

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OCTOBER 11, 2017

Call to Order

President Vanden Berg called the Committee of the Whole meeting to order at 6:00 p.m.

Roll Call

PRESENT: President Vanden Berg, Trustee Peterson, Trustee Elrick,
Trustee Smith, Trustee Van Lankvelt, Trustee Hietpas
EXCUSED: Trustee Peerenboom
ALSO PRESENT: James Fenlon, Laurie Decker, Lieutenant Slotke, Jim Moes, Teri Matheny,
Adam Breest, Andrew Dumke, President of Northpointe Development Corporation

Public Appearance for Items not on the Agenda

Village Resident, Michael Stouffer appeared before the Committee of the Whole expressing concern of action being taken on agenda items during a Committee of the Whole meeting. Mr. Stouffer suggested that any action taken tonight be referred to the next Regular Board meeting. Administrator Fenlon stated he had previously consulted with our Village attorney and was advised that The Committee of the Whole Board can and has in the past taken action.

Approval of Minutes

Minutes of the Regular Board Meeting of October 4, 2017

Moved by Trustee Smith, seconded by Trustee Van Lankvelt to Approve the Minutes of the Regular Board Meeting of October 4, 2017

Ayes 6, Nays 0 – Motion Carried

Public Hearing—Conditional Use for Northpointe Development

Moved by Trustee Elrick, seconded by Trustee Smith to Enter into Public Hearing

Ayes 6, Nays 0 – Motion Carried

Director Moes presented information on the Conditional Use for Northpointe Development. The Design Review Board has approved the design exterior. This is a senior project that has been in the Village of Little Chute's plans for many years and feels it is needed in the downtown area. Wayne Wyngaard, 715 Grand Avenue, inquired the elevation height of the building. Director Moes stated it is about 40 feet side walls and with the peak about 50 feet. Mr. Wyngaard also asked what the ordinance is for height restrictions. Director Moes stated that there are not any height restrictions. Mr. Wyngaard asked the projected completion date, Andrew Dumke, President of Northpointe Development stated approximately one year after start of construction. Mr. Wyngaard questioned the green space with this development. Andrew Dumke stated there will be a fitness area on the second floor and a Community Room with a patio on the first floor. Ann Minton was present on behalf of her mother that lives on Wisconsin Avenue and questioned if there would be any expense to homeowners. Director Moes stated there will not. Ms. Minton asked where the parking lot was located and slides were presented. Ms. Minton also questioned any possibility of purchasing any additional houses. Director Moes stated not at this time. Trustee Hietpas questioned if we are utilizing all of the land or if there is room for expansion. Director Moes stated there is some room available for expansion if needed. Trustee Peterson questioned Mr. Wyngaard regarding his property and how he feels about these plans. Mr. Wyngaard stated he feels boxed in. Mr. Wyngaard also asked about the master plan for the Village of Little Chute and if this is a good fit. Director Moes stated that since 1989 as far as he knows this area has always been slated for Senior Housing.

Moved by Trustee Elrick, seconded by Trustee Smith to Exit Public Hearing

Ayes 6, Nays 0 – Motion Carried

Action—Northpointe Development Conditional Use

Director Moes stated a Development Conditional Use was needed to keep control of Multi-Family Housing in the Village of Little Chute. The Plan Commission has already approved the Conditional Use and Director Moes recommended the Board also approve the Conditional Use.

Moved by Trustee Elrick, seconded by Trustee Van Lankvelt to Approve Northpointe Development Conditional Use Permit

Ayes 6, Nays 0 – Motion Carried

Action—Northpointe Development Agreement

Administrator Fenlon presented a packet with the Northpointe Development Agreement and explained the process that has been in the works for the last few years. Trustee Elrick questioned if the cost was 1.8 or 1.6 million, Administrator Fenlon stated it was estimated at 1.8 but the final cost is 1.6.

Moved by Trustee Elrick, seconded by Trustee Van Lankvelt to Approve Northpointe Development Agreement

Ayes 6, Nays 0 – Motion Carried

Action—Northpointe Offer to Purchase

Director Moes recommended the Board approve the Offer to Purchase as presented. Trustee Elrick asked about Zoning R-3, and Director Moes stated the corrected zone will be changed to Central Business (CB) before signing the Offer to Purchase.

