

**Village Board Publication – Campbellsport Village Board –June 28, 2010**

**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.

Excused Absence: Tr.Martiny

Others in attendance: Carole Marchant Ferber, Brandon Thieme, Mark Gruber, Bill Hess, Ch. Karoses, Warren Utecht Martenson & Eisele, Owen Rock & Brenda Hicks Sorenson from FCEDC

Reporter: none

Item#4 – Pres. Twohig said meeting tonight was to continue the steps of the grievance according to the union contract. Pres. Twohig asked Carole Marchant Ferber about the union grievance dated 06/04/2010 Carole stated Brandon Thieme was denied overtime for working on the weekend and according to their understanding he should have been paid overtime for hours worked on weekend even though he did not work 40 hours during the week because of a layoff day on Monday, May 24, 2010.

Mark Gruber said that Brandon Thieme had asked if he could switch weekends with Diane Clark which created this situation.

Item#5 - **Motion** by Tr.Del Ponte, seconded by Tr.Hafemann to move into Closed Session at 6:15PM pursuant to WI State Statutes section 19.85(1) ( c) to discuss possible resolution to grievance over which the governmental body has jurisdiction or exercises responsibility. Ayes-6, Noes-0

Item#6 – **Motion** by Tr.Del Ponte, seconded by Tr.Schellhaass to move back into Open Session at 6:47PM Ayes-6, Noes-0

Item#7 – **Motion** by Tr. Hafemann, seconded by Tr.Krebs to deny grievance 2010-002 dated 06/04/2010 in accordance to past practice that 40 hours per week needed to be worked before any overtime was paid. Ayes-6, Noes-0

Item#8 – Presentation by Warren Utecht from Martenson & Eisele on forming a TIF district. Warren had worked with the Village of Campbellsport with the Comprehensive Plan and Subdivision Plan in 2005-2006. Warren presented a plan he did for Village of Hobart and said there are many types of TIF districts that can be formed. Industrial, commercial, mixed, blighted etc.

A sample map was presented for the area off of Hwy W which could be created. A parcel must be brought in whole by sections. Sections which are contiguous can also be included in a TIF district. According to state statute law adopted in 2004 that taxes must be paid to township equal to the property taxes levied on the territory that is annexed for each of next 5 years.

Basic information. In the 1970's legislature adopted law to develop TIF to give communities the opportunity to have a financing mechanism to capture the village taxes and also taxes from the other districts to create increment and pay back the money borrowed. Borrow money first and pay back over time.

Developer Agreements can be required so they build what they stated in a certain period of time.

If you don't use it, you cannot capture or benefit from improvements.

Pres. Twohig said FDL County was planning on purchasing their own land. Warren suggested not including FDL County property in the TIF because they are tax exempt.

When asked Warren said service from Martenson & Eisele to help with TIF would approximately \$8-10,000 with a basic engineering plan. Warren presented a timeline to adopt a TIF amendment. Very aggressive., Brenda Hicks Sorenson & Own Rock reiterated some of the same information regarding forming and developing a TIF district. Brenda said the clerk would have a lot of paperwork to keep track of revenue & expense related to the project and must be outlined in detail. Brenda stated that a Joint Review Board must get together and follow a definite outline. Members would be: a person from the County(Terry Dietzel),

Local school district(Dan Olson), Vocational school person(Karen Cooley), a municipal board member and a local community person and the village clerk.

Owen Rock presented a spreadsheet over a 23 year period from the beginning to development and paying off of increment. It showed in year 11 that the TIF would be making a profit.

Informing/educating the public about the benefits of TIF and selling the project, but not over extending. Increment means increase in value of property of development

Item#9 – **Motion** by Tr.Schickert, seconded by Tr.Schellhaass to move into Closed Session at 7:56PM pursuant to WI State Statutes 19.85(1) ( e) to discuss the purchase of public property. Ayes-6, Noes-0

Item#10 – **Motion** by Tr.Schickert, seconded by Tr.Hafemann to return back into Open Session at 8:50PM. Ayes-6, Noes-0

**Motion** by Tr.Del Ponte, seconded by Tr. Krebs to authorize Pres. Twohig and appropriate parties to proceed to investigate the village's options and report back to the Village Board. Ayes-6, Noes-0

Item#11 – Announcements - 1)Large limb lost on willow tree by dam. The tree by the parking lot to the East has a split in and is a safety concern. Mark Haferman has been contacted and will maintain for cost of \$250.00.

2)Quote received from Del Ponte to repair some curb&gutter on N.FDL Ave.(20') - WD for \$850 , N.FDL by HS(30')- \$1150 and the SW corner of Jenny & Forest (\$300)

3) **Motion** by Tr.Schickert, seconded by Tr.Del Ponte to approve payment of utility bills and Fire Dept. bills for the picnic as outlined on the sheet dated June 28, 2010 Ayes-7, Noes-0

Item#12– **Motion** by Tr. Hafemann, seconded by Tr.Del Ponte to adjourn meeting at 9.07P.M. Motion carried

Respectfully submitted, Diane Lemke, Clerk/Treasurer CMC, WCPC

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