APRIL 27, 2004

PUBLIC HEARING: Called to order by Mayor Meyers at 6:30 p.m., in the Council Chambers, City Hall Plaza regarding Depot Street and alley vacation.

FOR:

1. William Penker of 600 S. Sycamore Avenue. Vacating or abandoning streets and alleys is not an unusual action especially when a municipality attempts to promote commerce or economic development. The development proposed is a relocation and expansion of an existing player of Central Avenue. The arguments concerning a gateway issue are disingenuous. There are four gateways to downtown.
2. Scott Teigen, Chief Financial Officer for the Kwik Trip Stores. They did meet with the Main Street Association and as a result of that meeting, they have a revised elevation drawing. They now have an elevation, building, canopy and layout that will fit very well with that side of town.

AGAINST:

1. Carol Knauf, a business owner at 345 S. Central Avenue. Veteran's Parkway is the gateway to downtown. Is this the best commercial use for this downtown intersection? She is concerned about the safety factors and traffic congestion problems. There are many questions to be answered.
2. Heather Peters of 305 S. Maple Avenue. She is concerned about the safety factor. She supplied some statistics on train accidents. The City does not have the firepower to handle a disaster of this magnitude. She asked the Council to put off making such an important decision until they can research the safety issues.
3. Clifford Hugg of 201 W. 4th Street. He is into preserving old buildings. Older buildings are usually built to last. There is no reason at this point that we should take down some very excellent architecture built buildings. Kwik Trip could find another place to relocate.
4. Lorraine Hugg of 201 W. 4th Street. She wrote a letter to Kwik Trip and asked them to redirect their choice of property. Doesn't feel that it is her responsibility to subsidize taxes for any businesses including Kwik Trip.
5. Iris Guensburg of 307 S. Cedar Avenue. Talked about the economic benefits of Historic Preservation in Wisconsin. She requested that the Council postpone their decision.
6. Shirley Mook of 201 S. Vine Avenue. Talked about the conditions of the current buildings. She showed pictures of historic buildings that have been restored in the City. She talked about the north side of the tracks. According to the narrative from TIF #4, that was created and written by Beckett and Raeder, it says that commercial development concentrated between Arnold Street and 6th Street is considered the historical/commercial area where the majority of buildings are constructed on the front property line with parking and service areas in the rear.

Public Hearing closed at 7:08 p.m.

Regular meeting of the Common Council was called to order by Mayor Meyers at 7:13 p.m., in the Council Chambers, City Hall Plaza.

PRESENT: Michael Feirer, Brad Parks, Tim Kraus, Russell Stauber, Donald Krueger, Ray Gougeon, Tom Buttke and Edward Beaudry, Jr.

ABSENT: Gerald Nelson and Jerry Bennington, Sr.

The flag was saluted and the pledge given.

Rev. Don Meuret, Our Lady of Peace Catholic Church gave the invocation.

RECOMMENDATIONS FROM MAYOR

Word to the Wise

CC04-124 Motion by Parks, second by Feirer to approve the minutes of the Common Council meeting of April 13, 2004. All Ayes
Motion carried

CC04-125 Motion by Gougeon, second by Buttke to approve the minutes of the Common Council Organizational meeting of April 20, 2004

Attorney Hutchinson commented that as a point of order the action that was taken at that meeting, the Council elected an Alderman to serve on the Plan Commission. The State Statute and the City Code both require that the Mayor appoint all seven members of the Commission. So he recommended that someone from the Council make a motion to separate this item from the minutes and then if approved a motion should be made to rescind this item.

CC04-126 Motion by Gougeon, second by Feirer to remove this item from the minutes and vote on it separately. All Ayes
Motion carried

CC04-127 Motion by Beaudry, second by Buttke to rescind the nomination and election of an alderman to serve on the City Plan Commission. All Ayes
Motion carried

Vote on motion **CC04-125 as amended**; All Ayes
Motion carried

Item V-1; Budget Resolution No. 9-2004, was added to the agenda.

