

1. **CALL TO ORDER**. Chair Greg Schnelle called the regular Planning Commission meeting to order at 7:12 p.m. on Monday, August 1, 2005.
2. **ROLL CALL**. Present: John Bieno, Jeff Groenier, Ken Kluz, Greg Schnelle, Steve Staton and Alternate Scott Meier. Absent: John Deininger and Larry Mahr.

Also present: Village Administrator Mike Gracz, Village Attorney Dick Yde, Finance Director Renee Hoeft, Public Works Director Mark Below, Village Planner Dustin Wolff, Board President Jerry Luebke, Village Financial Consultant Mitch Milheim and Clerk Georgia Johnson.

3. **PUBLIC HEARING ON PROPOSED CREATION OF TAX INCREMENT DISTRICT #3**. Schnelle opened the public hearing at 7:14 p.m. Wolff gave a brief presentation including much the same as presented at the Joint Review Board meeting prior to the meeting. (See attached minutes.) There are 54 projects in the proposed plan to be completed over a 20-year period. A TIF district is considered successful if 45-50% of the projects listed are completed. Following Wolff's presentation Milheim went over the financial highlights noting that there is flexibility. (See attached minutes.) These presentations were followed by members of the audience speaking as follows:

David Ast, 161 Lynne Trail, stated he owns property on Market Street and asked why the plan included property on Market Street. Wolff advised there are issues associated with the rail line so the boundary was extended for the possible development of a commuter rail. It was noted that the County is encouraging a commuter rail. Although that's something that isn't in the immediate future it is possible something will evolve within the 20-year period of the TIF. There was discussion. Ast questioned what properties are referred to on pg. 27 that developers have approached the Village about redeveloping within the district? It was noted this includes such properties as the Red Brick property and the Methodist Church property. There was further discussion.

John Dietz, 769 Leeward Lane, stated he owns property downtown and is a member of the Village's Community Development Authority. He stated that at one time the downtown detour route was included in the proposed project plan but that it had been pulled out. He would like to see that put back on the proposed list. He would also like to see sidewalk reconstruction on S. Main Street included. The detour route costs were estimated between \$120,000-\$125,000 and the sidewalk reconstruction would be a fairly low cost. Discussion followed including whether as worded [under item #23] these two items could be considered under another item. Gracz stated that the detour route was in the plan for months and a grant was received from the County, but then for a number of reasons it was taken off. Gracz stated the money is still available and it could be put back on. He noted that Attorney Yde has indicated the Village's plan is more precise than it needs to be. Attorney Yde stated that in light of the language under item #23 on pg. 23 it would not include the sidewalk reconstruction as it presently reads. There was discussion regarding whether it would fit under item #21. Attorney Yde indicated it could be included in #21. Discussion continued.

Linda Pollock, the Director of the Oregon Chamber of Commerce, stated that citizens are concerned not with the number of projects listed but with the dollar amount included for the 72" culvert. It is felt that some of the projects that could be completed will not be able to be funded due to the large dollar amount for that project. She asked that the Commission reconsider that project and have it removed from the project plan list. There was discussion.

Schnelle closed the public hearing at 7:43 p.m.

4. **CONSIDERATION OF RESOLUTION #05-14, DESIGNATING THE BOUNDARIES AND APPROVING A PROPOSED PROJECT PLAN FOR THE DISTRICT**. Schnelle referred to Gracz's memo dated July 29<sup>th</sup> and specifically to "attachment 6". This refers to a contract the Village will be entering into with Dane County to resurface a portion of Market Street in 2005. That information was not

available at the time the draft was put together and it is requested to include the item. There was some discussion regarding what to include in a motion amending the proposed plan. **Kluz moved to amend the proposed project plan to include the \$71,100.00 for resurfacing Market Street per Attachment #6 referred to. Second by Groenier. Motion carried 6-0.**

**Staton moved, second by Groenier, to amend the project plan to strike the 5 words “does not include sidewalk reconstruction” from item #23, pg. 23. Motion carried 6-0.**

Regarding the detour route, Attorney Yde stated nothing needs to be done since it could be included as a cost of the street reconstruction simply because the cost of the detour route was not include in the calculations—those are all estimated costs in any event. Those costs always vary by the actual nature of what is finally done and the bids that come in. There was discussion.

Staton asked Village consultants for their thoughts on the amount of the cost of the 72” culvert and how it is going to impact TIF above ground projects. Wolff stated from a planning perspective he would be concerned if it was not included. It does not mean that the project will be done with TIF money, it just means that it is an eligible cost. If it is not included in the project plan, TIF dollars cannot be spent on it. Wolff stated he would defer to the financial consultant that if it is in there and the cash flows and the financial consultant is comfortable with the financial performance there’s no reason to leave it in. Milheim concurred.

**Bieno moved to adopt Resolution #05-14. Second by Kluz. Motion carried.**

5. **ADJOURNMENT.** At 7:50 p.m., Groenier moved, second by Kluz, to adjourn. Motion carried 6-0.

Respectfully submitted,  
Georgia Johnson,  
Village Clerk