



VILLAGE OF WEBSTER

JOINT REVIEW BOARD MEETING MINUTES

Wednesday October 6, 2021 @ 6:00 p.m.

Webster Village Office

7505 Main Street West, Webster, WI

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- I. CALL TO ORDER** – Village President, Jeff Roberts called the meeting to order at 6:00 p.m.
- II. PRESENT** – Village President, Jeff Roberts; Village Clerk-Treasurer, Debra Doriott-Kuhnly; MSA – Dave Rasmussen; Joint Review Board Members, James Beistle, Amber Richardson, and Gaelyn Sears. Others present: Village Residents, Sylvia Paulus; Barbara Burford; Russell Burford and Bill Rock.
- III. REVIEW OF DRAFT TID NO. 3 PROJECT PLAN** – Each board member was provided a copy of the final draft for TID No. 3 Project Plan and the Resolution. Dave Rasmussen explained that there were a couple corrections made from the original draft plan. He then went through the meetings & actions leading up to tonight’s meeting. Dave handed out a spreadsheet that shows the impact of the TIF District on the taxing jurisdictions based on the projections that were in the project plan. Village resident, Russell Burford said he found another parcel, #31444, missing on the table. Dave said he will make the correction on the map as the 112 parcels listed on the table have been identified, from information obtained from the DOR and Burnett County. Russell said Map IDs 38 and 41 are blank. The board and Kuhnly said 41 does have a tax parcel # listed. Russell said in the county tax/GIS there is no address for the parcel. Kuhnly looked this up in the tax system and the tax parcel # listed in 41 does have someone listed but is an empty lot. Russell said he didn’t see that. Russell then questioned a couple parcels that are within the district but are not included and he believes, according to state statute, the reason for exclusion must be given. Dave reviewed the parcels numbers and the state statute with Russell. Dave said those were part of TIF 2 and excluded with TIF 2. Since overlaying it with TIF 3 they would again be excluded. Dave said at this point the boundaries of the TID can not change unless another Village Board meeting takes place. The final version of the plan was adopted last week by the Village Board and would require an amendment. He further explained that the Joint Review Board has to consider the planning documents, the process and in their opinion answer the questions in the presented resolution. Russell then read the state statute he was referring to. Dave said he doesn’t interpret the statute the same as Russell and Russell said they read it differently. Russell then brought up his well-known objection with the Planning Commission Meeting (that took place on September 15). He doesn’t believe this was a legally constituted Planning Meeting. Dave said there was a legal Public Hearing and Planning Commission Meeting and said that Russell brought up an issue with one of members not being appointed but there was 6 other members that voted on that resolution. Russell said it was more complicated than that as the Village ordinances for constituting the Planning Meeting Members were not followed. Russell said he thinks he is correct in his statement. Roberts agreed and said he emailed him (Russell) explaining the situation and still doesn’t think it is necessarily illegal. Dave asked if the Village has a reorganizational meeting each year that ratifying all appointments, including the Planning Commission. Roberts said the Village has never ratified the Planning Commission appointments (since he has been on the board) and needs to correct that. He still doesn’t see what was done in the Planning Commission meeting illegal. Russell then said we can’t guess what different members who would have been on this committee might have asked, suggested or voted. Roberts agreed and said can’t fix the Planning Commission tonight. Bill Rock asked how to go about

