

Proceedings of the Regular Meeting held Tuesday, February 12, 2019 at the Village Hall, Cochrane, WI at 7:00 p.m. Notice of meeting was recognized in the C-FC Recorder. Village President Dave Busch presiding. Trustees present were Tim Bossert, Dallas Dworschack, Greg Hofer, Chuck Speltz, and Kari Wilde. Heather Treague was absent. Also in attendance were Darryll Foegen, Breah Grace, and Teresa Waters.

There were no public comments.

The water loop project was discussed.

-Breah, SEH, is working with David Schoffield on the Water Loop Project.

-The ad for bids will be published 2/21 and 2/28. Bid opening will be Thursday, March 7 at 10:00 am. Bids will be awarded at our March meeting. The bid includes an August completion deadline.

-The BNSF application has been submitted.

-The TIF district was reviewed. The draft district plan was handed out. We are looking at including the Mill property along HWY 35 and potentially adding some property on North Main St. All property in the TIF needs to be contiguous. The County GIS is missing some parcels. SEH has been working with the County to try to define, but it is recommended (by SEH and our attorney) that we do additional parcel research to make sure all bases are covered. Going through a title company will allow us to have all properties properly defined. Title research on the front end will make things much smoother going forward.

- The Joint Review Board will have their first meeting Feb. 20. JRB consists of representatives from the County, WWTC, CFC, Village, and one member of the public. This first meeting is an overview. They will meet again in March to approve the district.

-The Plan Commission Public Hearing will be February 26. This is required by the State.

-After the Plan Commission and Village Board approve the TIF, the JRB approves it and then it is sent to the State. Expenditures for the project can start once the JRB approves it on March 20.

-Jan. 1, 2019 assessed values are the base for the property in the TIF. Any improvements this year, and moving forward, will be growth increments to the TIF.

-The TIF is proposed to fund the 7th street water main loop and future street, water, and sewer infrastructure improvements.

-The attorney recommended a few minor changes to the plan, which Breah will make before the JRB meeting next week.

-TIF's are created as an incentive for growth of the community; to build value. At the Plan Commission meeting a presentation will be made as to why we should create a TIF and how it will help the community. It is a majority vote. If one of the entities on the JRB opposes the TIF, it can still be approved. It is rarely an issue. The other entities do not lose tax revenue. They continue to collect on the assessed value of the property as of January 1, 2019. They just do not gain from the increased value for 20 years or until the TIF is closed. Most understand that in the long run they come out ahead by allowing the TIF. The community will attract more business and people. More jobs will stay in the area and the community will grow. This TIF is proposed as an Industrial district, so it will last 20 years. 15 years to incur expenses and an additional 5 years to collect the revenues to pay it off.

-We need to have accurate legal descriptions of all properties in the TID or we cannot move forward with the whole district. SEH is submitting a proposed contract amendment of \$2,700 to complete the parcel research. This includes surveying, descriptions, and updating the plan. The title company has told Breah they can complete the work in time for us to have the full plan in place for the Feb. 26 Public Hearing.

-The Board made some suggestions to the proposed area. The Ziemer property has very minimal value – that is the property to try get in the TID. The area behind Darryll’s shop could possibly be storage sheds.

-Not more than 12% of the Village’s total assessed value can be in the district. And we don’t want to be right at that 12% in case amendments are needed. With an Industrial TID we also need to be sure at least 50% of the area is Industrial use. The 50% should not be an issue.

-Motion Dallas; second Chuck to approve Amendment #1 to the SEH contract, approving the additional parcel work for \$2,700. All yes. Approved.

-A Utility Easement with LaCrosse Milling is needed. The easement provides the Village with 30 feet of right of way to install and maintain the Water Line. It is at the far end of the Mill’s parking lot and does not interfere with the proposed building addition. Motion Dallas; second Tim to approve the easement. All yes. Approved. The easement will now be taken to the Mill for their approval and then sent to the Register of Deeds for recording.

-Dave has appointed the entire Village Board to the Plan Commission. We also need to appoint a non-board member citizen. Dave appointed Kathy Brommer.

-The JRB will also need a citizen appointed. This member is appointed by the JRB. Darryll Foegen has expressed an interest. The board recommends Darryll for appointment to the JRB.

Motion Tim; second Greg to approve the January 9, 2019 minutes. All yes. Approved.

Committee Reports:

-Sewer gases discussion. When Flowrite did the last jetting, sewer gases were emitted into a residence while they were away from home, making it very unsafe when they got home. It is a simple fix – flush the toilets and run the faucet to clear it. The problem was they weren’t notified ahead of time, so they weren’t home to clear it up right away. We need to notify residents before we jet from now on. If water can be run right away, and toilets flushed, all will be good. Tom is already aware to do this next time.

-Handbook committee – no update.

Motion Dallas, second Kari to approve the Bills. All yes. Approved.

Building Permits for Buffalo County Housing and Christ Lutheran Church were approved.

Motion Tim, second Chuck to move into closed session in accordance with Wisconsin State Statute 19.85 (1) (b) to discuss personnel concerns. All yes. Citizens present left and the meeting moved into closed session.

-Hank has been doing a great job and will be receiving his sewer license soon. Motion Dallas; second Greg to approve a raise to \$17.50/hour starting March 5. All yes. Approved.

-Sherry submitted her resignation, effective after hiring and training a replacement. After 20 years, it is a time for a new challenge.

Motion Greg, second Chuck to move back into open session. All yes. Approved.

Motion Chuck; second Greg to adjourn. All in favor. Meeting adjourned.