



**VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN
OFFICIAL MEETING AGENDA OF THE COMMUNITY DEVELOPMENT AUTHORITY
TUESDAY, JUNE 19, 2018**

**AGENDA ITEM 3
MINUTES FROM PREVIOUS MEETINGS: MAY 15, 2018**

VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN
OFFICIAL MEETING MINUTES OF THE COMMUNITY DEVELOPMENT AUTHORITY
Tuesday, May 15, 2018 @ 6:00 p.m.

1. Call to Order & Welcome by Chairperson Zeyghami.

Meeting called to order by Chairperson Zeyghami at 6:01 p.m.

2. Roll Call by recording secretary.

Commissioner	PRESENT
Zeyghami, Hooshang	YES
Maloney, Mark	YES
Berger, Scott	EXCUSED
Hagedorn, Todd	YES
Knopf, Michelle	YES
Jelmeland, David	YES
Winkels, Stephen	EXCUSED

Village Staff in attendance: Guild, Donner, Higgins, Wehner, and Henschel.

3. Approval of minutes from previous meeting.

Motion by Maloney, second by Knopf to approve the minutes of February 20, 2018.

Yes Vote: 5

No Votes: 0

Abstain: 0

Not Voting: 2

Result: Pass

Commissioner	Voting
Zeyghami, Hooshang	YES
Maloney, Mark	YES
Berger, Scott	--
Hagedorn, Todd	YES
Knopf, Michelle	YES
Jelmeland, David	YES
Winkels, Stephen	--

4. Public comments.

There were no public comments made.

We have 2 guests in the audience Mr. Warsaw from MCDEVCO and Reporter from Channel 7 news.

5. Appointment of Scott Berger, citizen member.

Motion by Maloney, second by Jelmeland to acknowledge appointment of Scott Berger, citizen member.

Yes Vote: 5

No Votes: 0

Abstain: 0

Not Voting: 2

Result: Pass

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Commissioner	Voting
Zeyghami, Hooshang	YES
Maloney, Mark	YES
Berger, Scott	--
Hagedorn, Todd	YES
Knopf, Michelle	YES
Jelmeland, David	YES
Winkels, Stephen	--

6. Building/Construction Activity and Permit Report

7. Review of Community Development Authority Role & Responsibilities.

Guild presented the roles & responsibilities.

Zeyghami questioned if there is or could be a by-law.

Guild responded that by-laws are a possibility if the CDA goes to do more work with the Federal Government.

Maloney defined the areas that Guild discussed as blighted areas in the Village.

Maloney questioned what the Rib Mountain Metro Sewer Districts capacity.

Donner answered that Rib Mountain Metro Sewer District is planning an expansion in the future. They are currently at about 80% capacity and varies depending on the load that could be discussed.

Zeyghami questioned if the Rib Mountain Metro Sewer District has enough room to expand.

Donner answered that there is enough room to expand.

Maloney questioned who the commissioners on the Board are.

Guild answered that there are 2 Weston residents that are on the Board.

Donner commented that they have a new manager.

Guild presented a map on Recent and Future Residential Developments.

Maloney questioned about an area of development in the Town of Weston currently called Paul's Farm.

Higgins responded that it would be annexed into the Village. She also elaborated that an area south of the same area would planned neighborhoods.

Maloney questioned the area by Gusman Road in whom still owns it.

Higgins responded that the family has some of the land on the eastside of the original lot.

Guild continued a discussion about sewer and water infrastructure is very expensive but the Village has constant requests for that area to be connected to Village sewer and water.

Donner expanded on sewer and water delivery of service and who is served.

Guild continued increasing a crossing of roads, water and sewer on Ryan St. over the Eau Claire River

Higgins commented that Weston Avenue also has the same questions to answer in regards to sewer and water extensions.

Zeyghami questioned about annexing those areas in the Town into the Village to provide the residents water and sewer.

