

CAMBRIDGE VILLAGE BOARD
Amundson Community Center, 200 Spring St. - Community Room
Tuesday, June 14, 2016, 6:30 p.m.

PUBLIC HEARING

1. **Call to Order/Roll Call:** Trustee Struss called the public hearing to order at 6:32 p.m. Members present: Trustee Christianson, Cunningham, McNally, Mihajlovic, Hollenbeck, Kumbier and President Struss. Others present: Lisa Moen, Nancy Zastrow, Linda Begley Korth: Village Staff; Mary Jane Mihajlovic; Dean Lund; Jason Miklik; Isaac Miklik; Bill Ranguette; John Bell; Sydney Krieger; Nicole Poley, Steve Urso; Lauretta Kluge; Dennis Kluge, Kris Weiss; Meg Theno.
2. **Proof of Posting:** The notice was posted in the upper and lower levels of the Amundson Community Center, Cambridge Post Office, Cambridge News Office, United Community Bank, Village Web Site, and Published in the Cambridge News and sent to North Street Residents.
3. **Public Hearing Regarding Special Assessments for Curb and Gutter for North Street Project:**
The Assessment had been set at 100 %. This motion has since been rescinded. The new proposal is to assess at 50%.
 - Mary Jane Mihajlovic: The ordinance talks about reconstructing or building/rebuilding curb and gutter, it does not address repairing it.
 - Duke Mihajlovic: North Street residents did not feel that this project was needed. He is not comfortable going forward with this project without amending the ordinance first. He cited a law suit which he feels states that the Village cannot assess for repairs.
 - Kris Weiss: Echoed what has been said. Assess the Village as a whole; they have paid for other projects.
 - Loretta Kluge: She had fought the sidewalk assessments in the past. Felt that we are not budgeting money correctly and not being responsible with Village money. We are spending where it is not needed, rather than paying for what should be taken care of.
 - Dennis Kluge: The Board needs more public accountability. Notices should be in the paper, more public input is needed. We need to follow our budget.
4. **Adjournment of Public Hearing:** Trustee Cunningham made a motion to adjourn the public hearing, seconded by Trustee Kumbier. Motion carried. President Struss adjourned the Public Hearing at 6:52 p.m.

REVISED AGENDA

1. **Call to Order/Roll Call:** Trustee Struss called the public hearing to order at 6:53 p.m. Members present: Trustee Christianson, Cunningham, McNally, Mihajlovic, Hollenbeck, Kumbier and President Struss. Others present: Lisa Moen, Nancy Zastrow, Linda Begley Korth: Village Staff; Mary Jane Mihajlovic; Dean Lund; Jason Miklik; Isaac Miklik; Bill Ranguette; John Bell; Sydney Krieger; Nicole Poley, Steve Urso; Lauretta Kluge; Dennis Kluge, Kris Weiss; Meg Theno.
2. **Pledge of Allegiance**
3. **Proof of Posting:** The agenda was posted in the upper and lower levels of the Amundson Community Center, Cambridge Post Office, Cambridge News Office, United Community Bank, Village Web Site.
4. **Public Appearances:** Bob Salov gave an update on the cell tower. A colocation study is required. Cell towers do have some different regulations. He questioned if we have extraterritorial territorial authority or jurisdiction. He felt an engineering study could be helpful in the future. The County is continuing to review and act on the report that stated the 6th and 7th floors of the jail should be closed. The Medication Examiners office and the garage are almost complete. The EMS is doing well, the vehicle is not back yet, but the loaner is working out ok. They have been at 100% service for 4 years and 4 months. A thank you was extended to Bob for the new Dane County Directories.
5. **Approval of Consent Agenda**
 - a. Approval of Village Board Minutes: May 24, 2016

- b. Street Use Permit for Cambridge Arts Council, Midwest Fire Fest, July 23 and July 24

Trustee Kumbier made a motion to approve the consent agenda as presented, seconded by Trustee Cunningham. Motion carried, with President Struss abstaining.

