

VILLAGE OF HARTLAND
VILLAGE BOARD MINUTES
MONDAY, OCTOBER 30, 2023 6:30 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD

Call to Order – President Pfannerstill called the meeting to order at 6:31 pm.

Present: Trustees de Boer, Truttschel, President Pfannerstill, Wallschlager, Conner, Hallquist

Excused: Trustee Pfeiffer

Others Present: Village Manager Bailey, Clerk Policello, DPW Director Dave Felkner, Greg Johnson-Ehlers, Ryan Amtmann-Ruekert Mielke, Police Chief Misko-via Zoom

Public Comments: Please be advised the Village Board will receive comments from the public related to any item(s) for a three-minute time period per person, with time extensions per the Village President’s discretion. This meeting will be recorded and will be available online through the Village’s website.

There were no public comments.

1. Items related to the Sale of General Obligation Corporate Purpose Bonds
 - a. Moody’s Issuer Comment
 - b. Ehlers pre-sale report for General Obligation Corporate Purpose Bonds, Series 2023A

Mr. Bailey said the first items on the agenda are the bond issuances. He reviewed the annual comment provided by Moody’s. Greg Johnson from Ehlers presented the pre-sale report for the proposed bond issuance. The purpose of bonding is for funding capital projects. This is the first step in the process.

Mr. Bailey said the majority of the borrowing is for roads, stormwater improvement, the parking lot across the street, playground equipment and the library roof.

2. Consideration and possible action on resolutions:
 - a. Initial Resolution No. 10302023A, Authorizing \$2,700,000 General Obligation Bonds for Street Improvement Projects

Motion (Wallschlager/Conner) to approve Initial Resolution No. 10302023A, Authorizing \$2,700,000 General Obligation Bonds for Street Improvement Projects. All were in favor. **Motion carried.**

- b. Initial Resolution 10302023B, Authorizing \$260,000 General Obligation Bonds for Sewerage Projects

Motion (Truttschel/Hallquist) to approve Initial Resolution 10302023B, Authorizing \$260,000 General Obligation Bonds for Sewerage Projects. All were in favor. **Motion carried.**

- c. Initial Resolution 10302023C Authorizing \$105,000 General Obligation Bonds for Parking Lot Projects

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Motion (Conner/Hallquist) to approve Initial Resolution 10302023C Authorizing \$105,000 General Obligation Bonds for Parking Lot Projects. All were in favor. **Motion carried.**

- d. Initial Resolution 10302023D Authorizing \$105,000 General Obligation Bonds for Parks and Public Grounds Projects

Motion (Truttschel/de Boer) to approve Initial Resolution 10302023D Authorizing \$105,000 General Obligation Bonds for Parks and Public Grounds Projects. All were in favor. **Motion carried.**

- e. Initial Resolution 10302023E Authorizing \$105,000 General Obligation Bonds for Library Projects

Motion (Wallschlager/Conner) to approve Initial Resolution 10302023E Authorizing \$105,000 General Obligation Bonds for Library Projects. All were in favor. **Motion carried.**

- f. Resolution 10302023F Providing for the Sale of Not to Exceed \$3,275,000 General Obligation Corporate Purpose Bonds, Series 2023A

Motion (Conner/Hallquist) to approve Resolution 10302023F Providing for the Sale of Not to Exceed \$3,275,000 General Obligation Corporate Purpose Bonds, Series 2023A. All were in favor. **Motion carried.**

- 3. Village Board consideration of Hartland Quarry, a proposed PUD development (“Project”) whose approval and rezoning is being sought by Three Leaf Partners LLC on property tax keys HAV0730981, HAV0730985, HAV0730986 and HAV0730987 at 700, 701 W. Capitol Drive. The Village Board will review and consider:
 - a. Proposed preliminary site and building plans for ten Multi-Family Apartments (240 units) and three townhomes (27 units);
 - b. Proposed plans for Amenities for the Project;
 - c. Proposed preliminary certified survey map
 - d. Forgiveness of Village impact and connection fees

Mr. Bailey presented items a through d. The rezoning and PUD will be taken up at a later meeting if the other items are approved tonight.