CC04-128 Motion by Beaudry, second by Feirer to approve the appointment of Alderman Nelson to the City Plan Commission. Parks, Kraus and Stauber voted Naye, rest Aye.
Motion carried

CC04-129 Motion by Feirer, second by Buttke to confirm the Mayor's appointments of April 20, 2004 to various boards, commissions and committees. All Ayes
Motion carried

CC04-130 Motion by Kraus, second by Beaudry to approve Resolution No. 2004-25, Resolution Awarding the Sale of $730,000 Taxable General Obligation Refunding Bonds, Series 2004B; Providing the Form of the Bonds; and Levying a Tax in Connection Therewith. All Ayes
Motion carried

CC04-131 Motion by Feirer, second by Buttke to approve Resolution No. 2004-26, Resolution Awarding the Sale of $3,185,000 General Obligation Corporate Purpose Bonds, Series 2004A; Providing the Form of the Bonds; and Levying a Tax in Connection Therewith. All Ayes
Motion carried

CITIZEN COMMENTS

1. Mark Nelson of 1116 Ridge Road. He is very interested in developing Marshfield and making it a better place but he is against vacating Depot Street and the alley. The Kwik Trip situation really has nothing to do with the right to sell. It has to do with the City's right to keep its ownership of

Depot Street and the alley. He gave some statistics on convenience stores. What looks like a sure thing for Marshfield today, a new Kwik Trip location, could easily become something else tomorrow, like Super America did. He urged the Council to put a freeze on City participation in this project until they can look very carefully at the business basics, the payback and costs.

2. Don Schnitzler of 301 S. Cedar Avenue. He is opposed to vacating Depot Street and the alley. He sent a letter to each Alderman, which specifically outlined his concerns regarding the limited financial gain the City will realize through this project. He sent the same letter to the City Assessor to review and she responded that financially it would be a wash. He is concerned about the absence of a Development Agreement.
3. Helen Laird of 208 S. Cherry Avenue. She talked about employees of Kwik Trip being able to buy the property or be involved with it. She went into Kwik Trip and asked an employee if one day they would own Kwik Trip and they said no because it is a family owned corporation. Kwik Trip, the family corporation has an Auxiliary Corporation called Convenience Store Investments. That corporation is owned by full time employees who have worked 5 years or more for Kwik Trip. We are not told who these employees are. It seems to her in this arrangement that there is a possibility of down the line being stuck. We need the time to further look at this problem.
4. David Laird of 208 S. Cherry Avenue. This is not a question of preventing property owners from selling but rather the role of the City in facilitating this sale. There is a conflict between private and public interests. He would like some negotiated agreement between Kwik Trip and the City to make absolutely sure that the give away of the property of 16,000 sq. ft. might have some eventual reward for the City.
5. Robert DeVita of 1207 W. 4th Street. In a post 9-11 world, we have to consider these words: public safety, security and emergency preparedness. He asked for a study to be conducted including costs of what it would take to meet the requirements of having this transaction go through. Table this while you have the chance until the study can be completed.
6. Bridget O'Brien of 1116 Ridge Road. She read a letter to the editor that was written by Robert Sanders. The intersection of Central and Veteran's Parkway is not an appropriate place for this type of business. A gas station does not enhance the downtown in any way. Is this the best use of the Central and Veteran's Parkway gateway intersection? Is there a compelling reason for the City to step into this private transaction and give up its land to Kwik Trip?
7. James Shaw of 809 E. 3rd Street. People seem to think that Lyman Smith received so much money for the restoration of the Thomas Hotel. It is his understanding that the money came from the State and went directly to the moving company. All of the money invested in this project since the original move has come from Central City Station. Regarding the Kwik Trip project, what traffic problems would arise by being so close to two major intersections and a railroad crossing? This Kwik Trip ordeal has been rushed not considering all possibilities.
8. Lyman Smith of 813 N. Schmidt Avenue. Has the City done enough to answer their questions and respond to their concerns? This is not so much about a gas station as it is about where we are going as a City. The idea that the 100 block of N. Central needs to be wiped clean is missing the point that it has already become desirable with the opening of the parkway. Its value has already increased and will continue to increase as these buildings are renovated in the years to come.
9. Frank Veitschegger of 510 E. Arnold Street. Those buildings are getting old. The schools want to tear them down when they are 25 years old and we want to keep them when there 100 years old. For what? That whole block is an eye sore. Everyone that he talks to is in favor of closing that street.
10. Frank Vogel of 102 N. Maple Avenue. If there was any historical value to his buildings, there was no money given to him to take care of that historical area. There is nothing on record. Kwik Trip is looking for a better place to help convenience their customers.

