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VILLAGE OF WEBSTER

PLANNING COMMISSION MEETING MINUTES

Wednesday, September 15, 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 6:04 p.m.
 - II. **PRESENT** – Village President, Jeff Roberts; Village Trustee, Greg Widiker; Village Public Works Director, Jay Heyer; Village Citizen Member, Gaelyn Sears; Village Citizen Member, Brenda Bentley; Village Citizen Member, Ed Dedman. Others present: Village Clerk-Treasurer, Debra Doriott-Kuhnly; Village Trustee, Charlie Weis; Village Residents Russell Burford and Bill Rock; Kianna Lindh-MSA. Village Surveyor and Member, Mark Krause arrived at 6:08 p.m.
 - III. **PUBLIC NOTICE OF AGENDA, DELETIONS/CORRECTIONS/APPROVAL** – Motion made by Member, Sears to approve the agenda as presented; seconded by Member, Bentley. **Motion carried 6-0.** (Krause did not arrive until 6:08 p.m.)
 - IV. **TAX INCREMENT DISTRICT(TID) NO. 3** – The following items were provided to everyone in attendance: Project Plan Creation of Tax Increment Finance District No. 3, TIF Districts and How They Work Handout, and a copy of Resolution No. 3. Village President, Roberts gave the floor to Kianna Lindh from MSA. Kianna went over the TID No. 3 Project Plan and explained that TID No. 3 will overlay TID No. 2. The costs listed are general estimates for any and all projects over the life of the TID. The titles are also general. She explained the equalized value test. She pointed out the parcel numbers in TID No. 3, the maps showing the current TID No. 2 and future TID No. 3.; which includes newly added parcels. There is also a half mile boundary around the TID where improvements can be done, this map was also included. She quickly ran over the cost flow analysis and the TID would end up cash flowing. Russell Burford asked why many parcels are missing on the tax parcel chart. Kianna said they were mistakenly omitted and are not matching with the maps. She reassured everyone that all the parcels on the maps are correct and pointed out the parcels represented by cross shaped are in TID 2 and will be overlaid with TID 3. All the solid-colored parcels will be the newly added parcels in TID 3. Russell then asked if talking about the existing Industrial Park or a new Industrial Park. Village President, Roberts said the existing but there is about 8 acres of it that has not been developed yet. Russell asked if part of the money will be used to improve that. Roberts said it could be but that has not been established. He said more of the money will be spent on developing (expanding) Smith Pines for residential. Russell pointed out that the plan says no more than 35% will be spent on residential. Kianna explained that the percentage refers to acreage and the plan is within that. Russell said TID 2 didn't work out very well. Roberts and Kianna agreed. Roberts stated that the Village is trying to recoup from TID 2 with TID 3. Smith Pines will get developed/expanded and the idea is to get it in a new TID so the Village can take in the full amount of the tax base. Kianna reiterated that overlaying TID 2 and any projects in TID 2 and new TID 3 can be over the life of 25 years. This will create tax increment and the projects will pay themselves off. Kianna agreed with Russell when he said the Village will take on a certain amount of debt. Russell again commented that TID 2 didn't work so well. Kianna shared that a large reason for that was due to the bad timing of implementing TID 2 – with the crash of the market. Right now, many many TIDs across Burnett and Polk county are doing very well

