

VILLAGE OF WRIGHTSTOWN VILLAGE BOARD

The regular monthly meeting of the Board of Trustees, of the Village of Wrightstown, was held at Village Hall, 352 High St., Wrightstown, WI, 54180, on **Tuesday, August 3, 2021** and convened at 6:16 p.m., after the Committee of the Whole Meeting

Roll Call: Present – Village President Dean Erickson, Trustee Sue Byers, Trustee Mark Leonard, Trustee Andy Lundt, Trustee Terry Schaeuble, Trustee Dan Segerstrom and Trustee Keith Wendlandt

Also present: Ed Byrne (Brillion News), Brian Roebke (Wrightstown Spirit), Administrator Travis Coenen, Clerk/Treasurer Michelle Seidl, Public Works Director Andy Vickman and Fire Chief Mike Schampers

PUBLIC HEARING

Motion made by A Lundt with a second made by K Wendlandt to open the public hearing for the purpose of hearing from all persons and/or their agents on the following:

Rezone request by River Valley Industries, LLC, for tax parcel VW-W181-1 (Brown County) from B-1 General Business w/PDD to I-1 Industrial w/PDD

Three calls were made for public input with no response

Motion made by S Byers with a second made by T Schaeuble to close the public hearing. **Motion carried.**

UTILITY COMMISSION MONTHLY MEETING

Motion made by A Lundt with a second made by D Segerstrom to open the August 2021 Utility Commission Monthly Meeting. **Motion carried.**

WATER UTILITY

- Average of 196,960 gallons of water purchased daily in July 2021.
- Annual water main flushing is scheduled for August 10th – August 12th
- Exercising of water valves has been started
- Sheet piling and utility encasement completed, as part of the Hwy ZZ project
- 2021 Hwy DDD Utility Extension project will be starting on Monday, August 9th
- Due to changes in lead and copper sampling requirements, three Village sites with higher levels will now be subject to more extensive testing
- Working on 2022 budgets as well as Capital Improvement Plans for Short and Debra streets and projects mapped out for 2023 - 2025

SEWER UTILITY

- Decanting process started so sludge to be hauled within the next month

Motion made by D Segerstrom with a second made by S Byers to close the August 2021 Utility Commission Monthly Meeting. **Motion carried.**

MINUTES – Motion made by S Byers with a second made by T Schaeuble to approve the July 20, 2021 Village Board Meeting Minutes. **Motion carried.**

VOUCHERS - Motion made by S Byers with a second made by T Schaeuble to approve the vouchers from July 15, 2021 – July 29, 2021, totaling \$200,965.40. **Motion carried.**

SCHEDULED APPEARANCES - None

WALK-INS – None

Ed Byrne, reporter for the Brillion News, let the Board of Trustees know that Trustee Terry Schaeuble will be inducted into the Wisconsin High School Football Coaches Association Hall of Fame, on April 2, 2022, for his 41 years of service coaching Wrightstown football. He will be inducted along with Mark Jonas, retired Hilbert coach. Congratulations!

CORRESPONDENCE - None

ADMINISTRATOR’S REPORT

- Tuesday’s “Tunes on Tuesday” went well. There was a great crowd!
- Continuing to work on development and responding to new inquiries
- Working with Department Heads on 2022 budgets and goals
- Met with State of Wisconsin on July 22nd regarding TEA Rail Grants. Award outlook is very promising
- Have approved Developers Agreements with Alliance Plastics, River Valley Industries and M&M Cold Storage. Working on finalizing agreements with Midwest Expansion, LLP and Consolidated Construction, LLC
- Mel Bastian turned 100 on July 28th. He was very appreciative of the party the Village hosted at Rico’s!
- 17% of Village property is in a TID leaving no capacity to further extend TID boundaries until equalized value increases or until TID 3,4 or 5 close
- Preliminary Statements of Changes in Equalized Values were received from the Wisconsin Department of Revenue on Thursday, July 26th.

