

## Village Board Meeting

Wednesday, June 16, 2021

Members Present: Tom Davies, Orv Damrau, Steve Fritz, Gary Wolf, Ross Ballard, Adam Raabe via video  
 Members Excused: Al Tessmann

Others Present: Dan Mahoney, Julia Mann, Karen Swanson, Steve Kunst, Logan Elsholtz, Dan Ault, Mark Deaver

1. Mr. Davies called the meeting to order at 6:00 p.m. Pledge of Allegiance.
2. MINUTES  
 ✓ **Mr. Ballard moved to approve the minutes of the meeting of June 2, 2021 as printed. Mr. Fritz seconded and the motion carried.**
3. PERSONS WISHING TO ADDRESS THE BOARD  
 None.
4. CORRESPONDENCE  
 None.
5. VOUCHERS  
 ✓ **Mr. Damrau moved to approve the vouchers as listed. Mr. Wolf seconded and the motion carried.**
6. ORDINANCE 6-5-21 – AMENDMENTS TO CHAPTER 190, ANIMALS, AND CHAPTER 600, FEES, OF THE VILLAGE OF PLOVER MUNICIPAL CODE OF ORDINANCES – KEEPING OF CHICKENS  
 Mr. Kunst referred to his memo and the proposed ordinance relating to the keeping of chickens in the Village of Plover, copies attached. He reviewed the limit of 4 chickens in residentially zoned areas, the requirement of permits, containment, and sanitation, prohibited activities, inspection and enforcement. He discussed an additional consideration of neighbor notification/sign off.  
  
 Mr. Raabe questioned if Mr. Kunst knew whether other municipalities that allowed chickens had issues. Mr. Kunst stated that he did not get to that level of research.  
  
 Mr. Raabe heard concerns from a number of board members regarding the different levels of noise chickens can make, and suggested that the ordinance include language that a permit can be revoked due to nuisance noise.  
  
 Mr. Davies stated that he would like to include a requirement that the neighboring property owners sign off.  
  
 Mr. Ballard requested that the ordinance include the disallowance of chickens on zero lot line, duplex, or multi-family properties.  
  
 Mr. Ballard questioned the setback of the coop with respect to the residence. Mr. Kunst explained that the 25' setback is the distance from any other property line, i.e. there is no setback requirement for the coop from the residence of the owner of the coop.  
  
 Mr. Davies called for a motion to approve the ordinance including the amendments.  
  
 ✓ **Mr. Raabe moved to approve Ordinance 6-5-21 – Amendments to Chapter 190, Animals, and Chapter 600, Fees, of the Village of Plover Municipal Code of Ordinances – Keeping of Chickens, including the amendments. Mr. Ballard seconded. Motion failed 2 – 4 by Roll Call Vote: Raabe – aye, Ballard – aye, Damrau – nay, Fritz – nay, Wolf – nay, Davies – nay**

7. BARTENDER LICENSES

- ✓ **Mr. Damrau moved to accept the recommendation from the Finance Committee and approve bartender licenses for the applicants listed in the attached memo. Mr. Ballard seconded and the motion carried.**

RETAIL ALCOHOL BEVERAGE LICENSE RENEWALS

- ✓ **Mr. Fritz moved to accept the recommendation from the Finance Committee and approve renewal Retail Alcohol Beverage licenses for the applicants listed in the attached memo. Mr. Wolf seconded and the motion carried.**

DAVID NORTHWOOD – RENEWAL APPLICATION FOR COIN, PRECIOUS METALS, AND SECONDHAND GUN DEALERS LICENSE – 4510 RIVER DR.

