

Village Board Meeting – December 12, 2016

On December 12, 2016, the Village Board meeting was held at 7:00 p.m. at the Village Hall, 613 Main Street, Colfax, WI. Members present: Trustees Halpin, Davis, Wolff, Rihn, Burcham and President Gunnufson. Excused: Trustee Schieber. Others present included Rick Johnson, Director of Public Works Bates, and LeAnn Ralph with the Messenger and Administrator-Clerk-Treasurer Niggemann.

Public Appearances –none.

Minutes- Regular Board Meeting November 28, 2016 - A motion was made by Trustee Halpin and seconded by Trustee Rihn to approve the Regular Board meeting minutes from November 28, 2016. Voting For: Trustees Burcham, Rihn, Wolff, Davis, Halpin and Gunnufson. Voting Against: none. Motion carried.

Minutes- Special Budget Hearing December 1, 2016 - A motion was made by Trustee Halpin and seconded by Trustee Wolff to approve the Regular Board meeting minutes from December 1, 2016. Voting For: Trustees Halpin, Davis, Wolff, Rihn, Burcham and Gunnufson. Voting Against: none. Motion carried.

Communications - Village President – Still working to set a date for the Planning Commission meeting to discuss the future of the Industrial Park.

Consideration of the Plan Commission recommendation of East View Development – Gunnufson explained the Plan Commission's recommendations as follows.

- Lot #6 – Potential buyers have expressed a concern regarding the size of the lots. They are interested in more lawn or additional land to building an additional garage. Blomberg had expressed that bigger lots have been the trend in developments. To accommodate the larger lot, Blomberg stated that properties can be marketed with the home or at an increased priced for the current lot plus the additional half lot.
- Possibility of accommodating more rental units or housing for the elderly population. The current trends for this market are Townhouses. Lot # 1 and #2 would be an ideal location for the Townhomes. The Lots would need to be rezoned to accommodate this.
- Developer interest in Townhomes. Phase 2 included this option once the development was going. If a Developer were interested in developing the entire Phase 2, Village could consider a plan which would have the Developer pay the utilities to be installed in trade for the land purchase fee.

To summarize the options, Lot # 1 and #2 would be Townhomes, Lot #3 would remain as is, and Lot #4 and #6 could possibly be converted to a lot and a half to include half of Lot #5 with each Lot #4 & #6. The purpose of these possible changes is to promote the start of the development.

A motion was made by Trustee Davis and seconded by Trustee Rihn to approve the Planning Commission's recommendation to allow Lot # 6 at 302 Dunn Street to be marketed two ways. One way would be with the house lot and the second way would be with the house lot and an additional half lot. Voting For: Trustees Halpin, Davis, Wolff, Rihn, Burcham and Gunnufson. Voting Against: none. Motion carried.

A motion was made Trustee Davis and seconded by Trustee Rihn to entertain any discussions with builders that are interested in building Twinhomes on Lots #1 and #2. If interest is expressed, the Planning Commission and the Board would like to discussion options with the building. Voting For: Trustees Burcham, Rihn, Wolff, Davis, Halpin and Gunnufson. Voting Against: none. Motion carried.

A motion was made by Trustee Rihn and seconded by Trustee Halpin to entertain any discussions with a single developer that may be interested developing all of Phase 2. Some possibilities would be instead of selling the lots to the developer, trade the land for the installation of the services to the Phase 2 lots. Other incentives may include negotiations of possible partial reimbursement after first building is complete, additional reimbursement after second building is built, etc. Voting For: Trustees Halpin, Davis, Wolff, Rihn, Burcham and Gunnufson. Voting Against: none. Motion carried.

Bauman Associates Engagement Letter – 2016 Audit – A motion was made by Trustee Davis and seconded by Trustee Halpin to approve the 2016 audit agreement with Bauman Associates. Voting For: Trustees Halpin, Davis, Wolff, Rihn, Burcham and Gunnufson. Voting Against: none. Motion carried.

Bauman Associates Engagement Letter – 2016 TIF annual Reports – A motion was made by Trustee Halpin and seconded by Trustee Wolff to approve the 2016 Tiff annual reports creation by Bauman Associates. Voting For: Trustees Burcham, Rihn, Wolff, Davis, Halpin and Gunnufson. Voting Against: none. Motion carried.

Nevins Flooring Estimate for Village Hall – Clerk’s office – A motion was made by Trustee Halpin and seconded by Trustee Rihn approve the estimate for carpet tiles for the Clerk’s office at the estimated price of \$2,580.24. The funding will come from the Clerk’s Office Equipment under designated funds. Voting For: Trustees Burcham, Rihn, Wolff, Davis, Halpin and Gunnufson. Voting Against: none. Motion carried.

Review/Approval – Bills – November 28, 2016 to December 11, 2016– A motion was made by Trustee Davis and seconded by Trustee Rihn to approve the November 28 to December 11, 2016 bills for payment. Voting For: Trustees Halpin, Davis, Wolff, Rihn, Burcham and Gunnufson. Voting Against: none. Motion carried.

Adjourn: A motion was made by Trustee Wolff and seconded by Trustee Rihn to adjourn Village Board meeting at 7:48 p.m. A voice vote was taken with all members voting yes. Motion carried.

Scott Gunnufson, Village President

Attest: Lynn Niggemann
Administrator-Clerk-Treasurer