

VILLAGE OF OSCEOLA
REGULAR BOARD MEETING PROCEEDINGS
May 16, 2023

The Village of Osceola met for a Regular meeting on May 16, 2023, at Village Hall. Village President Rose called the meeting to order at 6:00 pm.

Present: Deb Rose, Bill Chantelois IV, Bruce Gilliland, Van Burch, Brad Lutz and Arvid Maki

Absent: n/a

Staff present: Devin Swanberg, Carie Krentz, Ron Pedrys, Shelby Friendshuh, Paul Elfstrom and Joey Cutts

Motion by Gilliland and seconded by Burch to approve the agenda.

Ayes-6 Nay-0 Motion carried

Motion by Chantelois and seconded by Gilliland to approve the minutes of the Regular meetings dated April 11, 2023 and Special meeting dated April 18, 2023.

Ayes-6 Nays-0 Motion carried

Public input and ideas (Limit 5 minutes per speaker)

Pete Paidar at 508 River Street passed out a handout with concerns/questions regarding TID/TIF and asked for it to be added into minutes record (see attached). Feels at last Plan Commission the feeling was to slow down process however now his biggest concern there is a rush to get Gaughan Development passed. Hopes Village Board does not rush to a decision. What is Gaughans real investment into the community? A resident of River Street feels it will be nice to have the road redone but has concerns about the traffic increase. Will residence on River Street be assessed for the improvements? Also, concerned about the process and he will continue to look into the process. Village should slow down along with getting the public more involved in the process.

Adam Pieri Johnson at 405 Ridge Road had 2 concerns (1) need asphalt patching on Ridge Road soon and (2) with the new development is concerned about traffic congestion. Feels professional studies should be done regarding 1.7 spots of parking and traffic congestion.

Reports: Staff reports

Administration: Audit for 2022 has been going on for the last two weeks and hoping to be ready to present in June or July. Treasurer, Tanya Batchelor has been working hard with auditors and looking into CIP. Working to get a full understanding of where the Village stands with CIP spending. Also, looking to begin the budget process for 2024 to start in about a month.

Police-Pedrys: Radars checked annually with everything passing. Storm siren season and testing 1st Wednesday of month. April 19th – training at airport. Everyone passed. April 25th went to elementary school. Lots of tattoos, stickers, fun. Part-time – trying to be selective and make sure they want to work part-time.

Public Works-Waters: Swanberg gave an update, started with PW has accumulated 21 yards of sand/debris in downtown clean up; installed 12,000 lbs. of hot mix into pot holes; equipment switching for seasonal change completed. Structural integrity of Indian is a concern. Board member asked if it can it be fixed – might not survive move back.

Utilities-Caruso: Swanberg gave an update - one well completed, PFAS levels were zero and that is good news for the Village. Water flushing zones, where and when – was asked to get on website before beginning to give a heads up to residents.

Library-Friendshuh: April a busy month for Director. Completed staff reviews; had training in Oshkosh; found out received the grant applied for (one of the 144 libraries to receive)! Now begins the training for this, weekly webinars, how to use funds. Dip in circulation, however Rebekah working on summer programs, lots coming up and exciting to see how it will go. Dawn's Mother's Day program was well received. Get the book bike out this week or next for the first time.

Fire-Elfstrom: 13 runs total last month, 8 in Village of Osceola and 4 in Town of Farmington and 1 mutual aid, allied Dresser. Quickly went over items covered last months – training, airport hangar inspections, working with Friends of Osceola Fire & Rescue to upgrade backup compressor and will be applying for an FFP Grant through WI DNR.

Building Inspection: Issued 3 permits in the month of April for a total value of \$26,865. Sign, fence, shed.

Chamber of Commerce/Mainstreet-Kruger: Great attendance to Ambassadors meeting and their next one will be on the train on June 8th leaving at 11:00 returning at 12:30. Grow Osceola raised \$2,200 for flowers downtown. Could use more donations and there will be on spot on Chamber’s website to do more. Wyatt Yeager gave an update for Main Street – working with BID Board to replace cascade falls sign, get next generation involved and be proud to work within community. Streetscape working with Todd and getting new benches for downtown. Celebrate Osceola, annual rewards event, sit down banquet to be held on June 1st Croix-View Farm and would like the board there. This banquet will recognize large business of year, small business of the year, non-profit of the year, educator of the year, legacy/lifetime awards.

Other business – discussion and possible action re:

TID Info Presentation by Baird

Justin Fischer and Adam Ruechel with Baird presented TID 101 presentation.

Public Works 2023 Mowing RFQ

Swanberg stated Waters received one RFQ for mowing services and it is below the budgeted amount. Looking for approval of mowing bid to Grassworks Lawncare LLC for the BID quote of \$13,992.

Motion by Lutz and seconded by Burch to approve mowing bid as presented.

Ayes-6 Nays-0 Motion carried

Appointment of Taylor Baert to the Library Board

Motion by Burch and seconded by Chantelois to approve Taylor Baert to Library Board for a 3-year term.

Ayes-6 Nays-0 Motion carried

Commission/Committee assignments

Motion by Lutz and seconded by Gilliland to approve commission/committee assignments as presented.

Ayes-6 Nays-0 Motion carried

Discuss vacant trustee position

Swanberg discussed previous years public announcement and went through a timeline for individuals looking to serve on Board. A public notice will be put in the paper and posted online for applications to be submitted to Village Hall by June 15, 2023. There will be a special board meeting to go over applications in late June and Board will appointment a member at the July Board meeting.

