

Village of Sherwood Community Development Authority

Agenda

Wednesday, August 26, 2020 – 6:30pm

NOTE: Due to COVID-19 restrictions, residents are not allowed in the Village Hall.

To *'join'* the meeting at 6:30pm via Webex: Go to the Village home page at www.villageofsherwood.org. The Webex meeting link is located in the upper right-hand side of your computer screen. You may print or save a copy of the complete meeting packet.

Join via telephone (without video): Tel #: 1-408-418-9388. Access Code: 628 186 722# Attendee ID: 51#

Regarding Public Hearings (and only if a Public Hearing is scheduled): Speakers will be allowed in the Village Hall and may speak directly to the Board one person at a time for up to 3 minutes, and only wearing a face mask.

- 1) Call to Order/Roll Call.
- 2) Pledge of Allegiance.
- 3) Approval of the Agenda.
- 4) Approval of Minutes: July 29 (Special Meeting).
- 5) Registered Citizen Comments on Agenda Items.
- 6) Officer's Report.
- 7) Treasurer's Report.
- 8) Old Business:
 - a) *Sherwood Developer Tour*: Postponed indefinitely.
 - b) *Condon Road extension*: Update.
 - c) *CDBG Grant Application*: Update.
 - d) *Wink-Mart Site Remediation*:
 - i. Pay outstanding bill (DKS Construction Services; \$12,446.60).
 - ii. Deed restriction removal: Update.
 - e) *FeatherCrest Development*: Request for Village to purchase stormwater study of State Park Estates IV and Knight Drive Extension regarding stormwater planning for planned development in TID #2.
- 9) New Business:
 - a) *Sherwood Forest Golf Course Redevelopment* (UP Builders, LLC):
 - i. *Project proposal*: Presentation.
 - ii. *TID #3*: Consider potential district amendment to include SFGC project.
- 10) Correspondences: None.
- 11) Closed Session: **(Begins at 7:15pm)**.

Welcome to the Community Development Authority Meeting! Please observe the following rules of conduct during the meeting:

1. Register to speak on the sign-in sheet on the table in the rear of the room.
2. Speak only to issues on the Agenda.
3. Limit your presentation to three (3) minutes.
4. Do not address Board Members during their deliberations unless requested to do so.
5. Any item listed on the Agenda may be acted upon by the Board.
6. A Quorum of any other Board or Commission is incidental to the CDA meeting and no action shall be taken on their behalf.
7. Requests from persons w/ disabilities needing assistance should be made to the Clerk (989-1589).

- a) *Sherwood Forest Golf Course Redevelopment – Development Incentive.* Per Wis. Stats. §19.85(1)(e), a Board may move to a *Closed Session* when 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.
- 12) Open Session: The Board may act on any item in Closed Session. ***(Begins at 7:45pm)***.
- 13) Adjournment.

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Village of Sherwood Community Development Authority
Special Meeting Minutes
July 29, 2020

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Regarding Public Hearings (and only if a Public Hearing is scheduled): Speakers will be allowed in the Village Hall and may speak directly to the Board one person at a time for up to 3 minutes, and only wearing a face mask.

- 1) Call to Order/Roll Call – *Kaas called the meeting to order with roll call:*

<i>Present</i>	<i>Absent</i>
<i>Cheryl Dewing</i>	<i>None</i>
<i>Roger Kaas</i>	<i>Others Present</i>
<i>Jack Kruse</i>	<i>Randy Friday, Administrator</i>
<i>Joyce Laux</i>	<i>Kathy Mader, Acting Clerk</i>
<i>Steve McGrath</i>	
<i>Todd Thiel</i>	
<i>Tom Vande Hey</i>	
- 2) Pledge of Allegiance – *Recited.*
- 3) Approval of the Agenda – *Vande Hey moved to approve the agenda. Laux seconded. Motion carried unanimously.*
- 4) Approval of Minutes: May 20 (Special Meeting) – *Laux moved to approve the May 20, 2020 meeting minutes. Dewing seconded. Motion carried unanimously.*
- 5) Registered Citizen Comments on Agenda Items – *None*
- 6) Officer's Report – *Kaas said his discussion will take place with the Old Business section.*
- 7) Treasurer's Report – *Friday summarized the TID reports; TID #1 is closed, TID #2 is the "Pass-Through" and TID #3 is the "Receiver" for Downtown Redevelopment; working number is \$880,000 less \$250,000 for Condon Road project.*
- 8) Old Business:
 - a) Sherwood Developer Tour: Update – *Kaas stated the tour has been delayed and will be rescheduled after the COVID 19 stabilizes.*

