

APPROVED MINUTES
Village Board Meeting
Tuesday, November 12, 2019 at 7:30 p.m.
Jackson Village Hall
N168 W20733 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call.

Pres. Schwab called the meeting to order at 7:30 p.m.

Members Present: Trustees Emmrich, Kruepke, Kurtz, Lippold, Malcolm and Olson.

Staff present: Collin Johnson, Chief Swaney, Kelly Valentino, Chief Vossekuil, John Walther, Jilline Dobratz.

Also Present: Jonathan Schatz, Ehlers

2. Pledge of Allegiance.

Pres. Schwab led the assembly in the Pledge of Allegiance.

3. Any Village Citizen Comment on an Agenda Item.

None.

4. Public Hearing – Year 2050 Village of Jackson Comprehensive Plan

Pres. Schwab opened the Public Hearing.

Ben McKay and Rochelle Brien of SEWRPC were present and gave an overview of the Comprehensive Plan. Ben McKay stated state comprehensive plan legislation requires a plan be updated no less than every ten years. The new plan document has two parts. Part one added an implementation section on the new mediated cooperative plan agreement. Also, there are new procedures in place in updating the Comprehensive Plan included in the plan document. Part two is the original 2009 Comprehensive Plan with the Village text being separated out from the Town of Jackson text. The reason for including this is to have historical documentation of the plan and it also includes information regarding the full nine elements of the Comprehensive Plan that are required by the state comprehensive planning laws. Rochelle Brien summarized the plan use plan map updates. It includes updates to the Village boundary, an update to the sewer service area boundaries, updates to reflect the Village's planned land uses for the areas to be attached per the mediated cooperative plan agreement and updates to reflect the planned urban growth based on input from Village officials, updates to include current information on primary environmental corridors and isolated natural resource areas, updates to wetlands outside of environmental corridors and isolated natural resource area land use category to reflect current wetland information and updates for parcel lines and street and highway rights-of-way.

John Walther notified the Board there were 19 comments that were made relative to the new plan. Most of the comments address the verbiage that remains in part two of the document. Everything mentioned in the comments is covered in part one of the new plan. There are Resolutions which are attached to the document that show the Joint Planning Group was disbanded and a number of other references that have addressed each of the items. Pres. Schwab closed the Public Hearing.

5. Ordinance #19-04 – An Ordinance to Adopt an Amendment to the Village of Jackson Comprehensive Plan to Create a Year 2050 Village of Jackson Comprehensive Plan

Motion by Tr. Olson, seconded by Tr. Kurtz to introduce Ordinance #19-04 - An Ordinance to Adopt an Amendment to the Village of Jackson Comprehensive Plan to Create a Year 2050 Village of Jackson Comprehensive Plan.

Vote: 7 ayes, 0 nays. Motion carried.

Motion by Pres. Schwab, seconded by Tr. Lippold to suspend the rules and allow the second reading with approval of Ordinance #19-04 - An Ordinance to Adopt an Amendment to the Village of Jackson Comprehensive Plan to Create a Year 2050 Village of Jackson Comprehensive Plan.

Roll Call Vote: 7 ayes, 0 nays. Motion carried.

Motion by Tr. Olson, seconded by Tr. Emmrich to approve Ordinance #19-04 – An Ordinance to Adopt an Amendment to the Village of Jackson Comprehensive Plan to Create a Year 2050 Village of Jackson Comprehensive Plan.

Vote: 7 ayes, 0 nays. Motion carried.

6. Public Hearing – Planned Unit Development (PUD) – Rytec – Sign – W223 N16601 Cedar Parkway

Pres. Schwab opened the Public Hearing. No one spoke. Pres. Schwab closed the Public Hearing.

Motion by Pres. Schwab, second by Tr. Emmrich to approve the Planned Unit Development (PUD) – Rytec – Sign – W223 N16601 Cedar Parkway.

Vote: 7 ayes, 0 nays. Motion carried.

7. Approval of Minutes for the Village Board Meeting of October 8, 2019 and Special Village Board Meetings of October 15, October 29 and November 5, 2019.

Motion by Tr. Emmrich, second by Tr. Lippold to approve the Village Board Minutes of October 8, 2019 and Special Village Board Meetings of October 15, October 29 and November 5, 2019.

Vote: 7 ayes, 0 nays. Motion carried.