Guild responded that it is best practice to annex those areas into the Village, but the Village does not have a current policy on that. That investment could spur additional development.

Maloney questioned another traffic crossing at Ryan St. bridge.

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Guild answered that Willard has been spoken about of adding a traffic crossing into the county over Little Sandy River.

Maloney questioned if that is the Town of Wausau.

Guild answered that it is actually Town of Weston.

Where do the commissioners see a priority in these projects for the future of Weston.

Maloney commented that supplying improvements to the bridge at Ryan St. to improve traffic flow around Sandy Meadows.

Guild continued regarding Weston Avenue improvements.

Maloney questioned if PGA is serviced with sewer and water.

Guild and Higgins responded that PGA is serviced with water and sewer up to that point on Zinser St.

Guild added that every area and possible development is coming to the Village questioning sewer and water infrastructure/access prior to building or developing areas for commercial and residential.

Zeyghami addition of a well before adding sewer and water with definite plan for additional development to be able to pay for those services in any area of Weston. Questioned about the MCDEVCO loan fund in just providing funds and how it works.

Warsaw answered that MCDEVCO does not supply the loan funds but they supply the gap financing for the project which the bank can look at those funds as equity in the project because it is a low interest loan.

Maloney questioned if the banks are local banks.

Warsaw answered that almost any bank, financial institution that can provide primary financing for the project.

Zeyghami questioned if MCDEVCO offers them some other place for financial loan.

Warsaw works with the primary bank to offer gap financing for the project.

MCDEVCO works with many of the Marathon County municipalities in who has a shovel ready lot for the project to begin.

Hegadorn questioned that MCDEVCO is getting the deal done in the area.

Warsaw commented that MCDEVCO tries to accommodate the project and possible gap financing then the project could easily go outside of Marathon County.

Zeyghami is prime or below prime interest rate.

Warsaw answered that the rate is between 4-6%, and the bank views that amount as equity.

Jelmeland questioned in the past if developments started with building instead of starting with water and sewer.

Guild answered that residential is an option, but industrial will not look in Weston without infrastructure.

Higgins commented that the zoning code does not allow for that and the future land use map will dictate.

Maloney commented that Kellyland started development before infrastructure.

Higgins commented on the zoning code in the Town of Weston and Village the lots not allowing holding tanks on new residential construction. The lot must perk for a conventional system in order to be developed.

Zeyghami commented on Kellyland that some of the ground water needed intervention due to contamination.

Guild continued with the Municipal Code Chapter 2 on roles and responsibilities.

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8. Review of projects/tasks for CDA and Economic Development department for the next six months.

Guild presented a list of projects.

Guild explained the impact on Broadband Forward Community Designation.

Maloney commented on the broadband demand.

Warsaw commented that MCDEVCO is reviewing project currently.

Guild commented that for businesses are having to drop \$15,000-22,000 for broadband is required for any economic development projects in the Village.

Guild commented that the Planning/Development Department is implementing Evolve Planning Management Software for tracking permits.

Maloney questioned if Nate Crowe is involved in the Evolve project.

Guild responded that Nate Crowe has other responsibilities.

Guild explained the Alpine Mobile Home Trailer Park redevelopment.

Maloney questioned where it is exactly located. Who has purchased it.

Guild explained about how to show all development areas in the Village with software called LOIS.

Zeyghami questioned if that land was contaminated.

Higgins

Zeyghami questioned about the owner occupied located in the mobile park.

Higgins responded that Alpine Park had only a few owner occupied homes.

Zeyghami questioned how many acres.

Wehner answered that it is just under 4 acres.

Guild continued with the list.

Maloney questioned if. on an incubator project like the Mill or Miller Beer.

Guild answered that there would be a lot of uses for this space similar to the Regional Incubator at Northcentral Technical College with Romey Wagner. TO encourage new entrepreneurs in the area.

Guild continued with the list of projects.

