than enough to cover the stewardship plan and punch list items.

Motion (S. Nelson, Funk) to approve Request #3 subject to proof of payment of contractor invoices and Village invoices, MC.

d. **Right-of-way occupancy permit application submitted by Spectrum Mid-America LLC (with Dominic Katcha/ISG/Kaitlyn Henderson as applicant/agent) for the installation of underground fiber infrastructure in the Village's right-of-way on 50th Road from 15312 50th Road to Highland Way**

McKinney described the area involved (about ½ mile) and minimum depths below the canal and road crossings. Discussed potential drain tile issues. McKinney stated that it is a standard condition on the permit that any drain tile damage must be repaired at the contractor's expense.

Motion (Funk, Bartlett) to approve the Spectrum right-of-way permit application as presented, MC.

e. Bids for the Yorkville Sewer Utility District No. 1 lift station upgrade project

McKinney stated J. Miller Electric submitted the only bid submitted for \$307,984.00. The Sewer and Water Commission approved this bid on 11/19/24. Our attorney recommended holding off on bid approval until land acquisition is final. Carriker described this upgrade which will include a major electrical update and installation of new control panels, alarms, and generators.

Motion (S. Nelson, Funk) to approve the bid submitted by J. Miller Electric contingent upon finalization of land acquisition, MC.

f. Short-term borrowing for the Yorkville Water Utility District No. 1 Well #2 drilling and construction project

McKinney outlined plans to cover the expenses for the well project in three stages: 1. Use of Water Utility funds on hand (around \$750,000.00) 2. Non-revolving line of credit through Community State Bank. 3. At completion of the project, convert the remaining amount owed into a long-term loan.

Motion (Bartlett, Funk) to grant authorization for the Village to open a non-revolving line of credit for short-term borrowing to cover drilling and construction costs for the Well #2 project, MC.

g. Resolution 2024-33 Declaring official intent to reimburse expenditures from proceeds of borrowing.

McKinney stated that this resolution authorizes long-term borrowing to reimburse Village expenses incurred and paid for from funds on hand or short-term borrowing during the construction of Well #2. The amount is not to exceed \$2,600,000.

Motion (S. Nelson, Funk) to approve Resolution 2024-33 as presented, MC.

h. Resolution 2024-34 Approving the purchase of land for lift station improvements and authorizing the execution of all steps necessary to effectuate the transaction.

McKinney provided an updated purchase agreement amount that now included the cost of the appraisal and added compensation for increased limited easement (recommended to accommodate Phase II of the lift station upgrade if/when implemented.)

Motion (Bartlett, S. Nelson) to approve Resolution 2024-34 as presented, MC.

i. Rescheduling of the December 23, 2024, Village Board meeting

Motion (S. Nelson, Bartlett) to cancel the December 23, 2024, meeting, MC.

j. Public Hearing - The Village Board will hold a public hearing to present and hear public comment on the proposed 2025 budgets for the following funds: General, Tax Incremental District, Debt Service, Sewer Utility, Stormwater Utility and Water Utility

D. Nelson opened the public hearing at 6:38 p.m. Tim Allen stated that the budget looks good. D. Nelson closed the public hearing at 6:38 p.m.

k. Resolution 2024-35 Setting 2025 employee compensation

Motion (Funk, S. Nelson) to approve Resolution 2024-35 as presented, MC.

l. Resolution 2024-36 Adopting the Village of Yorkville's 2024 payable 2025 property tax levy and 2025 budgets.

Motion (S. Nelson, Bartlett) to approve Resolution 2024-36 and adopt the Village of Yorkville's 2024 payable 2025 property tax levy and 2025 budgets, MC.

5. Reports

a. Engineer's Report | No Report

b. Yorkville Stormwater Utility District Report

S. Nelson reported that L&L Clearing is on pace and the work looks good. There are no Stormwater Commission meetings scheduled at this time.

c. Roads/Public Works Committee Report

Funk noted that Racine County should be notified that Yorkshire Highlands Road has been accepted by the Village. A meeting with Racine County Highway Department has yet to be scheduled. McKinney noted that the amended agreement with Jasperson for Yorkville Meadows is complete.

d. Village President's Report | No report

e. Public Works Manager's Report

Carriker stated that Wana Sek was working on the water tower access driveway today and that they are nearing completion. The driveway is useable. SEH is working through issues with the well drilling contractor. He also reported outdoor storage of cars at 13904 Spring St again.

f. Clerk's Report

Carls reported that Badger Books were a success at the November 21st Special Primary Election. A stop work order was posted at 1914 S Colony Avenue for failure to pull building permits.

g. Administrator's Report

McKinney stated that the December 9 Village Board and Plan Commission meeting would include a CUP for Citgo 100 ft sign request, a site plan for Amazon, and a CSM for Chad Thur parcel division. He will follow up on concerns about contractor dirt tracking on 51st and 55th from Kuiper's land. McKinney stated that we had received an inquiry about historical waste disposal sites on the Southern Wisconsin Center parcels.

6. Public Comments, Questions, and Suggestions | No comments

7. Business - Discussion and possible action on the following:

- a. Closed Session: The Village Board may entertain a motion to go into CLOSED SESSION pursuant to Wisconsin Statutes Section 19.85(1)(e) * to discuss 2705 South Colony Avenue (USH 45) (Parcel ID # 194-03-21-20-021-000) property acquisition and issues related thereto.**

Motion (S. Nelson, Funk) to go into closed session at 7:06 p.m., MC. Roll call: Funk, yes; D. Nelson, yes; S. Nelson, yes; Bartlett, yes.

Discussed property acquisition and issues related thereto.

- b. The Village Board shall RECONVENE INTO OPEN SESSION reserving the right to take action on the matters discussed in CLOSED SESSION and to move to the remaining meeting agenda as posted.**

Motion (S. Nelson, Funk) to reconvene into open session at 8:04 p.m., MC.

No action taken on this agenda item.

8. Adjournment

Motion (S. Nelson, Funk) to adjourn the meeting at 8:04 pm, MC.

Respectfully submitted,
Janine Carls, Village Clerk

Village Board Meetings are normally held on the 2nd and 4th Mondays of each month. Schedules and agendas are available at villageofyorkville.com.