11. James Hansen of 1501 Carmen Drive. If these people want to preserve these buildings, why don't they pool their money together and buy them. The railroad tracks have been there for years and there really haven't been any real bad accidents. How many people are going to be employed to work in these old buildings? Kwik Trip will employ at least 20 people. How much will it cost to fix these old buildings? You can build a new building a lot cheaper than you can remodel an old building.

CITY ADMINISTRATOR'S REPORT
City Administrator Brehm gave a report on the following:
1. Hotel/Conference Center
2. Current State Legislation

MINUTES OF GOVERNING BOARDS AND COMMISSIONS
CC04-132 Motion by Buttke, second by Krueger to receive and place on file the minutes of the Fire and Police Commission of April 8, 2004; Marshfield Utility Commission of April 12, 2004 (approval of the minutes will constitute approval of Job Order #5378 at a cost of $52,810.90, Job Order #5379 at a cost of $40,819.09, and Job Order #5380 at a cost of $125,617.78); Zoning Board of Appeals of April 13, 2004; Library Board of April 13, 2004 and Zoning Board of Appeals of April 22, 2004 special meeting. All Ayes
Motion carried

MINUTES OF ADVISORY BOARDS, COMMISSIONS AND COMMITTEES
CC04-133 Motion by Feirer, second by Kraus to remove motion HP04-13 from the minutes and vote on it separately. All Ayes
Motion carried

Alderman Feirer stated that the reason he brings this up is that he doesn't feel that they should be nominating any piece of property without an owner's consent.

CC04-134 Motion by Feirer, second by Kraus to vote on motion HP04-13 which reads: "Motion by Smith, second by Peters to recommend nomination to the City Plan Commission and move forward on nomination without owner's consent."

Alderman Parks asked if this was common practice for the Historical Preservation Committee to have this kind of authority.

Director of Planning and Economic Development Amber Miller responded that this is what's written in the Local Historic District Legislation which is part of the Zoning Code. The Historic Preservation Committee does not need the property owner's permission. It has been past practice that they do not proceed forward with the nomination of a property against the property owner's wishes. It was stated at this Historic Preservation Committee that Mr. Smith and Mr. Peters believed that this was an emergency and needed to be dealt with. They would like to over look past practices. Mr. Vogel submitted a letter stating that he is not interested in having his property on the Local Historic Register and he asked the committee to not pursue this action.

Alderman Parks asked what it means to be on the Historical Register.

Ms. Miller stated that it basically comes up as a deed restriction on the property. There are no local tax incentives for the property. It gives the owner an opportunity anytime they apply for a permit for exterior renovations for the property, the Historic Preservation Committee has to issue a Certificate of Appropriateness approving the renovation and the materials used in the renovation.

Alderman Feirer said that when the members of the Historic Preservation Committee voted on this motion, it was not a unanimous decision, 4 members voted in favor and 3 voted Naye.

Alderman Stauber suggested that if the Council feels that this is going to be something that may come up again that they address the code but until the code is changed, they should adhere to the code.