- b) Condon Road extension: Update – *Kaas explained the completion of two steps is needed to proceed with the Condon Road extension. The first step has been done. The Village Board has approved a CSM for the road Right-of-Way. The second step will be to create another CSM to combine the remaining partial segments of the two existing parcels of former “Hawkinson property” into one parcel. The reason for combining the parcels into one CSM is it’s a requirement of the CDBG Close Program to receive the \$46,000 grant funds the Village has secured.*

Friday shared new proposal to move the plane, currently next to the Community Center, across Clifton Road, to be located on the west side of the Village offices building. Friday iterated the proposed costs are not all of the related costs for relocating the plane, only the costs for moving.

- c) Wink-Mart Site Remediation: Update – *Friday said the remediation has been completed. Deed restrictions need to be removed.*

9) New Business: *None.*

10) Correspondences: *None.*

11) Closed Session: ***(Begins at 6:45pm).***

- a) Planned Unit Development for residential, age-restricted, independently-owned units. Owner (Feathercrest Development) seeks TID funding for duplex housing along Knight Drive on 6ac. of Ag.-zoned land (Parcels #13601, 13602, 13606) abutting STH 55/114, between Wanick Park & The Outpost. Per Wis. Stats. §19.85(1)(e), a Board may move to a Closed Session when 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. ***(Concludes at 7:30pm).***

Laux motioned to move into Closed Session at 6:48 p.m. Kaas seconded. Dewing – Aye, Kaas – Aye, Kruse – Aye, Laux – Aye, McGrath – Aye, Thiel – Aye, Vande Hey – Aye, Motion carried unanimously.

12) Open Session: The Board may act on any item in Closed Session. ***(Begins at 7:30pm).*** ***Laux motioned to move into Open Session at 7:34 p.m. Thiel seconded. Motion carried unanimously.***

Thiel moved to approve development incentive via Pay-As-You-Go methodology, contingent up Developer, Feathercrest Development, receiving all necessary permits and an approved Developer Agreement signed by all necessary entities, based on approved development costs, not to exceed \$400,000, and using increment received by the Village via a 50/50 share payback. Vande Hey seconded. Motion carried unanimously.

13) Adjournment – ***Hearing no objections, Kaas adjourned the meeting at 7:47 p.m.***

Respectfully submitted for review and approval by Kathy Mader, Acting Clerk

Invoice

DKS CONSTRUCTION SERVICES, INC

2520 WILSON STREET
MENOMONIE, WI 54751

Date	Invoice #
5/28/2020	4848

Bill To

Randy Friday, Administrator
Village of Sherwood
W482 Clifton Road
Sherwood, WI 54169

403 - TED #3
Wink Mart
TEC

P.O. No.	Terms	Due Date	Project
		5/28/2020	

Quantity	Description	Rate	Amount
256.61	Excavation, Loading and Hauling Contaminated Soils to Hickory Meadows Landfill (Ton)	19.50	5,003.90
205.28	Backfilling (In Place Measure) with 1 1/4" Base Course (CY)	19.45	3,992.70
1	Compaction to Achieve 95% Standard Proctor (LS)	500.00	500.00
1	Erosion Control/Site Clean Up (LS)	350.00	350.00
1	Traffic Control (LS)	350.00	350.00
1	Mobilization (LS)	2,250.00	2,250.00
	Work Done on 05/27/2020 Jobsite: Former Wink Mart , W415 Veterans Ave, Sherwood WI 54169 WI & Dunn Sales Tax	5.50%	0.00

Phone # 7152352600

Total \$12,446.60

A 1.5% Interest fee may be charged to invoices past Due Date stated on the invoice. Interest charges may be billed on first day past Due Date on invoice.

VILLAGE OF SHERWOOD

August 18, 2020

Check # 041846
41846

403-00-57721-800-000	WINK MART EXCAV, HAUL SOILS	5,003.90
	CAPITAL OUTLAY	
403-00-57721-800-000	BACKFILLING	3,992.70
	CAPITAL OUTLAY	
403-00-57721-800-000	COMPACTION	500.00
	CAPITAL OUTLAY	
403-00-57721-800-000	EROSION CONTROL	350.00
	CAPITAL OUTLAY	
403-00-57721-800-000	TRAFFIC CONTROL	350.00
	CAPITAL OUTLAY	
403-00-57721-800-000	MOBILIZATION	2,250.00
	CAPITAL OUTLAY	

Check Total: 12,446.60

Payee: DKS CONSTRUCTION SERVICES, INC
Memo: INV 4848 W415 VETERANS AVE

THIS CHECK IS PROTECTED BY A VOID PANTOGRAPH, MICROPRINT SIGNATURE LINE AND A HEAT SENSITIVE PADLOCK ICON. ADDITIONAL SECURITY FEATURES ARE LISTED ON BACK.



