

**MINUTES**  
**VILLAGE BOARD MEETING**  
**Tuesday, April 16, 2024 at 6:30 PM**  
**Village Board Special Meeting**

1. Call to Order and Roll Call

The meeting was called to order at 6:30 PM by Pres. Heckendorf.

Members Present: Pres. Heckendorf, Tr. Emmrich, Tr. Engelhardt, Tr. Olson, Tr. Kruepke, Tr. Matter, and Tr. Wells.

Members Excused: None

Members Absent: None

Staff Present: Administrator Jen Keller, Treasurer Darlene Smith, Public Works Director Brian Kober, Parks & Recreation Director Kelly Valentino, and Clerk Anastasia Gonstead.

2. Pledge of Allegiance

The Pledge of Allegiance was recited by those who were in attendance.

3. Village Citizen Comment on an Agenda Item (Please sign-in with the Clerk prior to speaking. Please note this is the Village Board's monthly business meeting, not a public hearing. People wishing to speak on an item on the agenda should present their comments under this agenda item. Each commenter will be limited to a total of 2 minutes.)

The following individuals signed in to speak on agenda item #4:

- Ken Lines, 4464 Magna Vista Drive
- Ethan Stephens, N173W20330 Crestview Drive
- Scott Mittelsteadt, N161W19031 Oakland Drive
- Grant Jergensen, W205N17308 Spring Ridge Drive
- Jim Kosmatka, N173W20182 Crestview Drive
- Ryan Latohr, W206N16437 Marshland Drive
- Jay Fisher, W206N16421 Marshland Drive
- Debi Zeinert, N168W20333 Main Street
- Annie Schultz, N173W20201 Crestview Drive
- Sarah Malchow, W206N16532 Marshland Drive

Mr. Lines was not allowed citizen comment, as he was not a Village resident, and Mr. Jergensen left before his time to speak. The remainder of the citizen comments expressed support for the Jackson Community Center expansion project.

4. Resolution #24-07 - Accepting and Rejecting Bids for the 2024 Jackson Community Center Expansion Project

Pres. Heckendorf informed the Body that this agenda item came from the Parks & Rec

Commission and the Budget & Finance Committee with recommendations to approve.

The motion to approve Resolution #24-07 was made by Pres. Heckendorf and seconded by Tr. Olson.

Discussion ensued among the Body. Tr. Engelhardt, Tr. Matter, and Tr. Emmrich expressed opinions of pursuing needed upgrades, such as the deferred maintenance items and security upgrades, and putting off a the full expansion to a time in which the economy may be more accommodating and looking at raising some of the usage fees in the meantime. There were reasons given of the burden on the taxpayers, the percentage of the population that utilizes the Jackson Community Center, plans for future maintenance and costs involved, and the role of government when it comes to helping support non-governmental organizations. Tr. Olson, Tr. Wells, Tr. Kruepke, and Pres. Heckendorf expressed opinions that supported the expansion project. There were reasons given of ability to grow the available programs/services and revenues, attracting individuals and families to Jackson, support of the community and its citizens, thinking forward on the overall growth of the Village, and the reality that the costs to pursue this endeavor will be even higher if they defer it for a few years.

Director Valentino provided clarifying information to the Body when inquired of. She explained programming would expand as would rental income, which is where they generate much of their revenue. She added the Jackson Community Center impacts local businesses, as many use it for meeting space. For clarification on the statistical data, Director Valentino explained it is a small snapshot of the total building usage, and although some groups that use the space are not part of the government, they are still serving the community members. She added the Parks & Recreation department always strives to run the community center in a fiscally responsible manner.

Roll vote taken:

Pres. Heckendorf: aye

Tr. Olson: aye

Tr. Wells: aye

Tr. Kruepke: aye

Tr. Matter: nay

Tr. Engelhardt: nay

Tr. Emmrich: nay

Vote: 4 ayes, 3 nays. Motion carried.

5. Discussion and Possible Action on 2024 Financing Plan for the Jackson Community Center Expansion Project - Ehlers Financial Advisors

Arianna Schmidt with Ehlers was present to provide options for 2024 Financing Plan for the Jackson Community Center Expansion Project. She walked the Body through the supplemental handout/presentation materials, with specific attention to the three presented financing options:

- Option #1: Downsize the 2024 borrowing.
- Option #2: Apply to the debt service fund to abate the levy in a manner to keep flat tax rate for debt service.

- Option #3: A combination of options #1 and #2.

Discussion ensued among the body to discuss opinions on the presented options. Tr. Olson expressed support of option #3, seeing value to keeping the tax rate flat. Tr. Engelhardt inquired what kind of interest rate of return the Village would be looking at. Arianna explained there are a handful of options. Admin. Keller added that staff will pursue available options, if the Body chooses this option, with a focus on a more aggressive plan. Ms. Schmidt added this option does not have yield restrictions like debt proceeds. Ms. Schmidt provided a timeline moving forward, dependent on action taken. Pres. Heckendorf inquired about the ability to refinance. Arianna explained there is a set sale date they would have to wait for, generally seven years.

The motion to accept financing option #3 for the 2024 Jackson Community Center Expansion Project and to direct Ehlers and Staff to pursue General Obligation Notes was made by Pres. Heckendorf and seconded by Tr. Olson.

A roll vote was taken:  
Pres. Heckendorf: aye  
Tr. Emmrich: aye  
Tr. Engelhardt: aye  
Tr. Olson: aye  
Tr. Kruepke: aye  
Tr. Matter: aye  
Tr. Wells: aye

Vote: 7 ayes, 0 nays. Motion carried.

6. Adjourn

A motion to adjourn the meeting was made by Tr. Kruepke and seconded by Tr. Emmrich.

Vote: 7 ayes, 0 nays. Motion carried. The meeting was adjourned at 7:35 PM.

Respectfully Submitted,  
Anastasia Gonstead - Village Clerk