Motion (Conner/Truttschel) to approve the proposed preliminary site and building plans for ten Multi-Family Apartments (240 units) and three townhomes (27 units). All were in favor. **Motion carried.**

Motion (Wallschlager/Conner) to approve the proposed plans for amenities for the Project. All were in favor. **Motion carried.**

Motion (Truttschel/Hallquist) to approve the proposed preliminary certified survey map. All were in favor. **Motion carried.**

Forgiveness of Village impact and connection fees. Mr. Bailey said that the fees the developer is looking to have waived, in order for the project to make sense for them, are water connection fees and the impact fees which go to parks, library, public works, police and fire. Those impact fees are all for existing items, except for parks which can have expenditures for new items. The point of an impact fee is that a development will have an impact on the community. It cannot go towards additional personnel or new equipment. It can be used to build out like we expanded the library and the police department with the garage. Impact fees helped facilitate the salt dome at DPW. The fire department used impact fee funds for the Survive Alive House and parks has used funds for numerous shelters, pickleball courts, things of that nature. The developer and his team were present for questions if the Board had any. The amount of waiver is about \$1.25 million. The sewer connection fee would be paid to Del-Hart. Once that is hooked up they will still pay water and sewer bills going forward.

Trustee Wallschlager said that she had commented at the architectural meeting regarding impact fees. She wanted to add that this development will impact our Village like no other in over 50+ years. The developer has stated that this will bring more business to our Village and they want to be good neighbors. With more homes and businesses comes more traffic, more ambulance and fire calls, more wear on our parks and utilities, and as Ryan mentioned, the impact fees help with the parks, DPW, library, police and fire and asking the citizens of the Village of Hartland to waive these fees away is not being a good neighbor. She said the Village has a right to these fees and are deserving of them. We don't waive any other developer's fees and with the size of this immense project we will have a big cost to the upkeep of our Village, therefore, she is asking that the Board decline the request to waive the impact fees.

Motion (Pfannerstill/Truttschel) to waive Village impact and connection fees, considering the fact that it will be part of the PUD agreement, that if at all possible, at the end of the TIF if it is to close early, the Village will recover those funds.

Trustee Conner asked for clarification of the motion. President Pfannerstil said that the motion is to forgive the Village fees at this time and if the value of the property is high enough and there is time left on the TIF when it is paid off, the Village will recoup those impact fees.

Pfannerstill said he agrees with some of what Wallschlager said, as it is unprecedented that we would waive these fees, but this is an unprecedented situation considering it is a quarry that has been sitting and sitting and the developer has come forward to say that it is cost prohibitive to the developer if it is not done. If he didn't believe that the project would be a huge benefit to the Village in the long run 30 and 40 years from now, he would think differently.

Pfannerstill called the question. **Motion carried 6 – 1. Nay – Wallschlager.**

4. Consideration and possible action on a “Resolution Creating Tax Incremental District No. 7, Approving its Project Plan and Establishing its Boundaries.”

Greg Johnson from Ehlers presented an overview of the process to create a TID and where Hartland is in this process. If it is approved this evening, the Joint Review Board will meet on November 9th to vote on creating the district. He explained how a TID works. Johnson went through the specifics of TID #7.

There were no questions from the Board following the presentation. Trustee Truttschel said the work that Mr. Johnson did in explaining everything in the presentation was excellent and he thanked him for his work on it.

Motion (Conner/Hallquist) to approve the resolution creating Tax Incremental District No. 7, approving its Project Plan and establishing its boundaries. All were in favor. **Motion carried.**

President Pfannerstill said this will now go before the Joint Review Board. Mr. Bailey said that is a public meeting on November 9th at 9 am with a Zoom option.

5. Adjournment
Motion (Truttschel/Wallschlager) to adjourn at 7:13 pm. All were in favor, **motion carried.**

Respectfully submitted,

Sandee Policello
Village Clerk

Resolution No. 10302023A

INITIAL RESOLUTION AUTHORIZING \$2,700,000 GENERAL
OBLIGATION BONDS FOR STREET IMPROVEMENT PROJECTS

BE IT RESOLVED by the Village Board of the Village of Hartland, Waukesha County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds in an amount not to exceed \$2,700,000 for the public purpose of paying the cost of street improvement projects.

Adopted, approved and recorded October 30, 2023.



Jeffrey Farmerstill
President

ATTEST:


Sandee Policello
Village Clerk



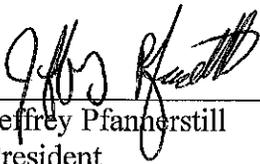
(SEAL)

Resolution No. 10302023B

INITIAL RESOLUTION AUTHORIZING \$260,000 GENERAL
OBLIGATION BONDS FOR SEWERAGE PROJECTS

BE IT RESOLVED by the Village Board of the Village of Hartland, Waukesha County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds in an amount not to exceed \$260,000 for the public purpose of paying the cost of sewerage projects, consisting of storm sewer projects.

Adopted, approved and recorded October 30, 2023.



