



Village of River Hills
7650 N Pheasant Ln
River Hills, WI 53217

Village Hall: 352-8213
Public Works: 352-0080
Police: 247-2302

BOARD OF TRUSTEES MEETING MINUTES
Village Hall, Wednesday, December 8, 2021 @ 5:00 pm

1. **ROLL CALL:** Roll call was answered at 5:00 pm by President Steve Anderson, Trustee Bill Walker, Trustee Chris Noyes (via zoom), Trustee Peggy Russo, Trustee Peter Kingwill, Trustee David Fritz and Trustee Kurt Glaisner. Also present: Village Attorney Bill Dineen, Village Manager Tammy LaBorde, Village Engineer Mustafa Emir, Police Chief Mrozak, and Deputy Clerk Stephanie Waala.
2. **CONSENT AGENDA**
 - a. **The Agenda**
 - b. **Voucher List – November 2021**

Motion by Fritz, seconded by Walker to approve the Consent Agenda as submitted; motion carried unanimously.

3. **PUBLIC COMMENTS ON NON-AGENDA MATTERS**

None

4. **FUTURE AGENDA ITEMS**

None

5. **Consideration and Possible Action on Development Agreement with Cornerstone Development of S.E. Wisconsin, LLC for development of the 53.4 acre Village property on Brown Deer Road**

President Anderson asked Attorney Alan Marcuvitz to update the Board on the agreement. He provided a timeline of the events to date. On November 17, 2021, the Village Board expressed its choice to proceed with Cornerstone. The Board directed Village Planning Consultant and the Village Engineer to meet with Cornerstone to complete a final plan version. Multiple conferences were held and attended by staff, the Board sub-committee, Planning Consultant, Village Engineer, Village Counsel and the Cornerstone team. There are multiple remaining steps to be completed before any construction can occur: a) approval by Plan Commission and Village Board of changes in comprehensive plan; b) Approval of changes in zoning; c) Approval of specific plan for each structure. The essential components of the Development Agreement provide: a) 51 homes; b) A reduction of Village expenditures of \$2.5 to \$3.0 million; c) Growth of tax base by more than \$4 million; d) No increase in the time before TID closure; e) Site Plan is Exhibit B; f) Representative architecture is Exhibit C.

Motion by Noyes, seconded by Glaisner to approve the Development Agreement with Cornerstone Development of S.E. Wisconsin, LLC for the development of “The Grove in River Hills” with 51 homes on the Village property on Brown Deer Road and after final legal review by Counsel; motion carried unanimously.

Attorney Dineen noted that there would be no further discussion regarding the Development Agreement in closed session.

6. Consideration and Possible Action related to Modification or Repeal of the Keeping of Chickens Ordinance (Ord. 553, adopted August 18, 2021)

Attorney Dineen presented information received from several residents related to the keeping of chickens. He recommends that the Board consider extending the effective date of the ordinance from January 1, 2022 to April 1, 2022.

Motion by Kingwill, seconded by Fritz to Adopt Ordinance 555 to Amend the effective date of Ordinance 553 from January 1, 2022 to April 1, 2022 regarding Keeping of Chickens as in the manner described; motion carried unanimously.

7. REPORT OF VILLAGE PRESIDENT

President Anderson had no report.

8. REPORT OF VILLAGE MANAGER

a. Financial Reports for November 2021

92% of the year has elapsed, revenues are on track. The citation revenue is on track to reach the amount budgeted for 2021 and as of November is at \$131,600. Franchise fees will be short \$26,200 due to Sprint and Cable revenues will be short approximately \$5,000. Under expenditures the attorney account is over budget due to a personnel issue, the Engineer account is over due to fill permits that are reimbursed and the Green solutions project (\$14,420) that will be reimbursed by MMSD when completed. Insurance has increased approximately \$7,000. Fire is over budget due to fire dues which are offset by a revenue account. Building inspection is over budget but is offset by revenues. Public Works Building is over budget due to the Green solution project construction of \$77,555 to be reimbursed by MMSD. Street capital exceeds what was budgeted but there were funds transferred to cover this expense as part of the road projects for 2021.

b. Discussion and Possible Action regarding use of ARPA Funds to purchase video conferencing system for Board room

Stephanie Waala researched the issue. ARPA funds can be used for improvements to technology infrastructure in public facilities to meet pandemic needs. Staff is recommending the purchase of the Apex Audio Video system in the amount of \$10,600 as well as the purchase of a laptop computer in the amount of \$2,379.75 for a total of \$12,979.75. The total request will leave a remaining balance of \$69,446.74.

Motion by Fritz, seconded by Kingwill to purchase the Apex Audi Video system in the amount of \$10,600 and purchase a laptop computer in the amount of \$2,379.75 for a total of \$12,979.75; motion carried unanimously.

9. REPORT OF THE RIVER HILLS POLICE DEPARTMENT

a. Summary Report

Chief Mrozak stated that citation activity is back at 2019 levels. He also noted that there have been a number of car thefts and excessive speeds so when the light turns green at an intersection you should look to see it is clear to proceed.

10. REPORT OF PUBLIC WORKS

Public Works is looking at the possibility of using a drone to conduct the deer flyover rather than using the helicopter.

11. REPORT OF THE NORTH SHORE FIRE DEPARTMENT

Trustee Kingwill stated that the NSFD Board did not meet in November.

12. REPORT ON THE PERCEPTION OF RIVER HILLS PROJECT – (Trustee Russo)

Trustee Russo stated that she talked with Polly at the Lynden about having an event in May. She is waiting to hear if there are any dates available. She also suggested that residents should sign up for e-mails from the Village.

13. REPORT ON NORTH SHORE LIBRARY

a. November Library Report

No report was available.

b. Discussion and Possible Action Regarding Resolution and Conditions outlined in Amended and Re-Stated Joint Library Agreement for the North Shore Library

Trustee Glaisner stated that he attended the Glendale Council meeting on Monday. They have a meeting scheduled for December 21 where they may decide to go on their own. Bayside sent out information as to the timeline and budget as required per the prior Resolution. The three communities are waiting to see what Glendale does.

14. CLOSED SESSION – You are hereby notified that the Village Board and staff of the Village of River Hills will convene into closed session upon motion duly made and seconded as required under §19.85(1), Stats. The purpose of the closed session is for the following:

- **Pursuant to Sec. 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 bargaining reasons require a closed session specifically regarding Item 5 on the Agenda, a Development Agreement with Cornerstone Development of S.E. Wisconsin, LLC.**

No action was taken on this item.

- **Pursuant to Sec. 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 bargaining reasons require a closed session specifically regarding River Hills Police Association Contract.**

You are further notified that at the conclusion of the Closed Session, the Village Board may convene into open session pursuant to 19.85(2), Stats., for possible additional discussion and action concerning any matters discussed in closed session and for adjournment

Motion by Kingwill, seconded by Glaisner to move into closed session for the reasons stated on the agenda related to the River Hills Police Association Contract at 6:04 p.m.; motion carried unanimously.

Motion by Fritz, seconded by Kingwill to reconvene to open session at 6:07 p.m.; motion carried unanimously.

Motion by Fritz, seconded by Russo to approve the River Hills Police Association Contract for 2022 through 2023; motion carried unanimously.

15. ADJOURNMENT

Motion by Fritz and seconded by Russo to adjourn at 6:07 p.m.; motion carried unanimously.

Submitted by Tammy LaBorde, Clerk on December 9, 2021.