



VILLAGE OF WEBSTER

DEVELOPMENT & ANNEXATION MEETING MINUTES

Tuesday – September 20, 2016 @ 4:30 p.m.

Village Office

7505 Main Street West, Webster, WI

- I. CALL TO ORDER** – Village President, Jeff Roberts called the meeting to order at 4:30 p.m.
- II. PRESENT** – Village President, Jeff Roberts; Trustees, Darrell Sears; Tim Maloney; Greg Widiker; and Kelsey Gustafson. Others: Dave Dobosenski, CEO-St. Croix Regional Medical Center; John Mollner – Director-St. Croix Regional Medical Center; Clerk-Treasurer, Patrice Bjorklund. Absent: Trustees, Sarah Casady and Charlie Weis.
- III. ACQUIRE OLD HIGH SCHOOL DISCUSSION** – Village President, Roberts started off his discussion with the fact that the old Webster High School has not been acquired yet. An auction took place in the building on September 11, 2016. Approximately \$5300 was earned from that auction after all fees were paid. This money will go towards the cost of demolition of the old high school. Mr. Wayne King who owns the building donated the proceeds to the village. There is an appraisal that will be done by Solum & Associates by the middle of October. Once the appraisal has been done, Mr. Wayne King will sign the building over to the Village of Webster. A timeline for demolition was discussed as follows:
- Bid Specifications by the end of October 2016 (once the Environmental Review is done – 30 to 60-day process)
 - Bid Process (Interested Contractors will submit bids – November & December 2016)
 - Bid Opening (January 2017)
 - Demolish Building (February or March 2017)

Mr. Mollner asked if there were any environmental issues. Village President, Roberts stated that there were no bad issues from what he has seen in regards to the paperwork. Further studies will be done in the Phase II Environmental Study. As far as costs for the Environmental Study by MSA, the figures presented in the Preliminary Demolition Plan were higher than normal. The figures will be lower than originally presented.

The Wisconsin Economic Development Corporation (WEDC) Community Development Investment (CDI) Grant was discussed. The program is for funding in 2017. The grants will be limited to 25% of eligible project costs up to \$250,000. At least 50% of the funds will be awarded to villages under \$50,000 in population per U.S. Census Data. At the original meeting with Mary Steenlage of the WEDA, she stated that the village has a very good chance of obtaining the grant funding. Trustee, Maloney noted that the building would count as a match for the project. The village will be able to apply on St. Croix Regional Medical Center's behalf. Dave Rasmussen, Senior Planner for MSA will keep St. Croix Regional Medical Center apprised of all updates for the project.

Pharmacy discussion took place. Dave Dobosenski wanted it to be known that St. Croix Regional Medical Center has no interest in competing with the local pharmacy in town. It is the philosophy of the organization to not compete with local pharmacies. He stated that in the future there might be an

instance where they would meet with the local pharmacy to discuss. He stated they do business based on faith and trust with local businesses.

Payment in Lieu of Taxes (PILOT) payments were discussed. Dave Dobosenski stated that once the costs are revealed by the village for everything, St. Croix Regional Medical Center will work out an equitable settlement for yearly payments to the village.

Discussion took place when St. Croix Regional Medical Center would like to begin construction. John Mollner stated they would like to start building the facility next summer in 2017. He stated that the design needs to be done, the layout and programs. The footprint of the site will be looked at closely. As of this date, a one-story building will be the preferred building type, however; it is too soon to tell. Trustee, Widiker asked what will be done with the existing clinic. Dave Dobosenski stated they are not sure at this time what will be done.

Village President Roberts noted that the village needs to look at the appropriate way to obtain the old high school by CDBG standards. The village will be in discussion with Dave Rasmussen regarding this. The WEDC Grant is another item the village is waiting on. Trustee, Maloney also noted that the Davis Bacon process will need to be adhered to in regard to payment for prevailing wages. The board will keep St. Croix Regional Medical Center apprised with updates.

IV. STARWIRE TECHNOLOGY DISCUSSION – Trustee, Maloney reiterated a conversation that he had with Sarah McLain recently. She stated that she would like to place an antenna on the Community Center. She stated an interest with the board to enter a secure agreement with the village to place the antenna. Trustee, Maloney noted that she would like to have this done before the October 12, 2016 Regular Board Meeting. She stated that her and her partner, Joe Cremin had no desire to move it by the fairgrounds. Village President, noted that what the village would be looking for from them would be a proposal of some sort, stating what type of equipment is being used, a rental agreement, power supply needs and what was paid to Wayne King for use of his building for the antenna that is there now. He also noted that there were concerns as to where on the building it would be placed (e.g. ground pole or roof.) The consensus of the board was to entertain the idea of allowing them to put the antenna on the community center if all codes, etc. were followed. Village President, Roberts would like to meet with them during a Development & Annexation Meeting on October 5, 2016 @ 6:00 p.m. The board agreed. Clerk-Treasurer, Bjorklund will notify Mr. Cremin and Ms. McLain about the meeting and request that all information discussed is provided when they attend.

V. ADJOURNMENT. Motion was made by Trustee, Widiker to adjourn the Development and Annexation Meeting at 5:40 p.m., seconded by Trustee, Sears. **Motion carried 5-0.**

Respectfully submitted,

Patrice Bjorklund

Patrice Bjorklund, Clerk-Treasurer
September 20, 2016

***These minutes are subject to approval at next month's Regular Meeting.