Vote on motion **CC04-134**; Stauber voted Aye, rest Naye.
Motion failed

Alderman Stauber asked the Historic Preservation Committee to evaluate the code and make a recommendation to the Plan Commission and then the City Council.

CC04-135 Motion by Buttke, second by Beaudry to approve the minutes of the Historic Preservation Committee of April 12, 2004 as amended. All Ayes
Motion carried

CC04-136 Motion by Feirer, second by Buttke to approve the minutes of the Plan Commission of April 20, 2004. Stauber voted Naye, rest Aye.
Motion carried

MINUTES OF COUNCIL COMMITTEES
CC04-137 Motion by Parks, second by Beaudry to accept and place on file the minutes of the Parks, Recreation and Forestry Committee of April 8, 2004 - information only. All Ayes
Motion carried

CC04-138 Motion by Buttke, second by Krueger to approve the minutes of the Parks, Recreation and Forestry Committee of April 12, 2004 special meeting. All Ayes
Motion carried

CC04-139 Motion by Krueger, second by Feirer to approve the minutes of the Board of Public Works of April 19, 2004. All Ayes
Motion carried

CC04-140 Motion by Beaudry, second by Gougeon to approve the minutes of the Finance, Budget and Personnel Committee of April 20, 2004. All Ayes
Motion carried

CC04-141 Motion by Parks, second by Beaudry to approve the minutes of the Judiciary, License and Cemetery Committee of April 20, 2004. All Ayes
Motion carried

CC04-142 Motion by Gougeon, second by Buttke to approve the minutes of the Airport Committee of April 22, 2004. All Ayes
Motion carried

MINUTES OF COMMUNITY ASSOCIATIONS

CC04-143 Motion by Feirer, second by Buttke to receive and place on file the minutes of Main Street Marshfield of March 11, 2004. All Ayes
Motion carried

Second reading of Ordinance No. 1019, amending Chapter 3-05, Order of Business, City of Marshfield Municipal Code.

CC04-144 Motion by Parks, second by Feirer to approve Ordinance No. 1019. Stauber voted Naye, rest Aye.
Motion carried

First reading of Ordinance No. 1020, amending Section 15-53 of the Municipal Code relative to building and premises maintenance and occupancy code.

Director of Public Works Knoeck suggested an amendment to revised Resolution No. 2004-07 and that is in regards to an effective date of the vacation. He recommended that it be effective upon commencement of building demolition on Depot Street.

CC04-145 Motion by Feirer, second by Gougeon to approve revised Resolution No. 2004-07, vacating and discontinuing that part of East Depot Street between Central Avenue and Maple Avenue and that portion of the 16 foot wide alley abutting Lots 1, 2, 3, 16, 17 and 18 Block D of the Village (now City) Plat of Marshfield with the amendment of the effective date.

Alderman Stauber questioned when Depot Street was reconstructed what was the cost of the project?

Mr. Knoeck responded that the street was reconstructed in 2001. The cost is broken down into 3 categories. The street itself was $91,764 of which the City recapped $26,915 in special assessments; storm sewer costs were $27,138 and sanitary sewer reconstruction was $42,297 for a grand total of $161,199 less the $26,915. What drove that project initially was the need to relocate the sewer on Central Avenue. In the resolution, the relocation of the utilities will be financed 100% by the developer and those do include the sanitary sewer and storm sewer.

Alderman Buttke stated that the comment has been made as to why are we giving city property away by vacating the street and alley. He asked Amber Miller if this is the only time that we are looking at doing something like this?

Ms. Miller said that they looked at the last five years and there have been 11 street/alley vacations and they are considering 3 additional street/alley vacations at the City Plan Commission currently. It has been past practice if the adjacent property owners do not have a problem with the street or alley vacation and there is no over-riding need to keep that street or alley open for public safety reasons then the City in the past has approved street and alley vacations.

Alderman Buttke wanted to know how this fits the Beckett and Raeder Plan?

