

**VILLAGE BOARD MINUTES
VILLAGE OF DEERFIELD**

**FOR A MEETING OF THE VILLAGE BOARD OF THE VILLAGE OF DEERFIELD HELD AT
THE DEERFIELD VILLAGE HALL, 4 N. MAIN STREET, DEERFIELD, WISCONSIN ON
MONDAY, JULY 22, 2019 AT 7:00 P.M.**

CALL TO ORDER – NOTING OF ROLL BY CLERK/SIGN IN SHEET

The meeting was called to order at 6:45pm by President Frutiger. Roll call: Evensen, Wilkinson, Tebon, Kositzke, Wieczorek and Frutiger present. Absent: McMullen. Also present: see sign-in sheet on file in Clerk's office.

CONSENT AGENDA

Motion by Evensen and seconded by Wilkinson to approve the July 22, 2019 Board agenda as posted. All ayes, motion carried.

A. APPROVAL OF MINUTES FROM JULY 8, 2019

Motion by Evensen and seconded by Kositzke to approve the minutes from July 8, 2019 with the amendment to section V (B)(1) line 3 "application had a spot" and "Wieczorek stated". All ayes, motion carried.

B. APPROVAL OF VOUCHERS

The members reviewed the vouchers submitted for payment which had been approved by the Finance Committee.

Motion by Wilkinson and seconded by Tebon to approve payment of checks #54468 to #54518 totaling \$123,501.09. All ayes, motion carried.

C. TREASURER'S REPORT FOR JUNE 2019 AND 2ND QUARTER FINANCIALS

McCredie gave the June 2019 Treasurer's report with the beginning balance in the checking account of \$7,589.59, deposits totaling \$242,006.70, checks totaling \$191,362.67, payroll checks totaling \$28,676.24 and the other expenses for the month totaling \$27,861.93 leaving an ending balance of \$1,695.45. The ending balance in the Money Market account was \$1,814,570.94. The ending balance in the Local Government Investment Pool was \$2,616,942.11. Motioned by Evensen and seconded by Tebon to approve the June 2019 Treasurer's report as presented. All ayes, motion carried.

McCredie presented the 2nd Quarter Financial Report for 2019. Motioned by Evensen and seconded by Frutiger to approve the 2nd Quarter Financial Report for 2019 as presented. All ayes, motion carried.

D. COMMITTEE REPORTS

1. JOINT LAW ENFORCEMENT

Wilkinson reported that May police report was reviewed. 93 calls for Deerfield and 79 calls for Cambridge. There was a discussion on fireworks and drones.

2. CABLE

Kositzke reported that discussion is still continuing on future personnel staffing.

3. PLANNING COMMISSION

Meeting was cancelled due to lack of quorum.

4. LIBRARY

Leah Fritsche reported that the Summer Library Program is ending soon. There is a Planetarium field trip, funded by a grant, that is scheduled for July 24 and there is still space available on the bus.

5. DEERFIELD CARES

Dave Lemke reported the discussion was on recruiting new members.

6. EMS

Wieczorek reported that Alliant Energy has donated \$1,000 to DGEMS and it will go towards equipment. Financial reports are showing a slight increase of funds. Chief Lange is still working on a transport contract with Stoughton Hospital. The Workers Comp. policy was reviewed and does look appropriate at this time. A ride along policy was approved. There was a closed session for the six month evaluation of the Chief position.

7. COMMUNITY CENTER

Evensen reported that the meeting was cancelled. The tournament held at the Community Park recently went well. There is still an issue with vehicle parking on both sides of S. Industrial Park Dr, and it is being discussed on how to handle it in the future. The parking lot for the DCC has been put in. The outbuilding was approved at the State level and building plans have been approved.

8. FINANCE

Frutiger reported that all items are on tonight's agenda.

PUBLIC APPEARANCES

A. PUBLIC COMMENTS

Brenda Ingersoll spoke about fireworks being set off in the village and asked if a write-up could be put in the annual newsletter. Leah Fritsche spoke on behalf of the Economic Development Committee requesting that the Planning Commission meeting, which was missed in July, be made up August 7 or 8. Fritsche read a letter from the EDC addressed to the board about their concerns and vision for the immediate improvement in the downtown area.

