

July 16, 2019 (Village Board Meeting)

**ALLOUEZ VILLAGE BOARD MEETING
TUESDAY, JULY 16, 2019
6:30 P.M., ALLOUEZ VILLAGE HALL**

CALL TO ORDER / ROLL CALL

President Rafter called the meeting to order at 6:30 p.m.

Present: Harris, Genrich, Atwood, Rafter, Green, Sampson,
Dart (arrived at 6:35 p.m.)

Also Present: Fuller, Gehin, Beauchamp, Lange, DEO Vogel

MODIFY / ADOPT AGENDA

Harris / Genrich moved to adopt the agenda as presented. Motion carried (Dart not present for vote).

ANNOUNCEMENTS

(Dart arrived at 6:35 p.m.)

- a. Resignation of Public Works Committee member, Rick King
- b. Picnic in the Park - a CP, Miracle League of Green Bay and myTEAM Triumph collaborative event on Wednesday, July 17th from 4:30 – 8:00 p.m.
- c. Hops @ The Hill on August 1st from 5:30 – 8:00 p.m. at Heritage Hill State Park

PUBLIC COMMENT

Jim Orourke, 2339 Oakwood Avenue

- Requested the next agenda include discussion of the TID1 budget and emergency road reconstruction on W St. Joseph Street.

Rafter

- Orourke's concerns were addressed at a previous meeting, therefore will not be put on a future village board meeting agenda.

Lori Flagstad, 433 Kalb Street

- Lives directly across the street from Optimist Park which is becoming a nuisance (garbage traveling from the park to her yard daily, people in the park after hours, dogs, smoking, parking overnight, speeding up and down the road, etc.)
 - o For safety and cleanliness the community needs to help out. Could summer interns pick up garbage at the park in the morning? Could someone from the Miracle League pick up garbage left at the park before they leave?

Jessica Hope, 1711 Libal Street

- Speeding is an issue on Libal Street.
- Could a deer crossing sign be installed?

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- Requested tree near the bend be trimmed as it obstructs view when backing out of driveway.
- Suggested a crosswalk be added by the park encouraging people to stop to allow crossing.

PUBLIC HEARING TO CONSIDER ADOPTION OF ORDINANCE 2019-08, REZONING OF PARCEL AL-1129, LOCATED AT 212 IROQUOIS AVENUE FROM "A" RESIDENTIAL DISTRICT TO "B" RESIDENTIAL DISTRICT (McCormick Assisted Living) (from 6/18/19)

A public hearing was held to consider rezoning parcel AL-1129 located at 212 Iroquois Avenue from "A" Residential District to "B" Residential District. The current multi-family facility is an existing non-conforming use in this district. Plans are to continue the existing use, add a small dining room expansion, add a drive canopy to the entrance, add an additional drive off of Iroquois Avenue, as well as some other interior and minor exterior modifications which are not allowed in "A" Residential District.

The Plan Commission reviewed the petition at their June 17, 2019 meeting and recommended approval of the rezoning request.

Allison Frazier, 2516 Pickard Circle

- Submitted 2 letters of correspondence (from 1992) between the Village Attorney and Building Inspector which she believes refers to the property as Residential "B". Where is the request to rezone from "A" to "B" coming from?
- Would eleemosynary no longer be part of the Village zoning code?
- Re-zoning request asks that no restrictions apply. With the unrestricted "B" zoning what would happen to the apartment building in the future if there were a change of hands?

Hearing closed at 6:50 p.m.

ORDINANCE 2019-08, REZONING OF PARCEL AL-1129, LOCATED AT 212 IROQUOIS AVENUE FROM "A" RESIDENTIAL DISTRICT TO "B" RESIDENTIAL DISTRICT

Discussion:

- There has been a change in ownership but the mission is similar, both are not for profit charitable organizations.
- Once granted, does it open the door for it to become a regular apartment complex if it changes hands away from a philanthropic institution? Or would they have to come back to the Board to make a change? (Fuller – it would be a non-conforming use and need to be rezoned for appropriate zoning).
- Is parking going to be sufficient? (Fuller – yes)
- There is now an ingress and egress for parking.
- Lighting concern is being addressed.
- Are documents submitted by Frazier relevant?

Genrich / Dart moved to adopt Ordinance 2019-08, rezoning parcel AL-1129, located at 212 Iroquois Avenue from "A" to "B" Residential District. Motion carried.