Ms. Miller responded that there are two plans. There is the Downtown Redevelopment Plan and there is the TID #4 Plan, which expands that. In the Downtown Redevelopment Plan this area is referred to as an errand oriented designation or a vehicular business oriented part of the downtown. It identifies the area south of Veteran's Parkway as being more pedestrian oriented. Connie Pulcipher

being the individual that worked on the plan said that the plan did designate the downtown as an historic area but they were not in the position to make any kind of statements regarding this plan. They have not seen the plan and they could not speak for the ability to adaptively reuse the existing structures.

Alderman Buttke said that what we need is a plan to do something with the buildings before somebody wants to sell their building. We need some sort of grants to entice these people to fix up their buildings and help them with that. But to come along after you hear about a proposed sale of the buildings is wrong.

The alderman talked about the phone calls/conversations that they had regarding this project. Aldermen Buttke, Kraus, Gougeon, Feirer, Krueger and Nelson (email read by the Administrator), more people were in favor of the project than against. The comments that Alderman Parks received showed more were against the project than for it.

Alderman Parks doesn't feel that a Kwik Trip is the best use of this property. It seems like we are jumping at the first opportunity. There is a cost to the taxpayers for vacating a street. If the buildings get torn down then there is absolutely no chance for someone to fix them up.

Fire Chief Cleveland talked about the safety issue. There are trucks, trains, pipelines that run through adjacent to the city that carry hundreds if not thousands of pounds, gallons of hazardous materials on a daily basis. It is very clear that these hazardous materials and compounds that are used are vital to the things that we need every single day. We are never going to be able to provide guarantees to anybody. He has seen tornadoes, floods, auto accidents, hazardous materials releases, train derailments and just about every weird thing that can happen. What that tells him is that there are no guarantees in life. If we had a train derailment, whether we have a gas station or not, we are going to be in serious trouble. He doesn't know of any one community that can say that they can handle adequately from the very onset of an emergency that they have all the necessary personnel and resources to handle the size of Weyauwega. All you can do is manage this incident until such time as there is enough personnel and resources acquired to then reduce that risk down to a manageable level. Do we have this situation whether Kwik Trip is there or not? Yes we do. The State will approve the plans for the installation of the underground tanks at this facility. They will inform the State that there is a railroad corridor to make sure that there is adequate separation.

Mayor Meyers said that the City was asked to vacate a street. They were not asked to invest in a project or be a partner in this project. The project was presented to the City and one of the stipulations for the project to proceed was to vacate a street. Kwik Trip has worked in good faith throughout this whole process. Nobody has mentioned the alterations to the original plan that was presented to the DRT several months ago. They were very receptive to giving this some Marshfield flavor.

Alderman Beaudry stated that the street infrastructure, the sanitary sewer and storm sewer needed to be put in anyway. When it was done, then we paved the street. We are not going to lose the required sanitary sewer or storm water. That is going to be there because even though it is going to be reconfigured, the developer is going to pay for it. So it is only costing us the City's portion of that street because the taxpayers on both sides paid their portion and they are the ones that want to sell their property. All we are losing financially on that street is the City's portion of the concrete.

Vote on motion **CC04-145**; Parks and Stauber voted Naye, rest Aye.
Motion carried

CC04-146 Motion by Stauber, second by Krueger to approve Resolution No. 2004-24, approving the Plat entitled Daniel's Addition to the City of Marshfield, Mark and Julie Hastreiter, owners. All Ayes
Motion carried

CC04-147 Motion by Kraus, second by Gougeon to approve Budget Resolution No. 7-2004, transferring $112,960 within the Emergency Medical Services Fund for the purchase of a new ambulance. All Ayes
Motion carried

CC04-148 Motion by Parks, second by Feirer to approve Budget Resolution No. 8-2004, transferring $15,777 within the Emergency Medical Services Fund for a portion of the costs of Exhaust Capture System for Fire Apparatus Floor. All Ayes
Motion carried

Recessed at 9:58 p.m.
Reconvened at 10:07 p.m.