8. Approval of Licenses

- Operator Licenses:

East Side Mart: Anthony J. Aliota, James P. Becker, Colton L. Brooder

Jackson Pub: Geno A. Balistreri

Latest Edition: Jacqueline M. Crandall

Main Street Mart: Laura L. Ammon, Christina R. Hickey

Village Mart: Pam J. Reuter

Motion by Tr. Lippold, second by Tr. Emmrich to approve the licenses as listed.

Vote: 6 ayes, 0 nays, 1 abstain (Tr. Kruepke). Motion carried.

9. Budget & Finance Committee

Jonathan Schatz of Ehlers gave background information on the three resolutions authorizing the first part of financing for the municipal complex. Because of State Statute, you cannot issue general obligation bonds which would take out debt for over 20 years to finance a Village Hall for that type of purpose. General Obligation Notes will be issued for 10 years for the Village Hall portion. General Obligation Bonds will be issued for the Fire and Police portion. Pres. Schwab inquired if there is a difference cost wise for the Village between the notes and bonds. Jonathan stated no and explained the financing.

- Resolution #19-28 – Providing for the Sale of \$2,025,000 General Obligation Promissory Notes, Series 2019C
Motion by Tr. Lippold, second by Tr. Olson to approve Resolution #19-28 – Providing for the Sale of \$2,025,000 General Obligation Promissory Notes, Series 2019C.
Vote: 7 ayes, 0 nays. Motion carried
- Resolution #19-29 – Initial Resolution Authorizing General Obligation Bonds in an Amount Not to Exceed \$6,350,000 for Fire and Police Safety Building
Motion by Tr. Olson, second by Tr. Kurtz to approve Resolution #19-29 – Initial Resolution Authorizing General Obligation Bonds in an Amount Not to Exceed \$6,350,000 for Fire and Police Safety Building.
Vote: 7 ayes, 0 nays. Motion carried.
- Resolution #19-30 – Providing for the Sale of \$6,350,000 General Obligation Public Safety Building Bonds, Series 2019D.
Motion by Pres. Schwab, second by Tr. Lippold to approve Resolution #19-30 – Providing for the Sale of \$6,350,000 General Obligation Public Safety Building Bonds, Series 2019D
Vote: 7 ayes, 0 nays. Motion carried.
- Pay Request #1 – 2019 Chateau Drive & Hickory Lane Reconstruction Project
Motion by Tr. Olson, second by Tr. Kurtz to approve Pay Request #1 – 2019 Chateau Drive & Hickory Lane Reconstruction Project in the amount of \$303,608.03.
Vote: 7 ayes, 0 nays. Motion carried
- Change Order #1 – 2019 Chateau Drive & Hickory Lane Reconstruction Project.
Motion by Pres. Schwab, second by Tr. Olson to approve Pay Request #1 – 2019 Chateau Drive & Hickory Lane Reconstruction Project in the amount of \$19,910.00.
Vote: 7 ayes, 0 nays. Motion carried
- Pay Request #1 – 2019 Jackson Park Alley Project
Motion by Tr. Olson, second by Tr. Lippold to approve Pay Request #1 – 2019 Jackson Park Alley Project in an amount of \$130,306.16.
Vote: 7 ayes, 0 nays. Motion carried

10. Plan Commission

- **Certified Survey Map – Robin Olson**
Pres. Schwab stated this came from Plan Commission
Motion by Tr. Kruepke, second by Tr. Kurtz to approve Certified Survey Map – Robin Olson.
Tr. Olson commented this is in the limited water service area and there is an agreement to replace what was lost without annexation. The intent of the agreement is not to be expanding in that area. Tr. Lippold agrees with Tr. Olson and this type of building is not part of that agreement. Pres. Schwab stated he supports the Olson's desire to split up their property recognizing that if the Village is not able to grant water, they have the opportunity to put in a well on the property. Tr. Emmrich inquired if the water survey was completed. Pres. Schwab stated it is in process.
Vote: 5 ayes, 2 nays (Tr. Olson and Tr. Lippold). Motion carried.

Pres. Schwab requested a recess to sign documents. Reconvened at 7:28 p.m.

11. Board of Public Works

- No Recommendations

12. Joint Parks & Recreation.

- No Recommendations

13. West Bend School District - Update

Pres. Schwab commented there was a private committee that put together a study and presented it to the School Board. He spoke to Superintendent Kirkegaard regarding the study and he pointed out it was a private study. It was not commissioned by the School Board, it was done on a voluntary basis and the School Board is treating it as private. In the next two weeks, they are going through school by school to review the findings. The private study was done purely from a fiscal point of view. Superintendent Kirkegaard pointed out the greatest growth in the District is in the Jackson area. The study didn't take into account how much it costs to operate busses. Every bus that is on the road costs \$75,000 a year to run. Superintendent Kirkegaard plans to give the Village Board an update after the School Board has completed its review.