Maloney questioned how Vino Latte expanding their parking lot impacts the Village/Community Development Authority.

Guild responded that there is a significant right-of-way that the Village could allow Vino Latte expand parking into.

Guild continued with the list of projects.

Guild continued on with the list of projects.

Maloney questioned about The Jig have access to canoe/kayak dock as a wayside to utilize The Jig.

Guild continued with the project list.

Maloney questioned which neighborhood East Jelinek Traffic Calming issue.

Donner commented that the traffic coming down East Jelinek has a speed issue, and possibly widen East Jelinek.

Zeyghami commented that in the morning

Guild continued that planning the intersection for the future for traffic calming.

Guild continued explain the project list.

Zeyghami added that items that work with the county and DOT on the offer of agreement are the most important items to get working on for the Camp Phillips Center.

Guild will be regularly presenting updates on Camp Phillips Center at all future Community Development Authority meetings.

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- 9. Camp Phillips Centre commercial development project update**
Guild presented an update on the wetlands permitting process and practical alternatives analysis.
Jelmeland questioned if Option 1A or 1B is acceptable.
Guild answered that the DNR will not say which option would work and get approved.
Zeyghami questioned about Alternatives 1 through 5 are all pretty similar.
Guild answered that the Developer does not like Alternatives 1-5 because it will not sustain financing, infrastructure.
Guild commented that the June meeting with more substantive updates.
Zeyghami questioned about the latest updates.
Guild answered that there are a lot of meetings coming up to develop the permit.
- 10. Discussions about future presenters to CDA.**
Guild questioned how future presentations should be scheduled.
Maloney commented that one at a time preferably.
Guild commented that some of the presenters can present on 15 minutes or so.
- 11. Discussions about local business tours.**
Guild questioned how the commissioners would like to progress with possible tours.
All commissioners thought it was informative and enjoyable.
- 12. Discussions about Economic Development Strategic Planning.**
Guild how the commissioners would like to proceed getting input on how staff should proceed with projects.
Zeyghami commented that we should organize in order of priority
Hagedorn commented that Southeast Quadrant should be biggest project moving forward.
Zeyghami commented that the focus should be Southeast Quadrant and some items can be re-organized.
Guild will provide an amended draft of prioritization of project list at the June Community Development Authority meeting.
- 13. Resolution 2018-CDA-006 CWED.**
Guild presented the resolution.
Zeyghami questioned if Marathon County gets involved to fix the problem.
Guild responded that the monies that the Village provided could be potentially not utilized. The Village could pull out of CWED along with a portion of our funds and provide them to MCDEVCO.
Maloney questioned what our portion of CWED monies.
Guild answered that the Village invested with CWED over 20 years ago and the calculation is unknown at this point.
Maloney questioned if we are funding it now.
Guild answered that we are not funding it now.
Higgins responded that many other counties and municipalities have entered into CWED since we provided funds.
Guild answered that there is a long explanation regarding CWED that can be slated for another time.

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Motion by Jelmeland, second by Hagedorn to approve Resolution 2018-CDA-006 CWED.

**Yes Vote: 5
No Votes: 0
Abstain: 0
Not Voting: 2
Result: Pass**

Commissioner	Voting
Zeyghami, Hooshang	YES
Maloney, Mark	YES
Berger, Scott	--
Hagedorn, Todd	YES
Knopf, Michelle	YES
Jelmeland, David	YES
Winkels, Stephen	--

ADJOURNMENT.

Motion by Maloney, second by Hagedorn to adjourn the CDA May 15, 2018 meeting at 8:18 pm.

**Yes Vote: 5
No Votes: 0
Abstain: 0
Not Voting: 2
Result: Pass**

Commissioner	Voting
Zeyghami, Hooshang	YES
Maloney, Mark	YES
Berger, Scott	--
Hagedorn, Todd	YES
Knopf, Michelle	YES
Jelmeland, David	YES
Winkels, Stephen	--