| | <u>2020 Total Equalized Values</u> | <u>2021 Total Equalized Values</u> | <u>% Change</u> |
|------------------|------------------------------------|------------------------------------|-----------------|
| Brown County | \$326,210,300 | \$377,561,300 | 16% |
| Outagamie County | \$ 55,959,900 | \$ 76,157,200 | 36% |

CLERK/TREASURER’S REPORT

- 2022 budget workbooks are being prepared for Department Heads
- Inactive and possible moved voters records are being investigated with the assistance of the Wisconsin Election Commission. Voters that have not voted since the November 2016 General Election received mailed postcards to return if they wished to extend their current registrations. Those not responding had their registrations inactivated in the Wisvote system. Voter’s that potentially moved were also mailed postcards. Those voters with cards that came back

undeliverable or cards that were not responded to were sent a second mailing, informing them of being inactivated in 30 days

COMMITTEE REPORTS

FINANCE/PERSONNEL - -

- **August 3, 2021 Certificate and Direction** – Motion made by S Byers with a second made by T Schaeuble to approve the Certificate and Direction, dated August 3, 2021, to disburse \$61,890.00, on Friday, August 6, 2021, from the Village's Escrow Account, to the Town of Kaukauna, for payments required under Section IV of the Intergovernmental Agreement between the Village of Wrightstown and the Town of Kaukauna Withdrawing Restriction on Annexation, dated December 12, 2013. **Motion carried.**
- **TID 3, TID 4 and TID 4 Annual Reports:**
 - **TID 3**
 - Created in 2015
 - Mandatory termination date in 2035
 - Expenditure period ends in 2030
 - Base Value: \$1,719,000
 - Incremental value as of January 1, 2020: \$23,640,100
 - 2020 Year End Fund Balance: \$-181,011
 - Currently amending to add additional territory and project expenses
 - Projected Developments:

| <u>2021</u> | <u>2022</u> | <u>2023</u> | <u>2024</u> |
|------------------------|---------------------------|------------------------|-------------|
| Manufacturing Facility | Drexel Lumber Warehousing | Manufacturing Facility | Warehousing |
 - Cash flow projections include the 2021 borrowing as well as borrowing in 2022 for completion of TID No. 3's portion of the storm sewer project
 - Estimated total value to be added as a result of TID No. 3, from 2015 through projected early closure in 2033, is \$84,540,100
 - **TID 4**
 - Created in 2016
 - Mandatory termination date in 2037
 - Expenditure period ends in 2031
 - Base Value: \$912,400
 - Increment value as of January 1, 2020: \$12,864,500
 - 2020 year end fund balance : -\$993,317
 - Projected Developments:

| <u>2021</u> | <u>2022</u> | <u>2023</u> | <u>2024</u> |
|---------------------|---------------------|---------------------|-----------------|
| Commercial Dev | Kwik Trip | Single/Multi Family | Single/Multi Fa |
| Single/Multi Family | Single/Multi Family | | |
 - Cash flow projections include the 2021 borrowing as well as borrowing in 2022 for completion of TID No. 4's portion of the storm sewer project
 - Estimated total value to be added as a result of TID No. 4, from 2016 through projected early closure in 2035, is \$73,614,500
 - **TID 5**
 - Created in 2018
 - Mandatory termination date in 2046
 - Rehab/conservation district

- Base Value: \$5,315,000
- Increment value as of January 1, 2020: \$1,745,300
- Last apartment building along shoreline is to be constructed yet
- Boundaries are predominantly the east and west side of the Village's River District
- Estimated value to be added as a result of TID No. 5, in 2044, is \$5,625,600
- Projected early closure in 2029