14. Proposed Municipal Building - Update

Kris Dressler and Ron Dalton were present from Cedar Corporation and gave an update. Yesterday they met with Fire, Police and Village staff. Structural design, equipment and furniture designs and technology will continue to be worked through. Still looking to start construction in Spring 2020 and continuing for 12 to 16 months. Some permitting items are being worked through and flood plain items are being taken care of before bidding. Tr. Emmrich asked the Chiefs if the houses will be used for trainings. Chief Swaney stated Chief Vossekuil will train first in the houses and they will utilize them second. Collin Johnson commented the houses would have to be tested for asbestos content before any burning. Ron Dalton explained the floodplain issues and what is currently being done.

15. Departmental Reports.

Parks and Recreation Director Kelly Valentino thanked everyone who helped and participated with the Ghoul Gala event. The Kids Rummage sale is on Saturday, December 7th with a Bake sale. Baked goods can be dropped off on Friday or Saturday morning.

Fire Chief Swaney stated the paramedic flex staffing has been approved by the State. It started on Monday and they have already utilized the service. They look forward to serving the community.

Administrator John Walther commented there have been weather challenges with construction. Jackson Drive is open. Brian Kober sent out an email to the residents of the Chateau Drive reconstruction project with an update. The plan is to have the road completed by Thanksgiving with final landscaping done in the Spring. They are trying to get the top layer on Hickory Drive and Jackson Park Circle to get them finished.

16. Mid-Moraine Municipal Association Report

Tr. Kurtz stated there will be a dinner in January and the meetings resume in January.

17. Washington County Board Report

County Supervisor Bob Hartwig was present and gave the monthly report. No action was taken on the ordinance regarding a special assessment on septic systems. An overview of the Foster Care program was given, and Washington County is in dire need of Foster Parents. The County Code has been decodified. The salary has been set for the County Executive which will be a four-year term. The County Historical Society annual meeting is on Tuesday, December 19th at 5:30 p.m. Kelly Valentino thanked Bob Hartwig and Cedarburg Creek Farms for decorating at the Ghoul Gala and donating the giant pumpkin.

18. Greater Jackson Business Alliance Report

Brian Heckendorf stated the next general membership meeting is tomorrow at 11:30 a.m. at the Community Center. It will be a networking/brainstorming session on how to increase membership and becoming more active.

19. Citizens to Address the Village Board

Traci Wells started a petition today along with Casey Latz on how to support the Jackson community and what would happen if we did lose the school. She asked if there is a way to get the word out for the petition and it will be going to the School Board.

Casey Latz stated she attended the October School Board meeting. The Task force was five businessmen from West Bend, nobody from Jackson was included. She is hoping that the Board keeps this positive and moves forward with it because we can't lose our school.

Tr. Emmrich wished everyone a Happy Thanksgiving and safe holidays.

20. Closed Session pursuant to Wis. Stats. §19.85(1)(e) Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session; regarding potential property purchase.

Motion by Pres. Schwab, second by Tr. Emmrich to convene into closed session at 8:26 p.m. to include the Village Board, the Village Administrator and the Village Clerk.
Roll Call Vote: 7 ayes, 0 nays. Motion carried.

Reconvene into Open Session to Adjourn

The Village Board reconvened into open session at 8:36 p.m.

21. Adjourn

Motion by Pres. Schwab, second by Tr. Kruepke to adjourn.
Vote: 7 ayes, 0 nays. Meeting was adjourned at 8:36 p.m.

Respectfully submitted:

Jilline Dobratz, *CMC/WCMC*
Village Clerk

RESOLUTION #19-28

**RESOLUTION PROVIDING FOR THE SALE OF
\$2,025,000 GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2019C**

WHEREAS, the Village of Jackson, Washington County, Wisconsin (the "Village") is presently in need of an amount not to exceed \$2,025,000 for public purposes, including paying the cost of constructing the Village Hall portion of the Municipal Building; and

WHEREAS, it is desirable to borrow said funds through the issuance of general obligation promissory notes pursuant to Section 67.12(12), Wisconsin Statutes;

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village that:

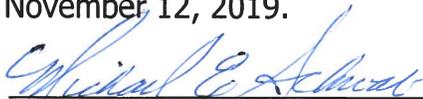
Section 1. The Notes. The Village shall issue its General Obligation Promissory Notes, Series 2019C in an amount not to exceed \$2,025,000 (the "Notes") for the purpose above specified.

