

**ALLOUEZ VILLAGE BOARD MEETING
TUESDAY, MARCH 21, 2023
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: Atwood, Deutsch, Genrich, Harris, Rafter, Sampson
Excused: Green
Also Present: Beauchamp, Clark, Gehin, Fuller, Lange

MODIFY / ADOPT AGENDA

Genrich/Harris moved to modify the agenda, table item #13, January 4, 2022 Development Agreement between the Village of Allouez and General Capital Acquisitions, LLC. Motion carried.

ANNOUNCEMENTS

- a. Village Board Meeting cancelled on April 4, 2023 (due to Spring Election)
- b. Notice of Public Hearing on March 29, 2023
- c. Hope & Olive Soles for Hope Shoe Drive from April 1st to May 31st

B. Lange- Green Bay Area Public Schools are asking community members to complete the Facilities Master Plan survey by March 24th.

PUBLIC COMMENT

Maryellen Merck, 461 Roselawn Blvd.

- Concerned about cars parking on both sides of street on Roselawn Blvd. during fishing season. Ambulance would not be able to get through. Can the village post temporary no parking signs on one side of the street?
- Suggested residents receive more timely communication on construction updates, mailbox placement, changes to garbage pick-up and to fix the landscaping on the street from the 2021 reconstruction project.

Max Prange, 226 Warren Court

- Requested opening the underpass on Lazarre Avenue so he can safely cross Riverside Drive.

ORDINANCE 2023-01, §145-12 RELATING TO MINIMUM PERIOD OF OPERATION FOR A LIQUOR LICENSE (from VB 3/7/23)

- As discussed at the previous meeting, additional language was added to the proposed ordinance relating to the minimum period of operation.
- Grounds for cancellation for nonuse of a liquor license:
- Not open for business within 60 days of granting of such license; or
- Not open for a period of 60 consecutive days or more; or
- Business is not open at least 50% of the days within any 365 consecutive day period, either within a licensing year or overlapping two licensing years may be cancelled unless the Board determines good cause exists.

Discussion:

- Add to ordinance additional fees will be non-refundable? (Confirm with village attorney)

Harris/Deutsch moved to approve Ordinance 2023-01, amending section §145-12, alcohol beverages, revocation or suspension of license. Motion carried.

LIBAL STREET NOMINAL PAYMENT PARCEL REPORT FOR REAL ESTATE ACQUISITION

S. Gehin:

- The nominal payment parcel report for the purchase of the Libal Street real estate has been completed by Moss & Associates, LLC.
- Real estate acquisition is needed from 89 parcels at a total cost of approximately \$130,000.

Randy Moss, Moss & Associates, LLC

- Gave an overview and explanation of the nominal payment parcel report. Nominal report reflects how the real estate market is. The resident has the right to an appraisal done by the Village and a second appraisal, by appraiser of their choice, at the Village's expense.
- Type of land acquisitions are as follows:
 - o Temporary Limited Easement (TLE) – Required throughout the project for grading purposes. Easement ends when the project ends.
 - o FEE – In general, the purchase of strip right-of-way is needed for sidewalk construction along the eastside of the roadway from First Bible Baptist Church to Allouez Ave. As well as along the eastside of roadway at Bethel Baptist Church.
 - o Permanent Limited Easement (PLE) – Purchase of easement required to replace and maintain an existing storm drain.
- The land unit price used to determine the nominal payment for the impacted parcels was calculated using the land values as presented in the Libal Street Sales Study completed on January 30, 2023 by Steiro Appraisal Services, Inc.

Genrich/Harris moved to approve the nominal payment parcel report as prepared by Moss & Associates LLC as recommended by the Public Works Committee. Motion carried.

AMENDMENT TO 2021 SOLID WASTE AGREEMENT

S. Gehin:

- The County recently recommended an amendment to the 2021 Solid Waste agreement to create a "direct haul contract rate" for those customers wanting to directly haul to the south landfill.
- In addition, the amendment clarifies language in the original agreement.

Mark Walter, Business Development Manager, Brown County Port & Resource Recovery Dept.

- Explained the proposed amendments to the Solid Waste Agreement.
- Offer a better rate (\$10/ton less) for communities who directly haul to the south landfill because they are not paying for the hauling costs from the Transfer Station.

Harris/ Deutsch moved to approve the amendment to the 2021 Solid Waste agreement. Motion carried.

2023 STREET RESURFACING BID

- Bids were opened on February 16th. Bid proposal included a base bid along with two alternate bid items. The street resurfacing work includes:
- Base Bid:
 - o Longview Ave. – Libal St. to E. River Dr.
 - o E. Mission St. – Webster Ave. to Libal St.
 - o Derby Ln. – Riverside Dr. to Webster Ave.
 - o Miscellaneous Street Patching and Repair

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- Alternate Bid:
 - o Kenney Street – Libal Street to Jenkel Terrace
 - o Van Buren Street- Allouez Terrace to Derby Lane
- Two bids were received from MCC and Northeast Asphalt. The “Adjusted Total Base Bid” with selection of Alternate Bid No. 2: MCC \$649,890.29 & Northeast Asphalt \$657,814.30.
- The funding for the street resurfacing project is supported primarily by the Public Work’s paving account, however, a portion of the project cost is allocated to other public works and utility accounts. Budgeted funds in the Public Works and Utility accounts will allow for the addition of Alternate No.2 to the base bid amount.
- Besides paving, the project includes a number of other street and utility repairs. Those include; replacement of defective curb, replacement and adjustment of manhole and inlet covers, spot repairs to inlet and manholes, spot repair to storm and sanitary sewer, replacement of defective sidewalk, and landscape restoration.
- Public Works Committee recommended at their meeting on March 15th to accept MCC’s base bid to include Alternate No.2, Van Buren Street- Allouez Terr. to Derby Lane for an adjusted total base bid in the amount of \$649,890.29.
- Notification will be sent out to residents once a schedule is finalized by the contractor.