- ✓ **Mr. Fritz moved to accept the recommendation from the Finance Committee and approve a renewal Coin, Precious Metals, and Secondhand Gun Dealers license for David Northwood at 4510 River Dr. Mr. Wolf seconded and the motion carried.**

TEMPORARY CLASS “B” FERMENTED MALT BEVERAGE RETAILERS LICENSE – CELEBRATE PLOVER FOUNDATION, INC. – 5K RUN, WALK, OR ROLL EVENT AT LAKE PACAWA PARK, VILLAGE OF PLOVER – JULY 17, 2021

- ✓ **Mr. Damrau moved to accept the recommendation from the Finance Committee and approve a Temporary Class “B” Fermented Malt Beverage Retailers license for Celebrate Plover Foundation, Inc. for a 5K Run, Walk, or Roll Event at Lake Pacawa Park, Village of Plover, on July 17, 2021. Mr. Ballard seconded and the motion carried.**

TEMPORARY CLASS “B” FERMENTED MALT BEVERAGE RETAILERS LICENSE – PLOVER-WHITING LIONS CLUB – LIVE MUSIC EVENT AT LAKE PACAWA PARK, VILLAGE OF PLOVER – JUNE 25, 2021

- ✓ **Mr. Fritz moved to accept the recommendation from the Finance Committee and approve a Temporary Class “B” Fermented Malt Beverage Retailers License for the Plover-Whiting Lions Club for a Live Music event at Lake Pacawa Park, Village of Plover, on June 25, 2021. Mr. Damrau seconded and the motion carried.**

TEMPORARY CLASS “B” FERMENTED MALT BEVERAGE RETAILERS LICENSE – PLOVER-WHITING LIONS CLUB – LIVE MUSIC EVENT AT LAKE PACAWA PARK, VILLAGE OF PLOVER – JULY 22, 2021

- ✓ **Mr. Ballard moved to accept the recommendation from the Finance Committee and approve a Temporary Class “B” Fermented Malt Beverage Retailers License for the Plover-Whiting Lions Club for a Live Music event at Lake Pacawa Park, Village of Plover, on July 22, 2021. Mr. Damrau seconded and the motion carried.**

8. ORDINANCE 6-6-21 – AMENDMENT TO CHAPTER A600, FEES, OF THE VILLAGE OF PLOVER MUNICIPAL CODE OF ORDINANCES – WASTEWATER UTILITY ATYPICAL WASTE RATES AND SEPTAGE FEES

- ✓ **Mr. Ballard moved to accept the recommendation from the Water/Wastewater Utility Committee and adopt Ordinance 6-6-21 amending Chapter A600, Fees, of the Village of Plover Municipal Code of Ordinances relating to Wastewater Utility Atypical Waste Rates and Septage Fees. Mr. Wolf seconded and the motion carried.**

RESOLUTION 6-15-21 – 2020 WWTF COMPLIANCE MAINTENANCE ANNUAL REPORT

- ✓ **Mr. Fritz moved to accept the recommendation from the Water/Wastewater Utility Committee and adopt Resolution 6-15-21 accepting the 2020 WWTF Compliance Maintenance Annual Report. Mr. Wolf seconded and the motion carried.**

WATER USER RATE STUDY CONTRACT WITH EHLERS

- ✓ **Mr. Ballard moved to accept the recommendation from the Water/Wastewater Utility Committee and approve the Water User Rate Study contract with Ehlers. Mr. Wolf seconded the motion.**

Mr. Wolf questioned the Ehlers' \$5,500 fee for the Completion of the Application to Increase Water Rates. Ms. Mann explained that this step is included in the full rate study. Mr. Mahoney stated that Ehlers would be suggesting rates based on their study.

Mr. Wolf discussed the savings from the leak detection program thus far and the potential of users paying more due to a rate increase.

Mr. Mahoney stated that the primary focus of the Ehlers contract is moving the fire protection expense to the water bills. The rate study is included because it has been 20 years since the last one was conducted. He stated that the PSC may make rate suggestions, of which the Village would have no choice but to follow. Ehlers' study will come back to the Village Board for approval before submitting the application to the PSC.

Mr. Ballard questioned the current amount of the Water Department Reserve. Ms. Mann stated that she would get back to him on that.