6. Reports

- a. **President's Report:** Meeting with the Attorney regarding the Melster site on Wednesday, June 22.
- b. **Personnel Committee:** There was a discussion on the Treasurer/Deputy Clerk position. They will advertise for a Finance Officer/Administrator. Deadline is this Friday.
- c. **Joint Planning Committee:** Struss and Cunningham did not attend. Lisa will contact the Town of Oakland and see what action was taken.
- d. **Library Board:** There are two new members so they were given an overview and brought up to speed on items. There was discussion that the budget work should begin earlier this year.
- e. **Water, Sewer and Stormwater Committee:** There was a presentation by Unison. They take over the rights to water towers and rent out space on them. Looking long term it was questioned if the payoff was worth it. They are getting an estimate for installation of the emergency generator at the Winery lift station. Working on the grease trap ordinance. Town and County is looking at some other ordinances as well, including CMOM. They will help us get set up and in compliance. After some initial training and discussion with staff it was decided not to use services provided by PSN. We are moving ahead with the services provided by Mail Com. They will print off our water bills and mail for less cost than we can in house. A credit was provided to the Kenseth Fan Club for a faulty meter.
- f. **Plan Commission:** The Winery Apartments are on the agenda.
- g. **Economic Development Director Report:** Linda Begley-Korth distributed a goals sheet that was established in 2012. She felt that we have made progress on a number of the goals. It was asked if a column could be added to give an update where we are on each goal. Yes that could be done, and a new order of priority could be done based on where we are at this time. A citizen asked if this could be published in the paper. The board felt that it could be cost prohibitive, but it could be placed on the web site. Focus groups have met regarding the use of the Amundson Building. The last scheduled are tomorrow, however, it was requested for another one to be added. Linda is also working with Home Again and Dane County looking for redevelopment grants. Looking at Highway 18, and the Merg land, for development/small industry. Connect Communities is offering a lot incentives. The Web Site is not up yet, Linda's computer had been down, should be up later this week. Trustee Mihajlovic asked for a mock-up of the site. The new logo will be included on the website. The Chamber is working on new signage, also looking at grants for wayfinding. There was some discussion regarding the downtown. There is nothing in the ordinances regarding brown paper.
- h. **Treasurer's Update:** Presented a report through May 31st. The darkened accounts have been consolidated; they are now at United Community Bank. The 7 library accounts are still separated. She has transferred money from the library to cover previous expenses. They now have \$37,000. The budget comparison was included for general, debt, library, economic development, refuse and recycling, water, sewer and Stormwater. There was a question if the money in the cable account would be enough to update the system so that broadcasts would be clearer. There was discussion about the pavers account. It was felt that we should write a check to clear the account and close it. The preliminary assessment report is in. Residential is staying about the same, commercial is going down. It originally had the TID value dropping, upon review, they had missed Home Again. It is now up about \$1 million. Waiting on a preliminary number for the Distillery. They are waiting for some additional information from Travis Haase.

5. **Bills:** Nancy Zastrow presented the bills in the amount of \$123,687.64. We are paying some water and sewer bills. They had to meet earlier this month and some of these bills will come due before their next meeting. There were

bills for the auditor, police, COWC, liability/workers comp insurance (we will need to look at how we report this in the future), curb and gutter.

Trustee Hollenbeck made a motion to approve the bills in the amount of \$123,687.64, plus an additional \$1339.07 for the paver account, seconded by Trustee Cunningham. Motion carried on a 7-0 vote.

8. Unfinished Business:

- a. **Resolution 2016-04 North Street assessment for curb and gutter:** President Struss apologized for the process, but felt that we have done what was needed and that we have worked to lower the assessments. He felt that the repairs were the most cost effective way of doing the project. Trustee Mihajlovic again shared that he felt state statute and court cases say that the curb and gutter would not be a local improvement. (2011 Town of Menasha court case) Felt that we should have Mary Behling review this. There was agreement that she should review this as we are working on revising our ordinances. Trustee Hollenbeck commented that we have only heard from those that don't want it; those that are directly affected are the only ones that come forward. Trustee Christianson brought up that we are doing HWY PQ in 2013, what are we doing in the future? It is not right to go on a case by case basis, dependent on whether we have money at the time. Kumbier added that roughly 5 years ago the board did decide that we would assess on all sidewalks in the future. Trustee Cunningham agreed with Hollenbeck. She also added that this year was the first year we raised taxes. We had raised them for 4 or 5 years, there was a concerted effort to keep taxes down. If we don't special assess services will go down, we can't raise taxes. Trustee McNally felt there were still a lot of questions and that we should maybe get a legal opinion before we vote. The issue will not go away, we need to have a policy and stick to it. A member of the audience added that the community should not be shocked when an assessment is happening, rather they should be informed. Again, it was brought up that people don't become involved until they are personally affected.

Trustee Kumbier made a motion to adopt Resolution 2016-04, relating to a 50% assessment for North Street for curb and gutter, seconded by Trustee Christianson. Motion carried on a 4-3 vote, with Trustees Mihajlovic, Hollenbeck and McNally voting in the negative.

- b. **Discussion and Possible Action regarding US Cellular Cell Tower:** John Bell is a resident of the Woodhaven Subdivision. He has been asked by a group of neighbors to represent them on the CUP for a US Cellular tower on the Stenjum property in the town of Christiana. They are doing a petition against the project. There are two objection classes: Subjective: property values, aesthetics; and Objective: location doesn't make sense, economic impact on the Village, no creditable evidence on repair of the water tower. This abuts a nature area. They are requesting the Villages opposition to the project as well. The Village Board appreciated Mr. Bell's work and shares many of the same concerns.

Trustee Hollenbeck made a motion that the Village Board makes it known that we do not support the proposed cell tower, but rather fully support installing it on our water tower, and that we would be willing to work with US Cellular to make this happen, Trustee Mihajlovic seconded the motion. Motion carried unanimously.

