

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF DECEMBER 8, 2010

Call to Order

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

Roll Call

PRESENT: President Fischer, Trustee Elrick, Trustee Frassetto, Trustee Hietpas, Trustee Verstegen

EXCUSED: Trustee Mahlik, Trustee Van Deurzen

ALSO PRESENT: C. Kell, D. Haug, T. Flick, R. Van Gheem, J. Moes, V. Schneider

Public Appearance for Items not on the Agenda

None

Action - Resolution – Purchase of Land from Robert De Bruin – 2.1 Acres of Land at the West end of Polk Street and Transfer of Ownership of 0.22 Acres of Village Land on E. Lincoln Ave. to Robert De Bruin

C. Kell stated that there were some changes on the approach of purchasing and developing the property from Mr. De Bruin and that he passed out a revised resolution to reflect these changes. C. Kell stated he was approached by Mr. De Bruin with numerous requests for provisions for the development agreement that was given to Mr. De Bruin by the Village. C. Kell stated he felt the Village Board would not support these provisions due to the financial costs the village would incur. C. Kell stated he discussed with Mr. De Bruin the possibility of purchasing all 4.2 acres of the property. C. Kell stated he is recommending purchasing all of the property and to use most of it for the storm water pond. C. Kell stated that Mr. De Bruin is still interested in the land trade with the village. C. Kell stated that the final purchase price would be based on the CSM. C. Kell stated that he felt there would be ways the village could gain back some of the money used for the purchase of the De Bruin property. C. Kell stated that if the village doesn't agree to provisions that Mr. De Bruin asked for then he would not sell the 2.1 acres, leaving only the option of purchasing all the property. C. Kell stated it was an "all or nothing" deal with the De Bruin property. Trustee Verstegen questioned if a grant would be submitted for the Polk Pond. C. Kell stated that the Heesakker grant money would be transferred to the Polk Pond project and that it is a set amount. C. Kell stated that the additional amount for this project would come from the additional land and the cost of increasing the size of the pond. Trustee Verstegen questioned where the money would come from for this project. C. Kell stated funds would come from the storm water utility. C. Kell stated that with a little more land the village could be a little more sensitive in the design of the pond. Trustee Elrick commented that he believed the project was viable.

Moved by Trustee Verstegen, seconded by Trustee Elrick to Approve Resolution #31, series 2010-Purchase of Land from Robert De Bruin – 4.2 Acres of land at the West end of Polk Street and transfer of ownership of 6,250 sq ft. of Village Land on E. Lincoln Ave. to Robert De Bruin as presented.

Ayes 4, Nay 1 (Trustee Hietpas) – Motion Carried

Action – Resolution – Purchase of 7.52 Acres of Property Located on the Corner of Eisenhower Dr. and Nixon St. from Robert and Shirley Phillips

C. Kell stated that the Phillips have asked the village to purchase this property before the end of the year. C. Kell stated that the majority of the Phillips property would be where the plastic company he has been in contact with would be located. C. Kell stated that he had a meeting with the developers of the plastic company and that the project is still solid and owners would be in contact with a final plan by the end of the week. C. Kell recommended that the Village Board approve the sale of this property, because even if this deal fell through another project would closely follow behind. C. Kell stated that the developers of the plastic company are also checking into another project on land the village owns. C. Kell stated that finance

director Dale Haug setting up a repayment for the general fund from TID #2, so not to draw down the village's fund balance.

Moved by Trustee Verstegen seconded by Trustee Hietpas to approve Resolution #32, series 2010 - Purchase of 7.52 Acres of Property Located on the Corner of Eisenhower Dr. and Nixon St. from Robert and Shirley Phillips as presented.

Ayes 5, Nay 0 – Motion Carried Unanimously

Action – Ratification of Local 130-C, AFSCME, AFL-CIO Union Contract

C. Kell stated that this is a tentative agreement that has been discussed with the Village Board in closed session. C. Kell stated that the Union was in agreement with this contract.

Moved by Trustee Elrick, seconded by Trustee Verstegen to approve Local 130-C, AFSCME, AFL-CIO Union Contract as presented.

Ayes 5, Nay 0 – Motion Carried Unanimously

Action – Authorize Development of the Proposed Ebben Subdivision (unofficial name)

C. Kell stated this was a study to determine financial feasibility. C. Kell stated that he and staff are looking for a motion to proceed with the development with the property. C. Kell stated that he has spoken with a prominent developer in the area and it is his opinion that this would be a beneficial development for the village. Trustee Hietpas questioned the cost of Mc Mahon Engineering to do the prep work on this project. C. Kell stated it would cost approximately \$250,000 for the engineering portion of the project. Trustee Verstegen asked if it would be possible to come up with more meaningful name for Ebben Subdivision.

Moved by Trustee Verstegen, seconded by Trustee Elrick to Authorize Development of the Proposed Ebben Subdivision as presented.

Ayes 5, Nay 0 – Motion Carried Unanimously

Discussion – Implementation of GASB54, Fund Balance Reporting, and Fund Type Definitions for the 2011 Budget

D. Haug stated this was a follow up to some comments that were made a couple of months ago. D. Haug stated that based on some accounting standards it is desirable to minimize the number of special revenue funds and based on those standards he has reformatted the budget. D. Haug stated that the intent of a resolution would be that revenue that goes into a special revenue fund can be used only for that purpose. D. Haug stated that there are no new expenditures they are just distributed differently. C. Kell questioned D. Haug if surplus funds would go back to the general fund. D. Haug commented that the governing body could determine how surplus funds are distributed. C. Kell stated that Dale Haug took the initiative to look at the budget and make changes to comply with requirements and it will maintain funding sources.

Discussion/Possible Action – Limit Time for Parking Grand Avenue in Front of Verkuilen's Funeral Home

Moved by Trustee Elrick, seconded by Trustee Verstegen to Table until next Committee of the Whole Meeting.

Ayes 5, Nay 0 – Motion Carried Unanimously

Discussion – Mini Storm/Storm Sewer Lateral Ordinances and Policies

R. Van Gheem stated that the main emphasis of this item is to bring ordinances and policies up to date. President Fischer stated he would like to see Trustees given more time to look at policies and ordinances pertaining to Mini Storm and Storm Sewer. Trustee Verstegen asked if there would be changes or if this is just to update. R. Van Gheem stated it would be a change in the ordinances and not in the way his department operates. J. Moes stated updating ordinances would help the village enforce ordinances properly.

Unfinished Business

D. Haug passed out a Comparative Tax Rates document and explained the Lottery Credit tax rates.

D. Haug stated that the tax bills are done and will be picked up soon. Trustee Hietpas commented on a resident that contacted him regarding his real estate taxes.

Items for Future Agenda

None

Adjournment

Moved by Trustee Verstegen, seconded by Trustee Frassetto to Adjourn the Committee of the Whole meeting at 6:56 p.m.

Ayes 5, Nay 0 – Motion Carried Unanimously

VILLAGE OF LITTLE CHUTE

By: Charles Fischer, Village President

Attest: Vicki Schneider, Village Clerk