Section 2. Sale of Notes. The Village Board hereby authorizes and directs that the Notes be offered for public sale. At a subsequent meeting, the Village Board shall consider such bids for the Notes as may have been received and take action thereon.

Section 3. Notice of Note Sale. The Village Clerk (in consultation with Ehlers & Associates, Inc. ("Ehlers")) be and hereby is directed to cause notice of the sale of the Notes to be disseminated in such manner and at such times as the Village Clerk may determine and to cause copies of a complete Notice of Sale and other pertinent data to be forwarded to interested bidders as the Village Clerk may determine.

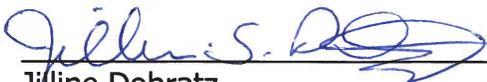
Section 4. Official Statement. The Village Clerk shall cause an Official Statement concerning this issue to be prepared by Ehlers. The appropriate Village officials shall determine when the Official Statement is final for purposes of Securities and Exchange Commission Rule 15c2-12 and shall certify said Official Statement, such certification to constitute full authorization of such Official Statement under this resolution.

Adopted, approved and recorded November 12, 2019.



Michael E. Schwab
Village President

ATTEST:



Jilline Dobratz
Village Clerk

(SEAL)

RESOLUTION #19-29

INITIAL RESOLUTION AUTHORIZING GENERAL OBLIGATION BONDS IN AN AMOUNT NOT TO EXCEED \$6,350,000 FOR FIRE AND POLICE SAFETY BUILDING

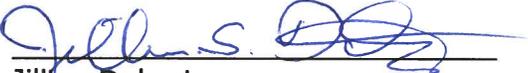
BE IT RESOLVED by the Village Board of the Village Jackson, Washington County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds in an amount not to exceed \$6,350,000 for the public purpose of paying the cost of construction of a combined fire and police safety building.

Adopted, approved and recorded November 12, 2019.



Michael E. Schwab
Village President

ATTEST:



Jilline Dobratz
Village Clerk

(SEAL)

**RESOLUTION PROVIDING FOR THE SALE OF \$6,350,000
GENERAL OBLIGATION PUBLIC SAFETY BUILDING BONDS, SERIES 2019D**

WHEREAS, the Village Board of the Village of Jackson, Washington County, Wisconsin (the "Village") has adopted an initial resolution (the "Initial Resolution") authorizing the issuance of \$6,350,000 general obligation bonds for the public purpose of paying the cost of construction of a combined fire and police safety building (the "Project"); and

WHEREAS, the Village Board hereby finds and determines that the Project is within the Village's power to undertake and therefore serves a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes; and

WHEREAS, the Village Board of the Village hereby finds and determines that general obligation bonds in an amount not to exceed \$6,350,000 should be issued pursuant to the Initial Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village that:

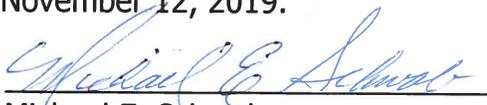
Section 1. Issuance of the Bonds. The bonds authorized by the Initial Resolution shall be designated "General Obligation Public Safety Building Bonds, Series 2019D" (the "Bonds") and the Village shall issue Bonds in an amount not to exceed \$6,350,000.

Section 2. Sale of the Bonds. The Village Board hereby authorizes and directs that the Bonds be offered for public sale. At a subsequent meeting, the Village Board shall consider such bids for the Bonds as may have been received and take action thereon.

Section 3. Notice of Sale. The Village Clerk (in consultation with Ehlers & Associates, Inc. ("Ehlers")) is hereby authorized and directed to cause the sale of the Bonds to be publicized at such times and in such manner as the Village Clerk may determine and to cause copies of a complete Notice of Sale and other pertinent data to be forwarded to interested bidders as the Village Clerk may determine.

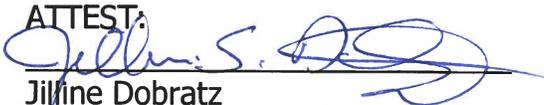
Section 4. Official Statement. The Village Clerk (in consultation with Ehlers) shall also cause an Official Statement to be prepared and distributed. The appropriate Village officials shall determine when the Official Statement is final for purposes of Securities and Exchange Commission Rule 15c2-12 and shall certify said Official Statement, such certification to constitute full authorization of such Official Statement under this resolution.

Adopted, approved and recorded November 12, 2019.



Michael E. Schwab
Village President

ATTEST:



Jilline Dobratz
Village Clerk