Discussion:

- Recommend notification is mailed and posted on social media on upcoming construction projects.
- Unit price error on geogrid (supplemental).

Sampson/ Deutsch moved to award the contract for street resurfacing to MCC, base bid and Alternate No.2 Van Buren Street- Allouez Terr. to Derby Lane for an adjusted total base bid in the amount of \$649,890.29 as recommended by the Public Works Committee. Motion carried.

2023 SEWER LINING BID

S. Gehin:

- Bids for the sanitary sewer lining project were opened on March 14th. Two bids were received. Visu-Sewer, Inc. was the low bidder in the amount of \$81,607.50. Estimated cost of the lining project was \$80,000.
- Project includes the lining of the Roselawn Blvd. sanitary sewer from ±1400 feet East of Riverside Dr. to Webster Ave. (Approx. 1800’)
- Public Works Committee recommended at their meeting on March 15th to accept the low bid by Visu-Sewer, Inc.
- Anticipate work will be completed by June 9th. Notification will be sent out to residents once a schedule is finalized by the contractor.

Genrich/Sampson moved to award the contract to Visu-Sewer, Inc. in the amount of \$81,607.50 for the 2023 sewer lining bid as recommended by the Public Works Committee. Motion carried.

SET DATE AND TIME TO HOLD SPECIAL MEETING TO TAKE ACTION ON THE 2023 STREET & UTILITY RECONSTRUCTION PROJECT BIDS

- Requested Gehin reach out to the Board on availability to hold a special meeting the first week in April. No action taken.

REQUEST TO USE ARPA FUNDS IN THE AMOUNT OF \$5,000 FOR THE VILLAGE OF ALLOUEZ 150TH ANNIVERSARY CELEBRATION

B. Lange:

- Seeking approval from the Village Board the use of \$5,000 from ARPA funds for two events in celebration of Allouez's 150th Anniversary.
- Event 1: Village Board meeting held at the Old Town Hall at Heritage Hill on opening day, on May 2nd. Following the Board meeting there will be a band and food truck. Entrance to the park will be free for those attending. Total cost is \$700.00.
- Event 2: 150th Celebration at Green Isle Park with a band, food trucks and vendors on August 10th. Total cost is under \$4,300.

Sampson/Harris moved to approve the use of ARPA funds in the amount of \$5,000 for the Village of Allouez 150th Anniversary celebration. Motion carried.

SPECIAL EVENT AUTHORIZATION FOR AN ACCESSIBLE EASTER EGG HUNT AT OPTIMIST PARK ON APRIL 8, 2023 FROM 10:00 AM-11:00AM

C. Clark:

- Special event request from You Belong Together, Inc. to hold a public accessible Easter egg hunt for children throughout the area including those with disabilities at Optimist Park on April 8th from 10:00 a.m. – 11:00 a.m.
- Anticipate around 300 participants for the event.

Atwood/Deutsch moved to approve the special event authorization for an accessible Easter egg hunt at Optimist Park on April 8, 2023 from 10:00 a.m. – 11:00 a.m. Motion carried.

CERTIFICATE OF APPROPRIATENESS REQUEST APPROVAL BY THE HISTORIC PRESERVATION COMMITTEE ON MARCH 6, 2023 TO RAZE A LOCALLY DESIGNATED HISTORIC LANDMARK – THE MONUMENT COMMEMORATING THE SITE OF THE FIRST COURTHOUSE IN WISCONSIN LOCATED AT HERITAGE HILL STATE PARK (2640 S. Webster Avenue)

T. Fuller:

- Heritage Hill State Park requested to raze a locally designated historic landmark (designated March 16, 2021) at Heritage Hill State Park, more specifically the monument commemorating the site of the first courthouse in Wisconsin.
- Staff spoke with the applicant and serious fundraising and preservation efforts have been attempted to save the structure. The work needed to save the structure far exceeds original estimates and would take away funds for preservation work of other structures in the park.
- Furthermore, the applicant has explained that a replica of the original courthouse was constructed in the location of the original courthouse after the monument was constructed.
- Staff recommended delaying the razing (for no more than 45 days) of the structure until at such point the committee can arrange to view and document the structure.
- The Historic Preservation Committee approved the Certificate of Appropriateness request to raze the structure with no delay at the March 6, 2023 meeting.

FUTURE AGENDA ITEMS

- Trustee Sampson: Green Bay Public School District Plan

CONVENE INTO CLOSED SESSION

Sampson/ Genrich moved to convene into closed session pursuant to Wis. Statute 19.85(1)(e), deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or

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bargaining reasons require a closed session and Wis. statute 19.85(1)(c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility Roll call vote: Harris – aye, Genrich – aye, Atwood – aye, Rafter – aye, Deutsch – aye, Sampson – aye. Motion carried.

Developers Agreements

Cell Tower Leases

RECONVENE INTO OPEN SESSION

Sampson/ Deutsch moved to reconvene into open session. Motion carried.

No action taken.

ADJOURNMENT

Deutsch/Harris moved to adjourn at 8:55 p.m. Motion carried.

Minutes submitted by Carrie Zittlow, Clerk-Treasurer