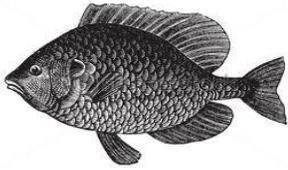


# DEVELOPMENT & ANNEXATION MINUTES

Thursday – November 12, 2015

7:00 p.m. @Village Office

\*Webster Community Center - 7421 Main Street West, Webster, WI



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**VILLAGE OF WEBSTER**

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- I. CALL TO ORDER** – Village President, Jeff Roberts; called the meeting to order at 7:00 p.m.
- II. PRESENT** – Village President, Jeff Roberts; Trustee, Tim Maloney; Trustee, Kelsey Gustafson; and Trustee, Charlie Weis. Also Present: Clerk-Treasurer, Patrice Bjorklund. Absent: Trustee, Darrell Sears; Trustee, Greg Widiker and Trustee, Sarah Casady. Others: Bonnie Dahlstrom, Gandy Dancer Book Store; Jim Olson, Yellow River Pharmacy; Tiffany Herring, Yellow River Pharmacy; Erica Paffel, Yellow River Pharmacy; Carl Radke, NAPA Auto Parts; Dave Wardean, Miteytoon Boats; Mike Pomerleau, Pomerleau Construction; Jim Erickson, Webster School District; Rick Hopkins, Hopkins Sand & Gravel; Brian Fossum, Webster Auto Sales; Stefan Benson; Webster Ace Hardware; Bill Summer, Webster Cog & Sprocket and Sherrill Summer, Webster Cog & Sprocket.
- III. FUNDING POSSIBILITIES & DEMOLITION OF OLD HIGH SCHOOL** – Village President, Roberts detailed funding possibilities to the public for demolition of the old Webster High School. He and all board members present introduced themselves. He asked all business owners to attend for a few reasons and they are as follows:
- Give an update on the old school demolition.
  - Ask for their support if the Village of Webster chooses to write a grant for that demolition.
  - Get ideas and input from them on the demolition and ideas of funding sources the village board has not considered.

He gave a background of the project. He noted that a few years ago, the village was approached by Wayne King, current owner of the old high school asking if the village would like the donation of the building. A little over a year ago, the village heard from St. Croix Regional Medical Center that they were looking to build a new and larger facility in Webster and they would prefer to have it located on Highway 35. There were distance restraints at the time, and the new clinic could not be built any farther than approximately 750 feet from the current facility. The distance was calculated using the Burnett County Website by Clerk-Treasurer, Bjorklund, and it met their criteria. The village could take ownership of the old high school and look to have the building demolished because of their ability to obtain grants. The village had an Environmental Study done by MSA and they contacted Veit Construction. Between Veit and MSA, the cost came back for demolition at an estimate of \$836,000. The cost for the Remediation Phase I Environmental Study came back at a cost of \$7,500 which the village paid. Village President, Roberts noted that Borchart Steel Incorporated was contacted for the demolition and recycling of that building. The asbestos removal will also be done by other contractors. The estimates for that work has not been submitted at this time.

St. Croix Regional Medical Center is still very interested in building their new \$2-3 million dollar facility on the old Webster High School location. They agreed to make a contribution to this project. They need the location because quite frankly, they are running out of room at the current facility Village President, Roberts noted. They want to expand their services as well, such as physical therapy. Jim Olson and Erica Paffel, owners of Yellow River Pharmacy were concerned that a pharmacy would go into the new clinic. Village President, Roberts assured them that St. Croix Regional Medical Center was not going to put a pharmacy in the new clinic. Mike Pomerleau of Pomerleau Construction was also concerned that village taxpayers were going to have to pay for the demolition of the old Webster High School. Village President, Roberts assured him that the only tax dollars expended for this project would be the Phase I Environmental Study that has already been paid for and possibly the cost of the grant which he will discuss.

Village President, Roberts has contacted local representatives such as Nate Ehalt, Burnett County Administrator for help. He had a meeting with him and Trustee's, Weis and Maloney as well as Clerk-Treasurer, Bjorklund. He noted that there will be a meeting with the Board of Directors on November 19, 2015 to discuss helping the village from a financial standpoint with this project. He will be getting back to Clerk-Treasurer, Bjorklund to convey their interest. She will then forward that information onto the board. He also stated that he had been in contact with our State Senator, Sheila Harsdorf and she gave Clerk-Treasurer, a few options to explore for funding. He also has been in contact with Dave Rasmussen of MSA who is a Grant Specialist for that company. He will do a grant application for the CDBG-PF which is due in the spring of 2016 and will be awarded in August or September of 2016. The grant is a 50% match with the village paying half and the Wisconsin Department of Administration (who handles the payment through the Federal Government) will pay the other 50%. St. Croix Regional Medical Center will also make a contribution for the demolition of the old Webster High School.

Village President, Roberts ended the meeting by saying that the village is looking for funding resources. To date, the village has been in discussion with Dave Rasmussen, MSA; various foundations; Burnett County Administrator, Nate Ehalt and the Board of Supervisors; Burnett County Development Association; Northwest Regional Planning; Marie Steenlage, Wisconsin Economic Development Corporation and the local Electric Companies as well as St. Croix Regional Medical Center. He noted that St. Croix Regional Medical Center is also looking into foundations for funding of the demolition as well as their contribution. He wanted the business owners to know that a letter of support from them would really help with the grant writing for the CDBG-PF grant. He was hopeful that in the future business owners would help with their letters for that support. He asked those present if they could present ideas to help raise money for the project. Mike Pomerleau wanted the board to contact Shell Lake Clinic and Grantsburg Clinic to let them know that St. Croix Regional Medical Center is building a facility in the Village of Webster. Jim Olson also wanted to know what was going to happen to the old clinic. Village President, Roberts stated that the discussion will take place amongst the board at a future time. He assured the public that all questions will be answered in the future. If there are further questions, he asked that they address them to Clerk-Treasurer, Bjorklund at the Village of Webster office and she will forward those questions onto the village board so that they can address those as well.

- IV. **MOTION TO ADJOURN** – After a question and answer session took place between business owners and board members present, Motion to adjourn the Development and Annexation Meeting at 8:05 p.m. was made by Village President, Roberts; seconded by Trustee, Weis. **Motion carried 4-0.**

Respectfully submitted,

*Patrice Bjorklund*

Clerk-Treasurer

November 12, 2015

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