**Motion carried.**

9. ORDINANCE 6-7-21 – LINWOOD HOLDINGS LLC (ALTMANN CONSTRUCTION, AGENT) REQUEST TO REZONE LOT 18 OF ASSESSOR'S PLAT #6 FROM B-2 (GENERAL BUSINESS DISTRICT) TO PDD (PLANNED DEVELOPMENT DISTRICT) - LIGHT MANUFACTURING – 1101 POST RD.

- ✓ **Mr. Wolf moved to accept the recommendation from the Plan Commission and adopt Ordinance 6-7-21 – Linwood Holdings LLC (Altmann Construction, Agent) request to rezone Lot 18 of Assessor's Plat #6 from B-2 (General Business District) to PDD (Planned Development District) – Light Manufacturing. Mr. Damrau seconded and the motion carried.**

PRELIMINARY PLAT – ARBOR HAVEN SUBDIVISION PHASE 4

- ✓ **Mr. Damrau moved to accept the recommendation from the Plan Commission and approve the Preliminary Plat for Arbor Haven Subdivision Phase 4. Mr. Ballard seconded and the motion carried.**

10. POPPY DAY PROCLAMATION

- ✓ **Mr. Damrau moved to approve the Poppy Day Proclamation proclaiming June 18, 2021 as Poppy Day in the Village of Plover. Mr. Fritz seconded and the motion carried.**

11. TAX INCREMENTAL DISTRICT UPDATES

Ms. Mann and Mr. Mahoney updated the Board on the Village's Tax Incremental Districts:

TID 3

Donor to TID 5. All TID projects complete. Value increased from \$500K to \$23.3M. Ruesch storage units and Pointe Precision improvements will increase value.

TID 4

Refinanced debt at a better rate. Donor to TID 5. Majority of TID projects are complete. Value increased from \$4.7M to \$56M. Discussed Lake Pacawa Phase II project and the former Younkers building.

TID 5

Refinanced debt at a better rate. Adjustment made to the financial statement to reflect other revenue sources not previously recorded in the report. Discussed working with developers and Portage County after Portage County took possession of the land. Value increased from \$19M to \$32M in the past two

years. Apartment buildings on Pleasant Drive will be at full value January 2022. TID end date is 2045 but could be closed as soon as 2029. Approximately \$130M in value would be added to the tax roll with the closure of TIDs 3, 4 & 5.

Mr. Wolf questioned the status of the disputed Earth Inc. issue and if the Village recover our costs. Mr. Mahoney discussed the charges against Earth, Inc. and stated that it is in the hands of the Village's attorney and is almost ready to be sent out to Earth Inc. He stated that a deduction will be made from what is owed to them in addition to liquidated damages.

#### TID 6

The Water and Wastewater Departments advanced money to fund part of the CTH R/Porter Rd. infrastructure costs. The utility extension was designed/constructed to service 1600 acres. Federal and County funding assistance was also used to pay for the project. The multi-family development east of CTH R and across from Crossroads Commons is helping to offset the costs incurred. A potential \$25M project may be coming forward in the near future.

#### TID 7

The Business 51 reconstruction project was the driving force behind this TID, with having to relocate utilities underground and to have it built to the Village's standards, which included aesthetic improvements. Expanding the TID was discussed. The vacant DOT property along the corridor was discussed, i.e. three years must pass from the acquisition date in order to negotiate the price that the DOT paid. Once the final phase of the Business 51 reconstruction project is complete, the Village will aggressively promote the corridor.

#### 12. VILLAGE PROJECT CHANGE ORDERS, SUBSTITUTIONS, OR CONSTRUCTION APPROVALS

None.

#### 13. ENGINEER'S UPDATE

None.

#### 14. ADMINISTRATOR'S UPDATE

Mr. Mahoney reported that he is working on the Managerial/Staffing plan.

15. Mr. Fritz moved to adjourn at 7:04 p.m. Mr. Wolf seconded and the motion carried.

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Karen Swanson, Village Clerk