Jeffrey Pfannerstill
President

ATTEST:



Sandee Policello
Village Clerk



(SEAL)

Resolution No. 10302023C

INITIAL RESOLUTION AUTHORIZING \$105,000 GENERAL
OBLIGATION BONDS FOR PARKING LOT PROJECTS

BE IT RESOLVED by the Village Board of the Village of Hartland, Waukesha County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds in an amount not to exceed \$105,000 for the public purpose of paying the cost of parking lot projects.

Adopted, approved and recorded October 30, 2023.



Jeffrey Pfannerstill
President

ATTEST:



Sandee Policello
Village Clerk



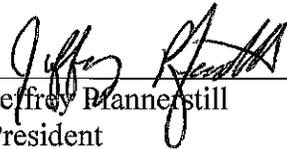
(SEAL)

Resolution No. 10302023D

INITIAL RESOLUTION AUTHORIZING \$105,000 GENERAL
OBLIGATION BONDS FOR PARKS AND PUBLIC GROUNDS PROJECTS

BE IT RESOLVED by the Village Board of the Village of Hartland, Waukesha County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds in an amount not to exceed \$105,000 for the public purpose of paying the cost of parks and public grounds projects.

Adopted, approved and recorded October 30, 2023.



Jeffrey Pfannerstill
President

ATTEST:



Sandee Policello
Village Clerk



(SEAL)

Resolution No. 10302023E

INITIAL RESOLUTION AUTHORIZING \$105,000 GENERAL
OBLIGATION BONDS FOR LIBRARY PROJECTS

BE IT RESOLVED by the Village Board of the Village of Hartland, Waukesha County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds in an amount not to exceed \$105,000 for the public purpose of paying the cost of library projects.

Adopted, approved and recorded October 30, 2023.



Jeffrey Pfannerstill
President

ATTEST:



Sandee Policello
Village Clerk



(SEAL)

Resolution No. 10302023F

RESOLUTION PROVIDING FOR THE SALE OF NOT TO EXCEED \$3,275,000 GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2023A

WHEREAS, the Village of Hartland, Waukesha County, Wisconsin (the "Village") has adopted initial resolutions (the "Initial Resolutions") authorizing the issuance of general obligation bonds for the following public purposes and in the following amounts:

- (a) \$2,700,000 for street improvement projects;
- (b) \$260,000 for sewerage projects, consisting of storm sewer projects;
- (c) \$105,000 for parking lot projects;
- (d) \$105,000 for parks and public grounds projects; and
- (e) \$105,000 for library projects.

WHEREAS, the Village Board hereby finds and determines that the projects described in the Initial Resolutions are within the Village's power to undertake and therefore serve a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village that:

Section 1. Combination of Issues. The issues referred to above are hereby combined into one issue of bonds designated "General Obligation Corporate Purpose Bonds, Series 2023A" (the "Bonds") in an amount not to exceed \$3,275,000 for the purposes above specified.

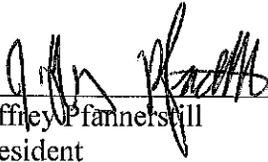
Section 2. Sale of the Bonds. The Village Board hereby authorizes and directs that the Bonds be offered for public sale. At a subsequent meeting, the Village Board shall consider such bids for the Bonds as may have been received and take action thereon.

Section 3. Notice of Sale. The Village Clerk (in consultation with Ehlers & Associates, Inc. ("Ehlers")) be and hereby is directed to cause notice of the sale of the Bonds to be disseminated in such manner and at such times as the Village Clerk may determine and to cause copies of a complete Notice of Sale and other pertinent data to be forwarded to interested bidders as the Village Clerk may determine.

Section 4. Official Statement. The Village Clerk (in consultation with Ehlers) shall cause an Official Statement to be prepared and distributed. The appropriate Village officials shall determine when the Official Statement is final for purposes of Securities and Exchange Commission Rule 15c2-12 and shall certify said Official Statement, such certification to constitute full authorization of such Official Statement under this resolution.

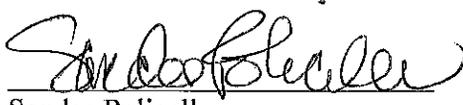
Section 5. Reimbursement. The Village Board hereby officially declares its intent pursuant to Treasury Regulation Section 1.150-2 to reimburse any expenditures made in connection with the projects described in the Initial Resolutions prior to the issuance of the Bonds with the proceeds of the Bonds in an amount not to exceed \$3,275,000.

Adopted, approved and recorded October 30, 2023.



Jeffrey Pfannestill
President

ATTEST:



Sandee Policello
Village Clerk



(SEAL)