UNFINISHED BUSINESS, REVIEW & ACTION THERE ON

NEW BUSINESS

A. RESOLUTIONS

1. RESOLUTION R2019-12 AUTHORIZING A CONTRACT WITH BARRIENTOS DESIGN & CONSULTING TO PERFORM A SPACE NEEDS ANALYSIS

Tebon reported that the Municipal Needs Committee had requested RFP's from five companies. These companies had a chance to walk through village facilities. Four submitted proposals and they were reviewed by the committee. It is recommended to the board to accept Barrientos Design & Consulting to conduct the space needs study. Motioned by Tebon and seconded by Evensen to approve Resolution R2019-12 authorizing a contract with Barrientos Design & Consulting to perform a space needs analysis. All ayes, motion carried.

B. LICENSES & PERMITS

C. REVIEW & ACTION:

1. DISCUSS/CONSIDER ENGAGEMENT CONTRACT WITH EHLERS FOR 2019 TAX INCREMENTAL FINANCE DISTRICT NO. 3 PROJECT PLAN AMENDMENT

Tebon reported that this is a contract with Ehlers for them to amend the project plan for TID #3. Motioned by Tebon and seconded by Evensen to approve a contract with Ehlers for the 2019 Tax Incremental Finance District #3 project plan amendment contingent upon a schedule for Phase I & II submitted by the 8/12/19 board meeting and having the timeframe integrate with State Statutes and existing original Planning Commission schedule. All ayes, motion carried.

2. DISCUSS/CONSIDER A MOVE TO CLOSED SESSION PURSUANT TO WIS. STAT. § 19.85 (1)(E) FOR THE PURPOSE OF DELIBERATING OR NEGOTIATING THE INVESTING OF PUBLIC FUNDS AND CONDUCTING OTHER SPECIFIED PUBLIC BUSINESS, WHENEVER COMPETITIVE OR BARGAINING REASONS REQUIRE A CLOSED SESSION, SPECIFICALLY FOR DELIBERATION OF AN AGREEMENT WITH GREKA HOLDINGS LLC FOR DEVELOPMENT OF 38 AND 40 WEST NELSON STREET

Motioned by Evensen and seconded by Wieczorek to move into closed session pursuant to Wis. Stat. §19.85 (1)(E) for the purpose of deliberation of an agreement with Greka Holdings LLC for development of 38 and 40 W. Nelson Street. Roll call vote: Evensen aye, Wilkinson aye, Tebon aye, Kositzke aye, Wieczorek aye and Frutiger aye, motion carried.

3. CONSIDER A MOVE TO OPEN SESSION TO TAKE ACTION, IF ANY, ON AN AGREEMENT WITH GREKA HOLDINGS LLC

No action taken in closed session.

4. DISCUSS/CONSIDER RETAINING EHLERS TO ASSIST IN CREATING OF TAX INCREMENTAL FINANCE DISTRICT NO. 6

Attorney Smith explained this item is to retain Ehlers for the creation of TIF #6. Motioned by Tebon and seconded by Evensen to retain Ehlers to assist in creating of TIF District #6. All ayes, motion carried.

5. DISCUSS/CONSIDER EHLERS ENGAGEMENT CONTRACT FOR CREATION OF 2019 TAX INCREMENTAL FINANCE DISTRICT NO. 6

Motioned by Tebon and seconded by Evensen to approve Ehlers engagement contract for the creation of 2019 TIF District #6 conditioned upon Greka Holdings LLC agreeing to split the cost of creation 50/50 with the Village if a development agreement cannot be reached for preceding with the development. All ayes, motion carried.

6. DISCUSS/CONSIDER AYRES ASSOCIATES PROPOSAL FOR WEDC BROWNFIELD GRANT APPLICATION FOR FORMER HILLIQUE SITE, PROPOSED TRUCKSTAR/GREKA HOLDINGS REDEVELOPMENT

Motioned by Tebon and seconded by Evensen to approve Ayres Associates proposal (\$6,700.00) for WEDC Brownfield Grant Application for former Hilleque site, proposed Truckstar/Greka Holdings redevelopment. All ayes, motion carried.

ORDINANCES

COMMUNICATIONS

STAFF REPORTS

A. ADMINISTRATOR'S REPORT

McCredie reported she will be distributing the timeline to Stephanie at Truckstar and Leah Fritsche for the amendment of TIF #3 project plan and the creation of TID #6.

The Village is in the middle of a village wide revaluation and Gardiner Appraisal is in the process of sending a second notice to residents.

ADJOURN

Motioned by Evensen and seconded by Kositzke to adjourn at 7:38 pm. All ayes, motion carried.

/S/ Kim Grob
Deputy Clerk-Treasurer