that. (fixing the commission) Roberts said need to sit down and set up a process to follow what the ordinances say. Roberts said he is taking the responsibility for this. He then repeated that he personally doesn't see why this should hold up this process (the TID) to in an attempt to improve the Village and make it a better place with bringing more people in and expanding the tax base, so taxes don't go up on a regular basis. Dave said that as part of the process and if the Joint Review Board approves this tonight, he has to provide this (creation of the TID) to the Village Attorney and get an opinion letter from him. Dave said he agreed with President Robert that the Planning Commission has acted in good faith for many years. Russell then asked about proposed Industrial Park. Roberts explained that there is no proposed Industrial; it is referring to the existing Industrial Park. Dave agreed and said if it is stated as proposed in the project plan, it's probably a typo or when MSA drafts the plans they attempt to include every possible that may happen in 20 years. Dave said MSA can strike the word proposed. Discussion ensued on the Industrial Park. Bill Rock said he thought it would be all residential from Smith Pines on down to Main Street. Robert said that is the concept but if businesses want to build as Main Street extends, he would love that but there are currently 3 buildings on Main Street without any businesses in them. Russell said he noticed that 31 of the 112 parcels listed on the table are not taxed. Dave agreed. Russell then said this would have quite an impact on the remaining properties. Dave said the taxes will not change because of the tax-exempt properties. These have always been in the Village, there are more tax exempts and doesn't impact what taxed properties pay. Russell then spoke of paying tax on the valuation piece; Dave agreed and then said when Village owned tax-exempt properties are sold, the properties then become taxable and that is the intent of the TID; to capture that new increment as well. Village resident, Sylvia Paulus said she lives on Ash Street, which is in the TID, and asked what kind of improvement might be over there. She mentioned she there is a ditch all along Ash Street and across the corner lot, would there anything in future projects that would improve that? Dave confirmed it is in the TID and said it is a possibility if that street is ever improved and the TID could pay for a portion of that. He reiterated that is why the project plan is generalized and not specific improvements and the TID also includes ½ mile boundary of the TID. The Village will decide which projects to undertake. Dave also stated that the DOT is coming through in a few years to redo Highway 35. The Village will want to consider updating the water and sewer under the Highway at that time, so the Village doesn't have to dig up a brand-new street if something goes wrong. Robert told Sylvia the Village can look at Ash Street drainage ditch. Sylvia then said she has lift pump(grinder) for sewage and would be nice to be hooked up the village sewage. Russell then said her taxes will go up if valuation. Both Dave and Roberts said if valuation goes up and TID doesn't guarantee it will go up. Russell then commented that Village is betting 2 million dollars it will. Dave said the Village is not spending 2 million dollars; the spreadsheet indicated if all the things happen, over the next 20 years, the Village will be able to spend 2 million on improvements. But the Village has to be very careful because there is another 7.7 million that would be needed to pay that 2 million dollars. This is a project plan, and the Village needs to manage it until 2041 in terms of what can they undertake based on the increased value from the previous year. How much of a project can the Village do. Roberts said that is why he talked about doing White Pine Av and Main Street in phases, not at all at once, so it doesn't increase taxes. Roberts said the Village Board has been responsible in keeping taxes as low as possible and still providing water, sewer, snow plowing, etc. Russell said the Village does an excellent job with the taking care of the streets, snow removal, cleaning...Bill Rock agreed. Roberts stated that is why the Village needs a bigger tax base, so taxes don't go up. And expanding Smith Pines is an opportunity to get another 10-15 houses to increase the tax base and help the TID as well. Discussion ensued on the layout/shape of the TID boundary, Smith Pines, vacant areas East of Highway 35 and Industrial Park and valuation. Dave said when creating a TID, there is a limit to how much value can be put into there.

Right now, estimating total value at 6.7% of equalized value of the Village and limited to 12%. Looking at where is the potential for development that is going to have the biggest impact on value/tax increment.

- IV. **RESOLUTION** – Motion made by Member, James Beistle to approve the Resolution Approving Creation of Tax Incremental Finance District No. 3; seconded by Member, Gaelyn Sears. Voice Vote: James Beistle-Yay, Gaelyn Sears-Yay, Jeff Roberts-Yay. **Motion carried 3-0.**

- V. **ADJOURN** - Motion was made by Member, James Beistle to adjourn at 6:54 p.m., seconded by Member, Gaelyn Sears. **Motion carried 3-0.**

Respectfully submitted,

Debra Doriott-Kuhnly

Debra Doriott-Kuhnly, Clerk-Treasurer

October 6, 2021

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