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PETITION FROM MCMAHON ASSOCIATES, INC. – REQUESTING SITE PLAN AND DESIGN REVIEW FOR A BUILDING ADDITION AT 212 IROQUOIS AVENUE (McCormick Assisted Living) (from Plan Comm on 6/17/19)

The Plan Commission reviewed the plans and the petition at their June 17th meeting and recommended approval.

Genrich / Sampson moved to approve the site plan and design review for the proposed building addition and site renovation at 212 Iroquois Avenue. Motion carried.

NOISE VARIANCE PERMIT REQUEST FROM DIOCESE OF GREEN BAY, 1825 RIVERSIDE DRIVE FOR A MUSIC/FAMILY FESTIVAL ON AUGUST 24TH FROM 10 AM TO 2 PM

Dart / Sampson moved to approve Noise Variance Permit for Music/Family Festival at 1825 Riverside Drive on August 24th from 10 a.m. to 2 p.m. Motion carried.

PUBLIC WORKS COMMITTEE MINUTES DATED JULY 10, 2019

a. Resolution 2019-21, approving Compliance Maintenance Annual Report (CMAR)

The WDNR requires communities with wastewater collection systems to submit an annual report summarizing their sanitary sewer inspection and maintenance activities.

Gehin

- Provided an overview of the report

The Public Works Committee at their meeting on July 10th recommended the Village Board approve the Compliance Maintenance Annual Report (CMAR) and Resolution with W St. Joseph Street and Martha Avenue being added to the report under Future Planning.

Green / Harris moved to adopt Resolution 2019-21, stating the Village Board reviewed and approved the Compliance Maintenance Annual Report (CMAR). Motion carried.

b. 2019 Street Reconstruction Project Update

Gehin

- Gave an update on:
 - o 2019 street reconstruction projects for Longview Avenue, Oakwood Avenue, Oak Hill Drive, Summit Street, Martha Avenue, St. Joseph Street.
 - o Public works projects undertaken recently (street patching, sewer cleaning, striping, improvements at the yard waste site)

BID RESULTS AND AWARD OF STREET REPAIR PROJECT, CONTRACT AL-2019-03

Gehin

- Bids for street repair project were opened yesterday. Only bid received was from Northeast Asphalt, Inc in the amount of \$805,106.90 which was higher than expected.

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- Staff reviewed quantities this morning and made an adjustment to reflect actual work, lowering the estimated project cost to \$686,182.00 (still over budget). Options would be: eliminate one of the streets included in the contract or find excess funds, approximately \$80,000, to move ahead with the project. Potential funding sources: excess stadium tax funds or funds received from sale of property on Riverside Drive.

Discussion:

- Eliminating a street and pushing it to next year would push another street off to the following year, a continuous cycle.
- Lange recommended utilizing funds received from the sale of property on Riverside Drive.
 - o Would we be utilizing the net or the entire sale amount? (Lange - \$92,000 available)
 - o Was that earmarked for anything else? (Lange - no)
- Only \$80,000 over? Thought we allocated \$500,000 for street maintenance. We did but portions of the project get applied to other budgets
- Option to re-bid in August or September? (Sean - current schedule would not allow for that and we probably wouldn't get a better bid due to price of materials is up, labor shortage and amount of work out there right now.)

Sampson / Genrich moved to award the bid for the street repair project, Contract AL-2019-03 to Northeast Asphalt, Inc with additional funds to be provided by the sale of the Riverside Drive property for a total estimated project cost of \$686,182 (amount reflects quantity adjustments made by staff to reduce bid amount). Motion carried.

REQUEST FROM SKB TERRACE LLC FOR A 6 MONTH EXTENSION FOR PROJECT AT 3241-3245 RIVERSIDE DRIVE

Property was sold to SKB Terrace LLC and closed on January 4, 2019 contingent on receiving the appropriate zoning approvals for the proposed development prior to closing, breaking ground within one year of closing and receiving occupancy within two years of closing. The project received a conditional use permit for the proposed mixed use development on August 7, 2018.

Karen Classon, controlling member of SKB Terrace LLC, requested an extension to break ground by June 4, 2020 and to receive occupancy by June 4, 2021.

Discussion:

- Due to work load of the architects and construction companies they don't anticipate being able to meet the January start date.
- Original terms would apply moving forward.
- Loss of tax revenue. Approve contingent on them agreeing to pay taxes on projected assessed value if occupancy does not take place by June 4, 2021.

Green / Dart moved to approve a 6 month extension of the original terms with the addition they be responsible for taxes based on full estimated assessed value if occupancy date of June 4, 2021 is not met. Motion carried.