PARKS, RECREATION & REGIONAL PLANNING - -

- **CTH ZZ** - Recommendation by Administrator Coenen, based on earlier discussion during Committee of the Whole meeting, to install a 5' concrete poured sidewalk from the Wastewater Treatment Plant to Mallard Road, along CTH ZZ, to lessen impact of a 10' asphalt trail on property owners. Motion made by T Schaeuble with a second made by S Byers to approve. 6 aye votes. Nay vote by Trustee Dan Segerstrom. **Motion carried.**
- **River Valley Industries Rezone** - Motion made by T Schaeuble with a second made by A Lundt to approve the rezone request by River Valley Industries, LLC, for tax parcel VW-W181-1 (Brown County) from B-1 General Business w/PDD to I-1 Industrial w/PDD. **Motion carried.**
- **River Valley Industries Site Plan Review** – Motion made by T Schaeuble with a second made by A Lundt to approve the site plan for River Valley Industries, LLC, 1100 Broadway St., parcel VW-W181-1, Village of Wrightstown. **Motion carried.**
- **Publication of Village of Wrightstown Legal Notices** – Motion made by T Schaeuble with a second made by D Segerstrom to publish legal notices for the Village of Wrightstown in the Wrightstown Spirit, due to their recent certification with the Wisconsin Department of Administration. 1057 Village households have a subscription to the Wrightstown Spirit while only 39 have a subscription to the Brillion News. The goal is for Village notices to reach as many residents as possible. Cost of ads is regulated so there is no difference in pricing between newspapers. **Motion carried.**
- **New Operator License Applications:**
 - Motion made by T Schaeuble with a second made by D Segerstrom to approve the NEW Operator License Application for Estevan D. Burchette, 2264 Eastman Ave. #2, Green Bay, WI 54302, for Wrightstop BP. 7 nay votes due to nondisclosure of 4 violations from 2018. **Motion carried.**
 - Motion made by T Schaeuble with a second made by S Byers to approve the NEW Operator License Applications for:
 - Kurt M. Hoffman, 228 Crestview Cir., Wrightstown, WI 54180, for Lucky's Pub & Grill
 - Michelle L. Saka, 139 2nd Street W., Wabasha, MN 55981, for Dollar General
 - Austin M. Urban, E5153 Lovers Ln., Kewaunee, WI 54216 for Royal St. Patrick's Golf Links
 - Nicole D. Vande Hey, 298 Desplaine Rd., De Pere, WI 54115, for Wrightstown River Inn
 - Dylan R. Vanden Wymelenberg, 103 W 5th St., Kaukauna, WI 54130, for Dick's Family Foods

Motion carried.

PUBLIC SAFETY - -

Fire Department Comments – No questions or comments

PUBLIC WORKS & UTILITIES

- Work on Rosin Road started last week
- Concrete poured on Crestview Dr. due to a water service repair completed there earlier this year and at the River District parking lot entrance
- Have approximately 12 vendor and 12 car show registrations already for the September Fall Festival
- Putting together a damage assessment team and procedure in the event of a severe storm event
- Compost grinding is scheduled to be completed in August
- Storm sewer repairs are being scheduled to be done on Songbird Ave. and Clay St.
- Downtown parking stalls and crosswalks on Fair Street have been repainted
- Recently hired operator contacted the Village, the day prior to starting, to inform us that he accepted a position with the City of Kaukauna. Employment opportunity ad will be refreshed and republished
- Resignation letter received from Aaron Vande Hey. His last day with the Village will be on Friday, September 3rd

CLOSED SESSION: Motion made by A Lundt with a second made by K Wendlandt to proceed into closed session, pursuant to Wisconsin State Statute 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session Call of roll: 7 yes votes. **Motion carried.**

- Wisconsin State Statute 19.85(1)(e) **Economic Development – Developer Negotiations**

OPEN SESSION: Motion made by K Wendlandt with a second made by A Lundt to reconvene into open session to discuss and/or take action on any issues that occurred during the closed session. Call of roll: 7 yes votes. **Motion carried.**

No action taken as a result of closed session

ADJOURN – Motion made by A Lundt with a second made by S Byers to adjourn at 8:00 p.m. **Motion carried.**

Michelle Seidl

Clerk/Treasurer