

Village Board Publication – Campbellsport Village Board –April 18, 2011
Special Board meeting which was held in the Campbellsport Village Council Room, 177 E. Main Street, Campbellsport.

Item#1 - Meeting called to order by Pres. Twohig at 6:00 P.M.

Item#2 -Meeting notice was given to the Campbellsport News, National Exchange, Post Office, Library and posted at the Village Hall and in compliance with the open meeting law.

Item#3 – Roll Call: Pres. Twohig, Tr.Del Ponte, Tr.Schickert, Tr.Hafemann, Tr.Schellhaass, Tr.Krebs
Others in attendance: Mark Gruber, Dean Uelmen, Mike Wisneske, Nick Mueller, Warren Utecht, Mike Hallmann, Chris Schanen, Jim Gigowski, Chuck Lichtensteiger, Ken Schwartz, Jay & Sharon Studemann, Mike Yahr, Larry & Carole Martiny, Randy Karoses, Mike Knuppel, Roberta Krueger, Dusty Mueller, Owen Rock, Butch Hafemann

Campbellsport Reporter: Andrea Hansen Abler

Item#4 –Pres. Twohig explained the TID was a project he would like to see turn out successful and believes it will be a positive event for the Village of Campbellsport. This TID would be an investment for the future. Average years for a TID to be paid off is 13 years. Property looked at for development of a TID were the Feuerhammer property- costly; Beck property along Hwy V – good, but access problems; Mueller property – already in the village and offer to sell at \$9000 @acre with option to purchase more in the future.

Mueller property seems to be the best property at the best costs to develop.

There is one business already committed to purchase 2acres @\$17,500 per acre.

Water & sewer lines will need to be extended and loop the system for better water quality and safety.

FDL County has expressed willingness to purchase land and pay their fair share of developing property.

Pres. Twohig said he contacted Jackson and TID's are not failing; some land is not developed, but already sold. Kewaskum TID has legal problems and struggling to pay increment, but no worries for TID which was started in 2005. Ripon has 11 TIDS. Three are closed and 8 active – 1 is slow but developer is working on it.

TID's are tax relief tools available to communities. If proposed TID No.1 is filled and if there is need for more land the village has an option to purchase more per conversation with Nick Mueller.

Campbellsport offer nice people to be around and no competing industries.

Warren Utecht reminded everyone of the Comprehensive Plan completed in 2006 with a 20year outlook. Public hearings reiterated the need to implement plan and objectives to attract businesses to develop commercial and industrial lands. This proposed TID is an opportunity to succeed. There is always an element of risk. Warren explained the maps and water looping to improve water quality and reduce the risk of fire and lack of pressure in this area of the village. This is a twenty year project and the estimated costs are conservative with the first payment due in 2013. This is a mixed TID to help kick start the industrial area and will eventually benefit the tax base.

Ken Schwartz said he is against the project and concerned about who pays the taxes on the swamp land. Warren and clerk explained the condo area currently and in the future will continue to pay an allotted portion of the taxes. Schwartz also concerned about ledge and blasting expenses. Nick Mueller stated he had test holes done on this property and no ledge found. Mueller explained the blasting expense is minor.

Mike Yahr said he wants growth, but not at the expense of tax payers. Yahr believes the TID will fail and he doesn't want to pay the taxes and expense.

Pres. Twohig explained this is a learning experience and the village needs resources of land availability to attract and secure businesses. Issues of air quality and land development by businesses will need to be addressed to control who and what goes into the TID. Covenants will need to be drawn up.

Mike Hallmann – financial consultant stated the village needs to diversify risk and that is why this is a mixed used TID. The more businesses that commit the less risky. Inertia breeds inertia. The proposed TID project is a doable plan.

Motion by Tr.Schellhaass, seconded by Tr. Del Ponte to adopt Resolution #613 a Village Board Resolution approving a Project Plan for Tax Incremental District No. 1, Village of Campbellsport, WI. Ayes-4, Noes-2(Schickert, Krebs)

Item #5 – Pres. Twohig reported that action on street project awarding will be postponed to April 25th meeting until village gets information from Dawn Gunderson of Ehlers

Item#6–Tr. Schellhaass explained that the Sewer & Water Committee met reviewed three separate accounts that had extremely high water bills this 1st quarter of 2011. Mark Gruber contacted the account owners and found unusual circumstances that had high water losses that did not flow into the sanitary sewer system. The committee reviewed each account and came up with recommendations to reduce only the sewer portion of the bill. The Schlaefer residence has water and sewer lateral problems and is eligible for the village Sewer Lateral Replacement Fund and an application form has already been filled out and submitted. The Schlaefer will now need to contract with a contractor of their choice and submit paid bills for reimbursement.

Motion by Tr. Hafemann, seconded by Tr.Del Ponte to accept the recommendation of the Sewer & Water Committee and approval the application of David & Bridget Schlaefer to receive funds from the Sewer Lateral Replacement Fund in the amount of up to \$3,600.00 for sewer lateral work at 335 E., Main St. Ayes-6, Noes-0

Motion by Tr.Del Ponte, seconded by Tr.Schellhaass to accept recommendation of the Sewer & Water Committee to reduce the sewer portion of the account #110600 bill for Bob Beining of the Beining Mobile Home Park by \$961.00 for the 1st qtr of 2011 because of a leak found that did not enter the sanitary sewer system. Ayes-6, Noes-0

Motion by Tr.Hafemann, seconded by Tr.Del Ponte to accept the recommendation of the Sewer & Water Committee to reduce the bill for Derek Feucht at 514 E. Main St. by \$120.00 on the sewer portion of the billing for the 1st quarter of 2011. Ayes-6, Noes-0

Item#7 – Motion by Tr.Hafemann, seconded by Tr.Schellhaass to reconsider the contract with Gremmer & Associates, Inc. for the proposal for engineering services on the Industrial Park Development. Ayes-4(Twohig, Del Ponte, Hafemann, Schellhaass) Noes-2(Krebs, Schickert)

Item#8 - Announcements – 1)Jt. Review Committee meeting at 5:30 April 25 2)Reorganizational meeting of Village Board on Mon. April 25th at 6PM

Item#9– **Motion** by Tr. Schellhaass, seconded by Tr.Del Ponte to adjourn meeting at 8:14P.M. Motion carried

Respectfully submitted, Diane Lemke, Clerk/Treasurer WCPC CMC

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