

The Plan Commission meeting was called to order at 7:05 PM by President Moeri.

The meeting was properly noticed and posted in three locations in the Village of Roberts. Meeting was also available thru Go to Meeting due to COVID-19.

Present: Willard Moeri, Jerry Weiss, Katy Kapaun, Steve Melby, Dave Wilkin

Absent: Helen Kusilek, Chad Svacina

Visitor: Angi Goodwin - Ayres, Peter Tharp, Aaron Sundeen – Derrick Companies, Dan Yerks – Harris Rebar, Sean Lentz - Ehlers, Russ Kiviniemi – Cedar Corp

Public Hearing regarding the proposed project plans, boundaries, and creation of Tax Incremental District No. 2 (See Public Hearing Notice which was published on April 23, 2020 and April 30, 2020).

District #2 is located just south the current business part, west of 130th. Plan is to take the undeveloped property and develop it with rail service. Type of district is 100% zoned industrial. Only 50% is needed. There is a draft project plan with a more detailed list. Project also includes water tower and water main which will be charged to the TID at 50%. With a TID project plan you have to lay out expenses as you anticipate. This allows these expenditures to be repaid from tax dollars from this site. This increment value go to the Village while the TIF exist. When it closes it goes back to all taxing jurisdictions. Does have to be individually approved within the project. The layout is shown and is likely to change. Harris Rebar project wants to move forward immediately. \$30,000,000 in total increment value to cover the cost. The cash flow page shows all of the expenses being paid in two different mechanisms. Most are being paid in municipal revenue obligation thru this is done with a developer's agreement. The developer pays and then the TID is used to reimburse them for the expenses. Could likely be a need for well and tower and this project cost would likely be covered with debt issued.

Peter Tharp has four items that he is objecting to.

- Two newspaper notices and posting are not in compliance with open meeting laws which requires separate notice for each meeting.
- Project plans were not available on the website.
- 70-10 public hearings require a legal and common description of properties.
- 70-363, 70-364 and 70-365 regarding the petition submission process regarding Vorman Maplewood LLC appear to be in non-compliance.

Kapaun did state that there is no ill will in how the notice was published or that it was hidden by putting them together.

Motion to close the public hearing at 7:20 PM by Kapaun, seconded by Wilken. Roll Call: Moeri – yes, Kapaun – yes, Wilken – yes, Melby – yes, Weiss – yes. Motion carried.

Review and act on Resolution No 2020-1R - Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 2, Village of Roberts, Wisconsin.

The location of TID #1 is the original Business Park to Sharondale.

The \$30,000,000 is a preliminary value in the proposed rail park in Roberts. This is projection on a full build out and businesses moving here. The site is 106 acres. Weiss asked the size of TID#1.

Motion to approve Resolution No 2020-1R Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 2, Village of Roberts, Wisconsin recommendation to the Village of Robert Board by Weiss, seconded by Wilken. Roll Call: Moeri – yes, Kapaun – yes, Wilken – yes, Melby – yes, Weiss – yes. Motion carried.

Public Hearing regarding the proposed project plans, boundaries, and creation of Tax Incremental District No. 3 (See Public Hearing Notice which was published on April 23, 2020 and April 30, 2020).

Opened at 7:35PM. District #3 is a property that is currently not developed and is on the far south and west end of the Village along Highway 94. This will include site improvement, utilities and fire protection needs. The difference in this district is this is a mixed-use district. Site to the east. Nothing actively going on this site. Small layout that has an update on for the building layout. Using cash flow similar to the reimbursement from TID revenues going to the developer for cost that they would incur. Water tower and well and mainline extension are also part of this. This is similar to the sewer treatment plant. Some similarities to TID #2.

Questions regarding TID #3 – none

Motion to close public hearing for TID #3 at 7:40 by Kapaun, seconded by Weiss. Roll Call: Moeri – yes, Kapaun – yes, Wilken – yes, Melby – yes, Weiss – yes. Motion carried.

Review and act on Resolution No 2020-2R - Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 3, Village of Roberts, Wisconsin.

Motion to approve Resolution No 2020-2R Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 3 by Kapaun, seconded by Wilken. Roll Call: Moeri – yes, Kapaun – yes, Wilken – yes, Melby – yes, Weiss – yes. Motion carried.

Discussion regarding Lakes Gas 2 - 90,000 tank addition and site screening.

They are adding two more tank and also some screening to this property. They will be located to the two tanks that were added last year. Goodwin looked in the ordinance and they are allowed to do this. The only requirement that they are missing is the screening around the property. Lakes Gas is willing to add this screening. Lakes Gas was built before the business park.

Discussion/approval of Site Plan Review and Public Improvement Plan Review for Harris Rebar.

Received Goodwin's comments dated May 7th. Team has gone thru the review comments and are in the process of addressing the comments. They do not see anything major in reference to the comments. Intending on resubmitting plans by the end of the day tomorrow. Goodwin is recommending approval of the site plan and the public improvement plans contingent on six items.

- Developers agreement being finalized between the Village of Roberts and Harris Rebar

- Developer's Agreement between Crane 1 Holdings and the Village of Roberts for TID clarifications.
- Building height approval from the Board of Appeals not final – this is done.
- Incorporate Site Plan review comments
- Incorporate Public Improvement Plan and specification review comments.

There are a couple of pages of specific comments that they need to do to stay in compliance with ordinances. Moeri asked about the developers' agreements and if they can wait until the June meeting for approval. They were submitted to the Village Attorney. Plan is to get this started in May. There was discussion regarding TID developer's agreement and this is not part of the Harris Rebar developer's agreement. Sundeen is not asking for TID money for Harris Rebar. Phase 1 is for Harris's site and not part of the TID. Phase two is only on Crane 1. Grupe street is coming in later as pay go. Moeri recognized the separation of Crane 1 and Harris Rebars' need to get moving.

Motion to recommend approval of site plan and public utilities improvement plan contingent on items in Goodwin's memo and discussions for developers' agreement by Village staff for review by Kapaun, seconded by Wilken. Roll Call: Moeri – yes, Kapaun – yes, Wilken – yes, Melby – yes, Weiss – yes. Motion carried.

Motion to table the developer's agreement for Crane 1 Holdings until June meeting by Kapaun, seconded by Wilken. Roll Call: Moeri – yes, Kapaun – yes, Wilken – yes, Melby – yes, Weiss – yes. Motion carried.

Update on the 247-building project on 70th Avenue.

We are a little on hold during due diligence period. Cannot get the flow and pressure that they need for fire suppression. Looking to put in a 300,000 gallon tank to get this flow.

Building Inspectors Report

Motion to adjourn by Kapaun, seconded by Wilken at 8:20 PP. Roll Call: Moeri – yes, Kapaun – yes, Wilken – yes, Melby – yes, Weiss – yes. Motion carried.

Megan Dull
Village Clerk