STATE BANK of CHILTON
A member since 1893
W443 VETERANS AVENUE
SHERWOOD, WISCONSIN 54189

79-320759

4041846

W482 CLIFTON ROAD
P.O. BOX 279
SHERWOOD, WI 54169
920-989-1589

8/18/2020 \$12,446.60

Twelve Thousand Four Hundred Forty Six and 60/100 *****DATE*****AMOUNT

PAY
TO THE
ORDER
OF

DKS CONSTRUCTION SERVICES, INC
2520 WILSON STREET
MENOMONIE WI 54751

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE



⑈041846⑈ ⑆075903200⑆ 10⑈992⑈4⑈

Detail Contract Activity Report

All Ticket Types

May 27, 2020 to May 27, 2020

* - Confirmed

Specific Contract(s) : 'hml20-016'

History and Waiting

All Facilities

HML20-016

Ticket Date	Facility & Ticket Number	Customer	Truck	Material	Contract Rate	Billing Quantity	Ordered Quantity	Minimum Quantity	Maximum Quantity
05/27/2020	I B5	729315	000856 - CEDAR CORPORATION		74DKS APPROVAL FEE SPEC	75.00	F	1.00 EA	0.00
05/27/2020	I B5	729315	000856 - CEDAR CORPORATION		74DKS 33B@ C-Soil / Unleaded / UST (	32.00	F	22.10 TN	0.00
05/27/2020	I B5	729326	000856 - CEDAR CORPORATION		74DKS 33B@ C-Soil / Unleaded / UST (	32.00	F	23.50 TN	0.00
05/27/2020	I B5	729345	000856 - CEDAR CORPORATION		02KEM or: 33B@ C-Soil / Unleaded / UST (	32.00	F	18.61 TN	0.00
05/27/2020	I B5	729348	000856 - CEDAR CORPORATION		74DKS 33B@ C-Soil / Unleaded / UST (	32.00	F	23.42 TN	0.00
05/27/2020	I B5	729359	000856 - CEDAR CORPORATION		02KEM or: 33B@ C-Soil / Unleaded / UST (	32.00	F	22.14 TN	0.00
05/27/2020	I B5	729363	000856 - CEDAR CORPORATION		74DKS 33B@ C-Soil / Unleaded / UST (	32.00	F	21.36 TN	0.00
05/27/2020	I B5	729380	000856 - CEDAR CORPORATION		02KEM or: 33B@ C-Soil / Unleaded / UST (	32.00	F	18.75 TN	0.00
05/27/2020	I B5	729384	000856 - CEDAR CORPORATION		74DKS 33B@ C-Soil / Unleaded / UST (	32.00	F	21.38 TN	0.00
05/27/2020	I B5	729391	000856 - CEDAR CORPORATION		02KEM or: 33B@ C-Soil / Unleaded / UST (	32.00	F	20.69 TN	0.00
05/27/2020	I B5	729396	000856 - CEDAR CORPORATION		74DKS 33B@ C-Soil / Unleaded / UST (	32.00	F	22.00 TN	0.00
05/27/2020	I B5	729407	000856 - CEDAR CORPORATION		02KEM or: 33B@ C-Soil / Unleaded / UST (	32.00	F	22.42 TN	0.00
05/27/2020	I B5	729410	000856 - CEDAR CORPORATION		74DKS 33B@ C-Soil / Unleaded / UST (	32.00	F	20.24 TN	0.00

Tickets Reported: 12 Items Reported: 13 Contract Totals: \$8,286.52

Material Summary	Weight		Volume		Count		Billing		Material Total	Tax Total
	Inbound	Outbound	Inbound	Outbound	Inbound	Outbound	Quantity	Quantity		
AS - APPROVAL FEE SPEC	0.00	0.00	TN		0.00	0.00	YD	1.00	0.00	1.00 EA
X0 - 33B@ C-Soil / Unleaded / UST (Ext)	256.61	0.00	TN		0.00	0.00	YD	7.00	0.00	256.61 TN

Cash Totals: \$0.00
 Invoice Totals: \$8,286.52
 Report Totals: \$8,286.52

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