

**Joint Village/Town Negotiation Committee Minutes**  
**January 7, 2013**

Town representatives present: Keith Seward, Bob Elkins and Gof Thomson. Village representatives present: Jim Salter, Kevin Budsberg and Dan Gartzke. Also in attendance: Village Administrator Nicholas Owen and Mark Roffers.

Call to Order - Meeting was called to order at 6:00 p.m. by Chair Jim Salter.

Announcement: All cell phones are to remain silent during the meeting.

Approval of Agenda: Motion by Kevin Budsberg to approve the agenda as presented, second by Dan Gartzke. Motion carried.

Approval of Minutes of 12/7/12 Meeting: Motion by Keith Seward to approve the minutes as presented, second by Kevin Budsberg. Motion carried.

Recommendation to Village and Town Boards for Approval of Cooperative plan: The committee reviewed the proposed changes to Section 14 of the Cooperative Plan.

- On page 30, item G, lines 13-14 the committee agreed to remove the words “not including” and add the word “plus”
- Keith Seward presented language for section H on page 30 regarding the Town’s rental of space at the new library. Consensus of the committee was to add the following language: “The parties agree that funds collected by the Town and held in a fund entitled Park/Town Hall Sinking Fund may, with Town Board approval, be distributed to the Village for use by the NGPL for capital purposes as part of the NGPL fund raising function. In exchange for such distribution, the Town shall receive compensating value in the form of an offset to future rental and/or related costs for space from the NGPL.” The committee further agreed to add language requiring the town to submit the payment to the Village within 60 days of occupancy of the new library.
- Committee approved minor revisions on page 29 item D, line 1 adding “the first ten years” after the word “during” and line item D, line 13 adding “the Town shall cease escrowing further amounts at the end of the first 10 years of the planning period and” after the word “date”.
- The Town representatives withdrew their request for the addition of “as directed by Town” to the end of the last sentence in section 14)B).
- The committee discussed the Town’s request to cap their additional revenue sharing contribution to the Village Library at \$25,000. The Village representatives opposed the cap as it limits the revenue potential for future library funding. Town representatives presented the cap because the Village did not commit to additional funding for the library in the Cooperative Plan. After discussion motion by Kevin Budsberg to set the cap at \$35,000 until occupancy of the library, the cap would then expire when the library is built or if after 10 years no library is built, second by Dan Gartzke. Motion by Keith Seward to amend the motion to set the cap at \$25,000 allowing for an increase of 1/6 of \$1 in Town contribution for every \$1 of increase in Village contribution above the \$150,703, second by Dan Gartzke. The amended motion carried with Gof Thomson opposing.
- The committee discussed Section 14)D) Escrow for Annual Contribution. At the last meeting the committee agreed to have the revenue formula begin the first year after

signing of the contract with \$10,00 going to library operations and any amount beyond this going into an escrow account held by the Town and after the 10<sup>th</sup> year of the agreement if no library is built the escrowed money would be paid out to the Village for library operation funds in equal amounts for the remaining term of the agreement. Town representatives are proposing an amendment to this section where if the library is built after year 10 the remaining escrow amount would revert back to the Town General Fund and the revenue sharing formula would commence for the remainder of the cooperative plan. After discussion consensus of the committee was to accept the proposed amendment by the Town. (Gof Thomson left the meeting at 8:35 p.m.)

Administrator Owen expressed his concern that the procedure for new non-residential development would not allow the Village to create a TIF to provide incentives for future developments and potentially cause New Glarus to miss out on new business opportunities. Mark Roffers stated that the current language is contrary to how a TIF is normally set up but he believes that State Statutes do allow for a TIF to be created prior to annexation if the provision is included in a Cooperative Plan. Consensus of the committee was for Roffers to draft this language for inclusion in the final draft of the cooperative plan.

Motion by Keith Seward to recommend approval of the current draft of the Cooperative Plan, including the amendments approved at this meeting to the Village and Town Boards for consideration, second by Dan Gartzke. Motion carried.

Discussion: Next Steps in Cooperative Plan Process: The Town Board will consider the Cooperative Plan at their January 15<sup>th</sup> Meeting and the Village Board will consider the Plan at their February 5<sup>th</sup> meeting. Submittal to the DOA is required by February 14<sup>th</sup>.

Set Next Meeting Date and Agenda Items: No action taken.

Adjournment: Motion by Keith Seward to adjourn, second by Bob Elkins. Motion carried at 8:54 p.m.

Nicholas W. Owen, Administrator