

## **MINUTES OF THE SPECIAL VILLAGE BOARD MEETING** **Wednesday, May 2, 2018**

### **Call to Order**

Village President Fred Winchowky called the meeting to order at 6:36 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

### **Roll Call**

Board Members present: Jim Decker  
Karl Kettner  
Jason Wamser  
Darlene Johnson  
Jay Vermeulen  
Fred Winchowky, Village President

Board Members excused Mark Penzkover

Also present: Ron Bittner, Public Works Director  
Dave Brown, Utilities Director  
Ivan Zarembo, Water Department  
Mark Blum, Village Attorney  
Diana Doherty, Finance Director  
Robert Harley, Supervisor of Inspections  
Bruce Kaniewski, Planner  
Kevin Schmidt, Police Chief  
Kurt Peot, Village Engineer  
Judy Taubert, Deputy Clerk-Treasurer  
John Weidl, Administrator/Economic Development Director

### **Announcement of closed sessions**

Announcement of closed sessions pursuant to Wis. Stat. **§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*) for discussion and possible action related to a potential developer's agreement, offer to sell and lease agreements with Banker Wire, possible action related to potential real estate transactions with Family Ventures of Mukwonago, as well as a pre-developer's agreement and Bielinski/Chapman Farms Development letter of intent and developer agreement.

### **Committee/Commission Business**

#### **Judicial Committee**

##### **Change of Agent for American Legion Community Post #375**

Motion by Decker/Johnson to accept the change of Agent for American Legion Community Post #375 carried.

#### **Finance Committee**

##### **Recommend the Village Board award the bid for the TID #5 Public Improvements to Willkomm Excavating & Grading, Inc. in the amount of \$4,677,654**

Motion by Kettner/Decker to award the bid for the TID #5 Public Improvements to Willkomm Excavating & Grading, Inc. in the amount of \$4,677,654 carried.

### **Public Works**

#### **Recommend the Village Board award the contract to Terracon for the TID #5 Project in the amount of \$35,855**

Motion by Kettner/Decker to award the contract to Terracon for the TID #5 Project in the amount of \$35,855 carried.

#### **Recommend the Village Board approve the Task Order 2018-11, TID #5 Public Improvements Construction Related Services**

Motion by Decker/Johnson to approve the Task Order 2018-11, TID #5 Public Improvements Construction Related Services carried. Vermeulen voted no.

### **Convene into Closed Session**

Motion by Johnson/Decker to convene into closed sessions at 6:38 p.m. pursuant to Wis. Stat. **§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*) for discussion and possible action related to a potential developer's agreement, offer to sell and lease agreements with Banker Wire, possible action related to potential real estate transactions with Family Ventures of Mukwonago, as well as a pre-developer's agreement and Bielinski/Chapman Farms Development letter of intent and developer agreement.

Motion by Johnson/Decker to adjourn closed session and reconvene into open session at 7:32 p.m. pursuant to Wis. Stats. **§19.85(2)** for possible additional discussion and/or action concerning any matter discussed in closed session and/or any unfinished item remaining on the agenda carried unanimously upon roll call vote.

#### **Developers Agreement, offer to sell and lease agreements with Banker Wire**

Motion by Kettner/Decker to approve the Developers Agreement and offer to Sell and lease agreement subject to final approval by the Village Attorney, Village Administrator and Village President carried.

#### **Potential real estate transactions with Family Ventures of Mukwonago**

Motion by Kettner/Decker to approve the Pre-Developers Agreement and Offer to Purchase with Family Ventures of Mukwonago, LLC subject to final approval by the Village Attorney, Village Administrator and Village President carried

#### **Bielinski/Chapman Farms Development**

Motion by Decker/Kettner to Direct Staff to stand by the Original Developers Agreement and draft a letter to all parties involved rejecting Bielinski's request based upon the Developers Agreement with the Chapman Family Trust carried

### **Adjournment**

Meeting adjourned at 7:36 p.m.

Respectfully Submitted,

Judith A. Taubert  
Clerk-Treasurer