and increased millions of dollars just in the last year. Roberts agreed with Russell that there is risk involved but just letting it sit there and continue to not do well isn't an option. Russell pointed out an error in column I - Proposed Debt Service Phase 2, showing 11 years and should be 10 years. Kianna said MSA will fix this. Russell asked the significance to the property owners in this area. Kianna said the TID will not affect the property owners other than possible valuations in the future (over the next 25 years), but these are subject to change anyway, whether a TID or not. Russell asked more about Smith Pines. Roberts explained that the decisions are up to the full board, but he sees expanding Smith Pines with water and sewer on both sides for lots. The plan for the last 15 years has been to hook it to Main Street and extend Main Street to loop the water as the DNR doesn't like that it currently ends there. Roberts stated he has spent a lot of time over the last 3 years talking to a group of people that see a need for housing for seniors that want to move off the lakes and be in the Village. Roberts also spoke of the recent sales of 5 lots in Smith Pines and now there is only 1 left. Bill Rock said the Village is a slow growth area but agrees with the need for senior housing. Russell remarked that there are other properties that would be impacted by the extension of Main Street. Roberts said this has been worked out with those property owners and one of those; Ed Dedman, is in attendance. Russell then said he saw that Ed was just put on the Planning Commission Board and he is impacted by the proposed changes. Roberts said he was put on before the Village started talking to MSA about these projects. Russell commented that not according to the last board minutes. Roberts said this wasn't added because the Village was trying to scam anyone. Village Surveyor, Mark Krause interjected that the Village has been looking at this as developable property for years and have had some roadblocks with certain property owners. And now with preliminary planning and recent sale of properties, it facilitates the opportunity for potentially extending Main Street and go forward. Mark said it has always been in the plan to have Main Street go out that way and hook in Smith Pines. The Sears property that has been in between, that Ed Dedman purchased, was originally platted as part of the Village. It was vacated because they didn't want to develop it. He stressed this is prime spot to develop and should be developed but needs to be up to the owners so beneficial for both sides to do that. Mark also commented that it is right in the middle of the facilities that the Village has because when the school and facilities were put there, water and sewer was extended out there. So, it's the right place to be expanding those types of things and the hope is the right individuals will be looking for property to invest and go forward but the Village needs the opportunities for this to happen. He said many times the Village has had people come in looking for property for senior or low-income housing, but no property has been available. This (expanding Smith Pines) would work. Russell read off the minutes he was referring to earlier where it stated Ed Dedman would replace Bill Rock on Planning Commission Board. Russell then spoke of his training in conflict of interest and it seems that a person that directly benefits from development in an area and recently put on the Planning Commission could raise...Roberts interjected that Russell was right that it could. But Bill did not come to the Planning Commission Meeting (twice), so it was assumed he didn't want to be on it. Bill said he didn't know he was on it and told the Clerk that it had been 10 years since he was on the Board. Russell said it wasn't part of the agenda. Mark Krause said they spoke of it at the Planning Commission meeting which is not part of the Village Board meeting. Ed Dedman said that he and his wife moved up here in early June and within 2 weeks he reached out to President, Roberts and expressed an interest, at that point, to get involved in some way with helping out the Village. The conversation was the 1st half of June. President, Roberts told Russell if he thinks he's trying to do something crooked; he is wrong. He hasn't benefited from being on the board in the last 20 years. Russell offered his apologies if he is implying that, what he means is there are certain procedures. Roberts said he wasn't sure if it was on the agenda or not. Clerk, Kuhnly explained that the portion of the August 11th Village Board Meeting Minutes was

referring to approving the minutes from the July 26th Planning Commission Meeting Minutes – Ed replacing Bill was just informational and not part of the said motion. Kuhnly acknowledged that the informational piece, of Ed replacing Bill, should have been typed AFTER motion carried. Mark Krause said when there is a point of conflict of interest, board members recuse themselves. Kianna asked if any additional questions on project plan. Russell asked if the board believed there was an opportunity for anything to come into the Industrial Park. Village Trustee, Weis stated the Village is in the preliminary stages with some developers on constructing a light industrial building on a plot of land northwest of Nexen. Bill Rock asked if the Industrial Park was considered for semi-drivers, that live in the Village, to park their trucks/trailer. They have been parking at the Fairgrounds. Roberts said that would be something for discussion in a Village Board meeting as it would probably fall under the Judicial Committee. Mark Krause said if looking for a parking area, the Village would want to look at spots where a lot of money has not been invested in water and sewer. The Industrial Park would not be the place for semi-trucks to park as it is too valuable of property. Roberts addressed Russell’s question by saying he has been called by 3 people in the last year; wanting to put storage units in the Industrial Park and told them no as it doesn’t add much value for the property. Trustee, Weis asked the timeline for project(s) completion within TID 3. Kianna said 5 years before the TID ends so 20 years. With no additional public comments, Roberts entertained a motion to approve the resolution to create TID No. 3. Motion made by Village Citizen, Ed Dedman to approve Resolution #03: Creation of Tax Incremental Finance District No. 3; seconded by Village Citizen, Brenda Bentley. **Motion carried 7-0.**

V. **ADJOURNMENT.** Motion made by Member, Bentley to adjourn at 6:38 p.m., seconded by Member, Sears. **Motion carried 7-0.**

Respectfully submitted,

Debra Doriott-Kuhnly

Debra Doriott-Kuhnly, Clerk-Treasurer

September 15, 2021

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