CC04-149 Motion by Buttke, second by Beaudry to approve Budget Resolution No. 9-2004, transferring $15,000 within the Cable TV budget for the purchase of a video toaster. Kraus not present, rest Aye.
Motion carried

City Administrator Brehm presented the 2004-2008 Capital Improvement Program. The CIP Committee is a critical process. It helps ensure the timely renewal and extension of the City's physical plan. It does provide a control over the long-term debt in relation to the City's financial capacity and it assures a coordinated capital development. The CIP Committee goals were: (1) To ensure that city debt complies with the provisions of City Debt Policy #4.900; and (2) To have a stable tax-rate for both long-term debt and operating funds combined.

CC04-150 Motion by Buttke, second by Feirer to approve the 2004-2008 Capital Improvement Program as presented.

Alderman Parks questioned Building Services Project BS-K-3918, Remodel for new Assessor's Space. He thought that this project was part of a study that was done to survey the space needs of the entire building. This particular project was one that did not get favorable scrutiny from the Council. Why is this back in the CIP for 2005? Also, have we been actively marketing this space downstairs for rental?

Administrator Brehm commented that regarding this project, it is the recommendation from PSPC that the Finance Department offices be consolidated onto one floor. In looking at the two reports that were done both externally and internally, the only floor in which that could reasonably be accomplished was on 5th floor. Therefore something had to give. That is where under this proposal the Assessor's office would be moved to the first floor and the fifth floor would be remodeled to accommodate a consolidation of the Finance Department. As far as marketing the sights actively, the Board of Public Works recently approved leasing the former insurance office to a law firm. The only

other space left down there to market is the former Marathon Travel Shop and that has been a difficult one to market. Realtors and MACCI have been contacted that this space is available.

Finance Director Strey added that he worked with Building Services Supervisor Roland Donath and he did evaluate this based on the initial plan from a couple of years ago when the space study needs was conducted. He did update those figures with local contractors to get the estimated costs of this when it was put into the CIP. The majority of this cost was for the remodeling on the first floor to accommodate the movement of the Assessor's Office to that location. The cost for the fifth floor would be minimal because the existing computer network wiring is in place. They would not require major reconfigurations of that space to accommodate the Finance Department. Both the Space Needs Analysis by the external firm that was hired and the internal staff for spacing and the Staffing Needs Study that was commissioned and accepted by the Council all three of them identified the need to put the Finance Department on one floor. To put them on one floor is imperative to allow them to maximize cross training and be more efficient.

Alderman Kraus questioned some Parks and Recreation projects that will be utilizing $505,000 from room-tax dollars over the next five years. A portion of those room-tax dollars are generated because of the different activities that are brought into town for Parks and Recreation, like baseball, softball, hockey, soccer, etc. He wishes that some of that could be earmarked for covering the operations and maintenance budgets. With these user fees that are going in place right now, it bothers him to know that they are getting a half a million dollars over five years of which people are expending or putting out activities and volunteer time and nothing is coming back to help offset those costs. We are asking them for more. Yet he sees that this money is going for other projects that don't necessarily generate room tax dollars.

Alderman Parks said that he doesn't think that the Common Council approved remodeling the building and moving the Assessor's office down to the first floor. Secondly, one of the discussions we had regarding a reason for not moving the Assessor's office downstairs is the fact that the Assessor at times deals with irate people when they get their tax bills. The first floor in view of the public probably wasn't the best location to have these discussions going on. He would like to pull this project from the CIP until the Council has had a chance to either approve or disapprove the project.

CC04-151 Motion by Parks, second by Stauber to remove project BS-K-3918 in the amount of $63,000 from the proposed CIP for the year 2005.