Polk County Loan Committee

Swanberg is asking to appointment himself to the Polk County Loan Committee.

Motion by Gilliland and seconded by Maki to appoint Swanberg to Polk County Loan Committee.

Ayes-6 Nays-0 Motion carried

Stairs to Cascade Falls update

Swanberg gave quick update on completion of demo. Stated the Village wants to make sure all people going to Cascade Falls are safe using stairs. Presented quote from Cyclone Fence with an estimated cost of \$3,080 to put up a fence, which would allow stairs to be opened up. Looking for approval to move forward with fence and get stairs open before Memorial Day weekend.

Motion by Burch and seconded by Chantelois to approve the fence installation by Cyclone Fence in the amount of \$3,080 as quoted.

Ayes-6 Nays-0 Motion carried

Licenses and Permits:

Motion by Gilliland and seconded by Lutz to approve Class B Beer Six-Month License to Osceola Braves and a Temporary (Picnic) Class B Beer & Wine License for Wheels & Wings.

Ayes-6 Nays-0 Motion carried

Motion by Chantelois and seconded by Burch to approve Operator Licenses for Travis Pinder, Dick’s Fresh Market, Kyle Weaver, Osceola Lions Club, Sara Carlson and Robert Switalla, Osceola Braves.

Ayes-6 Nays-0 Motion carried

Motion by Burch and seconded by Maki to approve Special Event Permit Applications as presented.

Ayes-6 Nays-0 Motion carried

Motion by Lutz and seconded by Chantelois to approve Board, Committee, Commission and Agency Reports:

- | | | |
|------------------------|------------------------------------|--------------------------------------|
| a) Airport Commission | March 20, 2023 | (Committee approved April 17, 2023) |
| b) Library Board | March 23, 2023 | (Commission approved April 13, 2023) |
| c) Planning Commission | March 7, 2023 | (Commission approved May 2, 2023) |
| d) Planning Commission | April 5, 2023 | (Commission approved May 2, 2023) |
| | Ayes-6 Nays-0 | Motion carried |

Motion by Chantelois and seconded by Gilliland to approve vouchers payable.

Ayes-6 Nays-0 Motion carried

Future agenda items and updates

Burch way to get our system working for board meeting recordings and live.

Lutz looking at fee structure update and stated it’s important to look at a more progressive community with new development for new housing.

Swanberg stated Plan Commission will have a preliminary plan review on May 24, 2023 and public hearings will be on June 6 2023.

Seek out candidates – good to have more than one.

President Rose adjourned the meeting at 7:48 pm.

Respectfully submitted by

Carie Krentz
Village Clerk

To: Devin Swanberg Village Administrator Carie Krentz

Subject: V.B. T.I.F. T.I.D information meeting with Baird

Date 5-12-23

From: Pete Paidar

Please review and distribute this correspondence to the Planning Commission and Village Trustees.

Will the public be able to ask questions during the agenda portion of Baird's presentation at next week are V.B. meeting? I truly feel this item must be added to the agenda for public to ask pertinent questions during this conversation.

The public comments section is insufficient, as the questions will arise during the review of their analysis. Should this review be a function of the P.C. before the V.B. receive the as a normal course of business procedure?

Since February you have stated numerous times "there is no plan on the table", "this is a non active, blind review, regular course of business, best time to review our ordinances" and made these comments at the April planning committee meeting. I have inquired numerous times when, where, how, who took this plan off the table during this review. The Baird documents presented at the last P.C. meeting clearly state "GAUGHAN".

Does the village have a legally binding tax incentive development agreement signed by the village and the developer? When I inquired about the P.C. 12-28-23 minutes requesting a strike thru copy document of the development agreement you were unable to provide me a copy.

Contrary to all these comments the original Tax Increment **development agreement** was signed by V.B. president on 10-14-21 but not signed by V.P. Hebert Osceola development LLC. Until 9-23-22, and the first amendment dated 9-13-22 signed by V.B. president on 9-23-22, but **not signed** by V.P. Hebert Osceola development LLC. Magically a plan appeared with the 4.6m T.I.F. amount that will be discussed at this meeting.

How does this T.I.F. fit our outdated Comprehensive plan?

- 1) How is the T.I.D. defined type zone? Redevelopment ECT?
- 2) Is the T.I.F. solely for infrastructure or is the public providing an incentive to finance this project?
- 3) How will the T.I.F. benefit the community IE: public services and schools?

Why did the TIF increase by \$2.1 m from \$2.5m to \$4.6m with just 14 more units?

- 1) What is the calculation developer's of costs?
- 2) How much is the developer investing in his own capital in the project?

- 3) What are the amounts of funding from other sources i.e., grants, private lenders, cash, bonds or loans from village taxpayers' funds? What percentage do they represent and developer percentage?

What will the cost be to the taxpayers?

- 1) How will this new amount be funded?
- 2) How much will the Infrastructure cost the taxpayers and adjacent property owners?
- 3) Who will pay for the \$600,000 grant short fall of the \$2.14m in street improvement, \$ 250,000 to the developer for their site improvements, the \$1m cost to remediate and remove the current building? (3rd Ave. River to support development, assessment to adjacent property owners?)

What is the Developers R.O.I. percentage/calculation?

- 1) How did the developer derive their projection of tax base to support the cost?
- 2) What happens if completed project does not meet taxable value projection?
- 3) Does the tax increment development agreement have pullback provision or readjustment clause?

Is this meeting solely for informational purposes with no action to be taken?