

CAMBRIDGE VILLAGE BOARD
REGULAR BOARD MEETING
Amundson Community Center, 200 Spring St. - Senior Room
Tuesday, September 23, 2014, 6:30 p.m.

MINUTES

- 1. Call Village Board Meeting to Order/Roll Call:** President Struss called the meeting to order at p.m. Members present: Trustees Christianson, Fahley, Waller (arrived at 6:34), Cunningham, Hollenbeck, Kumbier and Struss. Others present: Lisa Moen, Linda Begley-Korth and Mo Hansen, Village Staff; Marty O'Conner, Andy Connery, At Home Again; Pauline Nurmi; Patty Strohbusch.
- 2. Pledge of Allegiance**
- 3. Proof of Posting:** The Agenda was posted in the upper and lower levels of the Amundson Community Center, The Cambridge Sate Bank, Cambridge Post Office, Cambridge News Office and the Village Web Site.
- 4. Public Appearances:**
 - a. **Pauline Nurmi** wanted to address a number of comments that were made at the August 26th Village Board meeting. She shared information to support her comments.
 - b. **Patty Strohbusch** gave an update on the library project. The Library Board voted to pay Vogel their 1st installment. There will be a construction meeting on Thursday, as well as a design committee meeting on Thursday with the architect. The Library Board and the Village will be working out how bills should be paid for the project. They are also jointly looking into wetland billing issues. Fund raising continues, there is still money coming in.
- 5. Discussion and Possible Approval of Consent Agenda:**
 - a. Approval of Village Board Minutes September 9, 2014
 - b. Park Reservation for Family Focus, Halloween Party, October 18, 2014, Westside Park

Trustee Kumbier made a motion to approve the Consent Agenda as presented, seconded by Trustee Cunningham. Motion carried.

Trustee Christianson made a motion to move items 9 b and 9c up in the agenda, seconded by Trustee Fahley. Motion carried.

- 6. Committee and Department Reports:**
 - a. **Water and Sewer Committee:** They had people with high water bills, looking into why some are using so much water; construction projects are moving ahead. The swale behind the condo will be done – with the Village paying % 1,000 and the condo association paying \$500. Jim Freshette is working on the rate increases. Will be looking at the CIP/Budget including the SCATA system and Netwurx.
 - b. **Plan Commission:** Items are included on this agenda.
- 7. Bills:** There were questions raised regarding the bill from Johnson Block. Mo Hansen will be contacting them. The bill will not be paid at this time. There were also questions regarding the bills from Porter (street work), Associated (bond payment), Decker (cones) and Deerfield (police contract wages).

Trustee Kumbier made a motion to approve the bills in the amount of \$66,264.72, seconded by Trustee Cunningham. Motion carried 7-0 on a roll call vote.

- 8. Unfinished Business – Discussion, update and possible action regarding:**
 - a. **CARPC:** We presented to the CARPC Board on Thursday, September 11. It was approved

unanimously. We did receive a bill that we will be disputing. We started the process in February, they passed a resolution in June that they were able to bill. We thought that we would be grandfathered in. and not be billed. There is one more step that is needed before formal approval, the minutes of the meeting need to be ratified. The staff at CARPC was going to contact the DNR to let them know that we were approved. Other notes on the project: there is a wetland that was found on the property. The developers are working with the DNR on that. Linda had been contacted by Theresa Hong, the student that provided the report for her Capstone project. The developers are talking to her about hiring her on as an internship to do the landscaping for the project.

- b. **Update on Library Building project:** Patty covered this during the public comment. Piers are going in, rocks have come in for the retaining wall. We will work with the library to determine how payments will be made.

9. New Business – Discussion and possible action regarding:

- a. **Set Trick or Treat Hours for 2014:** Last year's hours were 5:30 to 7:30 on October 31.

Trustee Christianson made a motion to set the 2014 Trick or Treat hours as 5:30 p.m. to 7:30 p.m. on October 31, 2014, seconded by Trustee Kumbier. Motion carried.

- b. **Discussion and Possible Approval of developer's agreement for Home Again Living, LLC:** The Plan Commission did recommend approval of the Developers Agreement contingent on the final approval of Mary Behling (Village Attorney), Mike Fenley (Building Inspector) and Warren Myers (Village Engineer). Mo Hansen provided a memo to the Board outlining the main points of the Developers Agreement, as well as the open items that still need to be addressed, including the Stormwater management of the site. Park fees and sewer connection fees are being looked at. The bridge over the Koshkonong Creek is not included in the Developer's Agreement, but it is in the TIF plan. Item j on Mo's memo does include special assessment and review process features which are designed to protect the Village. The developers will be doing an environmental survey and will need a clean phase one to obtain their funding.

Trustee Cunningham made a motion to approve the Developer's Agreement contingent on the final approval of Mary Behling (Village Attorney), Mike Fenley (Building Inspector) and Warren Myers (Village Engineer), seconded by Trustee Christianson. Motion carried on a 7-0 roll call vote.

- c. **Discussion and Possible Approval of CSM for Home Again Living, LLC:** The Plan Commission did recommend approval of the CSM for Home Again Living, LLC. Marty O'Conner gave an overview of the project and how we got to where we are today. It will be located on the hill, with memory care and independent living on the lower level. The Memory Care unit would be totally separated. This type of care was originally planned as the second phase of the project. By including it in the original build, it has gone from a \$3 million project to a \$4.5 million dollar project. It went from 28 rooms, to 40 rooms, with 48 total beds. It is estimated that there will be 40 employees, including a manager, lead people and 3 full time nurses. Some units would have two beds, but would be strictly for husband and wife. There are some efficiency type units as well as some one bedroom units. There will be access off of both England and Madison, with loading on both levels. There will be access for residents, visitors as well as supply delivery on both levels. The building will have wood siding and masonry exterior, with an enclosed dumpster. There was discussion on Stormwater needs as well as parking. It was questioned whether the Stormwater collection for the project would be on their property or the Village property, encompassing the full property. They will try to have the final plan to us for the next meeting. The map needs to be corrected England Street is labeled as Madison Street.

Trustee Cunningham made a motion to approve the CSM for Home Again Living LLC, as per the staff

recommendation to remove Note #1, regarding the Stormwater management being located on Lot 2, correct England Street on the map, and with the understanding that the lot sizes may change to accommodate stormwater management. Board approval is contingent on the final approval of Mary Behling (Village Attorney), Mike Fenley (Building Inspector) and Warren Myers (Village Engineer), seconded by Trustee Hollenbeck. Motion carried 7-0 on a roll call vote.

10. Any Other Business That May Be Brought before the Board on future agendas:

- a. CARPC update
- b. Developers Agreement update
- c. Final Site plans
- d. Zoning for Winery land
- e. Lions Club lease

11. Correspondence: Focus No. 16 and Focus No. 17

12. Meeting Announcements: October 13 Plan Commission; Oct 14 Joint Police, Village Board; Oct 21 Water and Sewer; Oct 28 Village Board; November 4, Election

13. Questions or Referral to Staff – Updates: Public Works and Personnel Committees will be meeting to start work on CIP and budget; Audit and Finance will be meeting to look at financial report options as well as to start working on CIP and budget.

14. Adjournment of Village Board Meeting: Trustee Christianson made a motion to adjourn, seconded by Trustee Kumbier. Motion carried. President Struss adjourned the meeting at 8:25 p.m.

Submitted by

Lisa Moen, Village Clerk