VENDOR PERMIT FOR TWAS THE NIGHT BEFORE CHRISTMAS BOUTIQUE AT GREEN ISLE PARK ON NOVEMBER 2, 2019

Genrich / Atwood moved to approve Vendor Permit for Twas the Night before Christmas Boutique at Green Isle Park on November 2, 2019. Motion carried.

FUTURE DIRECTION FOR CLOSURE OF GREEN BAY CORRECTIONAL INSTITUTION (GBCI)

Rafter

- Legislature put \$5M into the budget to acquire property to place a new prison on, to improve that property with utilities and to issue an RFP for building a new facility which the Governor vetoed.

Discussion:

- This is part of a larger discussion for the Governor. His reform policy hopes to reduce the overall population of the prisons, primarily at the minimum and medium security levels.
 - o GBCI is a maximum security prison and needs to be replaced for many reasons (prisoner safety, staff safety, lack of tax revenue).
- Outdated. Repair costs (\$200 million) don't seem to make sense.
- Ask Governors staff for more information about what needs to take place to help the process.
- Where are they at with the improvements they were doing? Have they stopped the funding?
- Governor line item vetoed the 5M for GBCI but allocated it to the Department of Corrections to do with as they wish.
- Has the Governor toured that facility? Observing may bring a different perspective of what needs to be done there.
- What closure of the facility could do for the community.

Rafter / Green moved to invite Governor Evers and the Department of Corrections Secretary on a joint tour of the prison along with the Village Board and Staff, Representative Steffen, Senator Cowles and any other State legislators. Then follow up with a meeting to discuss. Motion carried.

CONSENT AGENDA

Harris / Dart moved to:

a. Approve operator's licenses for:

Jason P. Pavelka, 413 Dauphin Street, Green Bay, WI 54301

Douglas J. Jauquet, 920 Allouez Terrace, Green Bay, WI 54301

Ruya Y. Knaus, 427 Custer Court, Green Bay, WI 54301

Gregory R. Young, 862 Hubbard Street, Green Bay, WI 54301

Luke D. Boucher, 1027 Marshall Avenue, Green Bay, WI 54303

Blake A. Kennedy, 1175 Porlier Street, Green Bay, WI 54301

b. Approve Village Board minutes dated 06/04/19, 06/18/19

c. Accept and Place on File minutes from:

i. Public Works Committee dated 06/12/19, 07/10/19

ii. Economic Development Committee dated 05/03/19

iii. Board of Review dated 06/04/19

iv. Plan Commission dated 04/22/19 (amended), 05/20/19

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d. Approve accounts payable dated 05/31/19, 06/07/19, 06/12/19, 06/21/19, 06/28/19, 07/05/19

Motion carried.

AUDITORS REPORT (from 06/18/19)

Ginny Hinz, CliftonLarsonAllen Manager on the Audit

- Annual Financial Report
 - o Auditors' Report (no instances of non-compliance and no internal control items)
- Management Communications
 - o Governmental Fund Balances (excellent financial condition)
 - o Minimum Fund Balance from 2014 - 2018 (expenditures remained fairly constant / unassigned fund balance consistently exceeded minimum balance)
 - o Tax Incremental District No. 1 (positive fund balance)
 - o Sanitary Sewer Utility (continue to monitor the results of the fund and implement periodic rate increases as necessary)
 - o Water Utility (is generating enough cash to cover its cost but recommends we monitor and do rate increases as needed)
 - o Storm Water Utility (continue to monitor the rates to make sure we are generating enough cash to cover operating expenses and debt service)

Harris / Sampson moved to open the meeting for public comment. Motion carried.

Jim Orourke, 2339 Oakwood Avenue

- It is his understanding half the funding for the TIF District W St. Joseph project is going to be paid by the General Fund. And there will be an extra \$200,000 in the Public Works budget because it was supposed to be a resurfacing project next year and was moved up.

Hinz

- Not part of the audit.

Harris / Sampson moved to return to regular order of business. Motion carried.

UPDATE ON CONTINUOUS IMPROVEMENT

Lange

- Continuing to seek new projects / processes.
- Goal is to work in teams, providing every staff member the opportunity to participate in selecting a process and achieving a solution which will make us more efficient.
- Working on video to show why we made the change for collection of clean brush.

FUTURE AGENDA ITEMS

Harris

- Suggested a report be provided twice a year (October and April) of building permits taken out for construction, reconstruction and remodeling so they are aware of what is going on in the

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village.

ADJOURNMENT

Harris / Dart moved to adjourn at 7:58 p.m. Motion carried.

Minutes submitted by Debbie Baenen, Clerk-Treasurer