Administrator Brehm commented that the concerns expressed by the Assessor are valid not only for the first floor but they are valid for the fifth floor. The Finance Office probably doesn't get any more or less irate individuals when they come to pay their property tax bills versus the valuation. This is a CIP plan for the next 5 years including the current year. Certainly the Common Council when the 2005 budget is put together assuming that this project or any project is left in will have the opportunity to approve or disapprove it.

Alderman Stauber said that he is not disagreeing that the Finance Department needs to be on one floor but it is a lost opportunity as far as potential rent revenue. We talk about the increased cost to conduct government and here is an opportunity to make some more money.

Administrator Brehm responded that the primary function of this building is for city and county government not the rental of facilities. When you need space for our offices to run efficiently then the rental of that space comes second.

Vote on motion **CC04-151**; Parks, Stauber and Gougeon voted Aye, rest Naye.
Motion failed

Administrator Brehm responded to Alderman Kraus' comments regarding room tax funds. The Council did pass an ordinance regulating room tax. When it was at 4%, 50% of that room tax was for Parks and Recreation capital expenditures and 50% went to the Visitors and Promotion Bureau. Then the room tax was increased an additional 2% to make it 6%. The additional 2%, 70% of that went to Visitors and Promotion Bureau and 30% of it went to Parks and Recreation including the Zoo for capital projects. It was the intent to utilize this room tax to provide for capital investments that would have a long-term impact for our city. The operation and maintenance of these types of infrastructure or facilities would come from tax levy.

Alderman Gougeon talked about Yellowstone Industrial Park project EN-D-1748. $5.35 million over 4 years starting with next year. He has some trouble with this only because we have a private industrial park over on the east side which is sitting empty right now.

Administrator Brehm stated that Yellowstone Industrial Park was in the planning stages before the development of the private park. We can't control to a large extent what the private sector wants to do. This individual chose to develop his own private industrial park subsequent to the plan for the Yellowstone Industrial Park. Some of the things that the committee considered was the availability of land and the risk that we would want to take to be able to provide a space for any firms that would be interested in locating in Marshfield. To some extent the committee felt uncomfortable with extending the construction period because then we would not have any prime industrial land to offer. Mill Creek Business Park and the private industrial park are marketed equally. We don't favor one over the other. That is a business decision that any prospective tenant would have to make as to where they would want to locate.

Discussion was held on some options regarding the industrial park.

Administrator Brehm indicated that they are considering all options.

Alderman Stauber suggested moving all four years of this project from 2005 - 2008 out to 2009. You have your design and three phases of construction and you are still up and running before Highway 10 opens. It also gives us time to concentrate on filling a park that we will still receive benefits on during that process.

Director of Planning and Economic Development Miller answered that we have probably had 8-12 businesses looking for industrial land in the last year. The price on industrial property per acre averages between $12,000 - $15,000. The property in the private industrial park is marketed at $35,000+ an acre. The businesses are not able to afford the $35,000 an acre. If you were to have the city subsidize this, where are those funds coming from? We don't have funds set aside to gift utilities and infrastructure and pay for the purchase of private land for a company. The whole reason we did a TIF to fund an industrial park was because we can get half of the money approximately for the land sales and the other half in tax base. It was explained to the developer of the private industrial park that the reason the city can afford to do this is because we get part of it in land sales and the other part of it in tax base. He has to get all of his return on his investment in land sales. The brochure for the private industrial park is included in all of the marketing material that is handed out.

Director of Public Works stated that the $5.3 million dollar figure includes right-of-way acquisition in 2008 of $320,000. That is intended to buy additional property for the industrial park that fronts along Veterans Parkway. He is not a hundred percent sure that the 88 acre number is correct and the $5.3 million would not be part of the cost per acre unless you add in the additional acreage that was going to be purchased.

Vote on motion **CC04-150**; Parks, Stauber and Gougeon voted Naye, rest Aye.
Motion carried

Motion by Parks, second by Beaudry to adjourn at 11:12 p.m.
Motion carried

Deb M. Hall
City Clerk