Moved by Trustee Elrick, seconded by Trustee Smith to Approve Northpointe Offer to Purchase

Ayes 6, Nays 0 – Motion Carried

Action—Little Chute Community Area Network Agreement

Administrator Fenlon presented the information and the agreement for the Little Chute Community Area Network (LC CAN) and recommends approval. He also advised that a committee will need to be developed with this agreement and will meet approximately once per year. Trustee Elrick questioned the amount of people needed for the Oversight Committee, Administrator Fenlon stated there will be four members plus a chair person that would break any ties.

Moved by Trustee Smith, seconded by Trustee Elrick to Approve the Little Chute Community Area Network Agreement

Ayes 6, Nays 0 – Motion Carried

Action—FVMPD Recruitment Consultant

Administrator Fenlon is recommending the hiring of a Consulting Service as requested by the Police Commission in the recruitment for the Chief of Police for Fox Valley Metro Police Department. The Village of Kimberly and Little Chute were provided with 3 proposals from qualified firms. The lowest cost proposal was submitted by IPR of McMahon and Associates by Mr. Russ Van Gompel, in an amount not to exceed \$8500.00. Trustee Peterson questioned the cost and wondered why we are hiring a consulting firm when we have qualified staff available. Trustee Smith questioned the amount of time that will be put in this. Administrator Fenlon stated that the Village of Kimberly and the Police Commission requested a third party consulting firm be used. Trustee Van Lankvelt questioned where the money comes from and Administrator Fenlon stated it is from Fox Valley Metro budget. Trustee Elrick asked if IPR or any consultants indicated how many applicants they will get. Administrator Fenlon replied that it is his understanding that they will provide 4-5 qualified candidates and continue to do so until hiring is completed.

Moved by Trustee Elrick, seconded by Trustee Van Lankvelt to Approve FVMPD Recruitment Consultant with IPR of McMahon and Associates

Ayes 5, Nays 1(Peterson) – Motion Carried

Action—Development Agreement with Elemwil LLC/Total Tool Supply Inc.

Administrator Fenlon presented documents for the development agreement with Elemwil LLC/Total Tool Supply Inc. that would construct a new 21,000 square foot building on Allegiance Court.

Moved by Trustee Van Lankvelt, seconded by Trustee Elrick to Approve Development Agreement with Elemwil LLC/Total Tool Supply Inc.

Ayes 6, Nays 0 – Motion Carried

Action—Approve Total Tool Supply Inc. Site Plan

Director Moes reviewed the Site Plan and is recommending approval but added that additional evergreen trees will be planted between the building and Freedom Road. There will be two trees for every forty feet of frontage.

Moved by Trustee Elrick, seconded by Trustee Smith to Approve Total Tool Supply Inc. Site Plan with the addition of planting Evergreen Trees between the Building and Freedom Road, Two Trees for every Forty feet of Frontage

Ayes 6, Nays 0 – Motion Carried

Discussion—2018 Budget Workshop

Director Matheny presented slides with timelines on the Budget and will plan to present more at the October 25th meeting.

Unfinished Business

Trustee Peterson asked for an update on the Quiet Zone

Items for Future Agendas

Administrator Fenlon advised that a letter is being drafted by Attorney Koehler regarding the legality of actions taken either by the Committee of the Whole Meetings or the Regular Board Meetings that he will share with the board and residents.

Closed Sessions:

a)19.85(1)(c) Consideration of Employment, Promotion, or Performance Evaluation Data of any Public Employee of the Village of Little Chute. *Personnel Matter—Interim FVMPD Chief Discussion*

Moved by Trustee Smith, seconded by Trustee Van Lankvelt to enter into Closed Session at 7:09 p.m.

Ayes 6, Nays 0 – Motion Carried

Return to Open Session

Moved by Trustee Smith, seconded by Trustee Van Lankvelt to Exit Closed Session at 7:23 p.m.

Ayes 6, Nays 0 – Motion Carried

Adjournment

Moved by Trustee Smith, seconded by Trustee Van Lankvelt to Adjourn the Committee of the Whole Meeting at 7:23 p.m.

Ayes 6, Nays 0 – Motion Carried

VILLAGE OF LITTLE CHUTE


By: Michael R. Vanden Berg, Village President


Attest: Laurie Decker, Village Clerk