9. New Business: Discussion and Possible Action regarding:

- a. **Resolution 2016-06, Final Resolution authorizing public improvements and levying special assessments against benefitted property in the Village of Cambridge:**

Trustee Kumbier made a motion to adopt Resolution 2016-06, the Final Resolution authorizing public improvements and levying special assessments against benefitted property in the Village of Cambridge, seconded by Trustee Christianson. Motion carried.

- b. **Ordinance 2016-04, relating to Chapter 3.12 – Contracts and Bidding Procedures:** No action taken. Will be brought up at the next meeting. Mary Behling and Lisa are working on final language.
- c. **Plan approval for the Winery Apartments:** The Plan Commission recommended approval of the Apartment complex with a number of contingencies:

- The landscaping plan would need to meet the covenants of subdivision.
- A financial letter of responsibility would be obtained from Mr. Birdd
- An approved engineering plan must be submitted

Bill Ranguette presented a brief summary of the differences between the new design and the original. He stated the new building design is due to costs. It would now be a rectangular design rather than the elbow shape that was originally proposed. They are looking at selling the property to a builder, Birdd Construction, from the LaCrosse area and he would be the one building the apartments. It would have underground parking and would have one driveway, rather than the two previously proposed. It was questioned how there could be more spaces when there is less pavement than originally proposed. It is estimated that the rent will be between \$800 and \$1,000. The top floor will have nicer finishes. Landscaping would follow the same terms that are included in the covenants for the homes in the subdivision. There are washer and dryers in each unit. Trustee Cunningham stated that as chair of the Plan Commission she had some regret on the actions taken at the Plan Commission. It was brought up that the Plan Commission felt rushed and pressured into a decision and didn't have adequate time to review the plans. There were concerns regarding the wall units for air conditioning and the base board heating. There were also questions regarding the aesthetics of the building. In their agreement with Mr. Birdd, Bill Ranguette and Frank Peregrine would have architectural review. Would it be possible to make it smaller? There were questions regarding who would manage the apartments. Bill stated that he or a partner of Mr. Birdd's would manage. Nancy Zastrow explained that when the PUD was approved it was for zoning. While it did include the concept of a 42 unit apartment building, plans still need to go through the proper channels for approval. Linda Begley Korth stated that Bill and Frank have worked with us in the parameters that we have set. They will not put in a building that does not meet their plans for the development. President Struss felt comfortable with approving the plans as there are time constraints. The sales documents would assure that Frank and Bill have oversight of the project. Trustee McNally did not feel that a two week delay would affect the project. It was questioned what a cost differential would be to put in an alternate heating/cooling system. Moving the building back from the street was also discussed.

Trustee Cunningham made a motion to refer the plans back to Plan Commission, with a special meeting being called at Village expense, prior to the next Village Board meeting, seconded by Trustee McNally. Motion carried.

- d. **Possible contract with Nancy Zastrow to assist with financials as needed:** It was proposed to pay Nancy \$35 per hour plus mileage, rounding to the ¼ hour. She figured it would be 4-8 hours per month. There would be some hiccups due to the fact that accounts were just consolidated. "They" in section 5 of the contract needs to be defined more clearly.

Trustee Cunningham made a motion to enter into a contract with Nancy Zastrow to assist with the financials, as needed, seconded by Trustee Kumbier. Motion carried on a 7-0 vote.

- e. **Adjourn Into Closed Session** As Per SS 19.85 (C) Considering Employment, Promotion, Compensation or Performance Evaluation Data of any Public Employee over which the Governmental Body has jurisdiction or exercises responsibility: Exit Interview for Treasurer/Deputy Clerk: *Trustee Mihajlovic made a motion to adjourn to closed session, seconded by Trustee Kumbier. Motion carried.*
- f. **Reconvene to Open Session:** *Trustee Mihajlovic made a motion to reconvene into open session, seconded by Trustee Kumbier. Motion carried, board reconvened in open session at 8:45 p.m.*
- g. **Discussion and Possible Action on items discussed in Closed Session upon adjournment of the Closed Session and reconvening into Open Session:** None

10. Correspondence:

- a. Wisconsin Taxpayers Alliance
- b. Opposition Petition for Cellular Tower

11. Meeting Announcements: Licensing, June 21; Plan Commission, June 27; Village Board, June 28; Library Board, July 6; Plan Commission 11; Village Board, July 12

12. Questions, Referrals to Staff or Future Agenda Items:

- Trustee Hollenbeck asked about the Developer's Agreement for the Distillery. President Struss has met with them; they are looking at less incentive up front to reduce the impact to the Village. Trustee Christianson questioned if the Winery has their own attorney. Mary Behling is working on it for Village.
- Trustee Mihajlovic questioned the LED lights for street lights. Ready Electric is working on a retrofit.
- Audience member, Dean Lund, thanked Nancy Zastrow for her service.

13. Adjournment: Trustee Cunningham made a motion to adjourn, seconded by Trustee Mihajlovic. Motion carried. President Struss adjourned the meeting at 9:58 p.m.

Lisa Moen, Village Clerk

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