

(Approved)

**SPECIAL CITY COUNCIL
PLAN COMMISSION
REDEVELOPMENT AUTHORITY COMMISSION
MEETING
Minutes**

November 29, 2016

Brillion Community Center

2:00 PM

CALL TO ORDER:

Mayor Gary Deiter called the meeting to order at 2:02 PM.

ROLL CALL:

City Council:

Present were Mayor Gary Deiter, Alderpersons Robert Brick, Mel Edinger, Crystal Fflug, Betty Nies, and Wally Sonnabend. Also present were City Administrator/Clerk-Treasurer Lori Gosz, Deputy Clerk/Treasurer Joy Buboltz, Community Development Director Cheryl Welch, and Park & Recreation Director Ann Marx. Absent were Alderpersons Vicki Shafran and Carrie Wenzel, City Library Director Chris Moede and Fire Chief Rich Janke.

Plan Commission:

Present were Mayor Gary Deiter, Zane Zander, Gerald Sonnabend, Mike Buboltz, Lonnie Puskala, and Alderperson Crystal Fflug. Also present were Building Inspector Mike Angoli, Community Development Director Cheryl Welch, and City Administrator/Clerk-Treasurer Lori Gosz. Absent was Al Ebert.

Redevelopment Authority Commission:

Present were Jerome Popp, Beth Wenzel, Alderperson Mel Edinger and Bob Brick, City Administrator/Clerk-Treasurer Lori Gosz, Community Development Director Cheryl Welch, and Mayor Gary Deiter. Absent were Kim Buboltz, Ralph Rice, and Matthew Bennett.

Guests:

Guests of the meeting were Linda Deiter, Joanne Moehr, Tom Kees, Tony Witt, Mark Olson, Tamara Hillmann, Tim Hanson, Matt Vechart, Steve Endries, Larry Dietz, Bob Endries, Pat Endries, Travis Willie, Dorene Spatchek, Cheri Steffen, and Sarah Pielhop.

APPROVAL OF THE AGENDA:

Motion –Edinger moved to approve the agenda as written. Seconded by Nies. Call vote taken. Motion carried unanimously.

CITY PLANNING/VISIONING WORKSHOP:

Mayor Deiter introduced the purpose of the meeting. He called on Bob Endries to begin discussions. Bob Endries explained that he and other business leaders recently met to discuss the future of the old T & C Market property. He explained that they would like to discuss with those in attendance their vision and opinion, but not to give direction, just their vision for future development. Bob Endries expressed without a plan for use of the property their recommendation is to discontinue the offer to purchase the old T & C Market building with the current owner. He stated that he did talk to the current owner of the Main Street Square (old HUB) property, Randy Schmiedel about this.

Bob Endries gave examples of redevelopment that has been done in the Fox Valley area with private investors. He strongly stressed the need to invest in improving infrastructure. He suggested that public/private enterprises work on these projects. He explained he has discussed this with Randy Schmiedel and Keller Inc., who are interested in being partners for redevelopment in Brillion. Bob Endries suggested developing a plan to

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redevelopment the Main Street Square to include a new City Hall facility and affordable housing. He encouraged moving forward to meet with private investors to redevelop Main Street Square.

Bob Endries explained that he and other business leaders believe that fire/police/ambulance facilities need to be located on Hwy 10. He explained by doing this it will show case the City and attract people to the City. He stressed we need to do more to plan for the future.

Larry Dietz suggested more retail opportunities on the Hwy 10 corridor. He explained there are approximately 250 professional employees at the industries located on Hwy 10 who are limited to the amount of time they have to take a lunch break and need more food amenities. Mark Olson agreed stating without amenities, getting employees to live in the City is hard. We need to offer more to attract more, i.e. housing, restaurants.

Tom Kees suggested keeping public parking in mind when planning for the future of the downtown.

Sarah Pielhop stated continued development of the Brillion Community Center is important to the growth of the downtown.

Discussion followed on ways to move forward on planning. Gosz suggested East Central Wisconsin Regional Plan Commission may be able to assist with visioning workshop through their technical support program. Mark Olson stated business supports working together. He stated there are grant opportunities available, we just need to pursue them.

Bob Endries suggested hiring a firm that has experience in these types of projects. Gosz explained that McMahon has started a new company named the IPR (Integrated Public Resources) Group, which is a private/public partnership to help municipalities complete projects they would not be able to do on their own.

Mayor Deiter stated he is a County Supervisor for District 14. The County is growing more to the west. His goal on the County Board is to keep the County aware of the areas on the east side of the County. He explained the City is challenged as State and Federal laws change. The City is limited to what we can spend, with only \$2.1 million (approx.) in unused debt limit, it doesn't allow for much. He explained that we are not unique in this and that other communities are faced with the same issues. He stressed that we need to sell our community as a team. Gosz further explained the City's spending limits. She explained the State mandated levy limit make it very difficult for the City to budget for capital improvements. Borrowing may be the only option to complete capital improvement projects, and with only approximately \$2.1 million of unused debt limit the City need to be prudent in financial planning for future projects.

Mayor Deiter thanked all who attending this meeting. It was suggested to schedule another meeting in 2-3 weeks to keep the energy moving forward.

ADJOURNMENT:

Motion – Edinger moved to adjourn the meeting. Seconded by Brick. Call vote taken. Motion carried unanimously. The meeting was adjourned at 2:58 PM.

Gary Deiter, Mayor

Lori M. Gosz, Administrator/Clerk-Treasurer