

MINUTES
INDUSTRIAL DEVELOPMENT COMMISSION

Industrial Development Commission, Wednesday, October 28, 2009 at 4:00 P.M. in the Third Floor conference room, City Hall, 828 Center Avenue. Chairperson Dave Gass presided.

Present: Dave Gass, Mayor Bob Ryan, Ald. Jean Kittelson, Ald. Mark Hanna, Ald. Eric Rindfleisch and Bert Guillette

Excused: Ald. Van Neng Vue, Ald. Jim Gischia, Jerry Jones and Terry Renzelmann

Staff present: Ryan Sazama, Steve Sokolowski and Paulette Enders

Others present: John Sigwart and DuWayne Hameister

The Pledge of Allegiance was recited.

Approval of minutes of May 7, 2009 meeting.

Ald. Hanna moved, Ald. Kittelson seconded to approve the minutes of the May 7, 2007 meeting. The motion passed unanimously.

Discussion and possible action regarding the construction of a sedimentation bay and eventual fore bay adjacent to the pond on Lot 1, Sheboygan Business Center.

John Sigwart and DuWayne Hameister were present to discuss this matter with the Commission.

Dave Gass abstained from discussion due to a conflict of interest and Mayor Ryan chaired the meeting.

Partners for Community Development is requesting a drainage easement to construct a sedimentation basin on city property. The sedimentation basin shall be located on the west side of the city retention pond and connected to the city retention pond to allow water to drain from the sedimentation basin into the city retention pond. Partners agree to maintain, clean and dredge the sedimentation basin, as appropriate, for as long as the sedimentation basin remains in place. The City agrees to allow Partners access to the city property to maintain, clean and dredge the sedimentation basin. The easement will allow Partners to construct a fore bay in place of the sedimentation basin on the city property. The fore bay shall be located on the west side of the city retention pond and connected to the city retention pond to allow water to drain through the fore bay into the city retention pond.

If the City decides to deconstruct, destroy, abandon or otherwise alter the purpose of the city property that will in any way inhibit, prevent, obstruct, or diminish Partner's use and benefit of the city retention pond, the city shall notify Partners of the City's intent six months in advance. Partners would forfeit the easement and treat its storm water drainage by other means.

Commission discussed charging a fee for the drainage easement.

Steve McLean recommended a fee of \$4,015 which would be approximately what ¼ of an acre would cost because as part of the easement agreement, the City could take the easement back.

Following due consideration, Ald. Hanna moved, Mayor Ryan seconded to recommend the easement be executed, a fee of \$4,015 be charged for the easement and construction of the fore bay shall be completed six months after occupancy. The motion passed 5-0 with Dave Gass abstaining.

Discussion regarding sale of land to Progressive Beginnings and Seamless Gutters.

City Development staff indicated the land was sold to Progressive Beginnings and Seamless Gutters, but construction has not begun.

Commission members asked that both businesses be invited to the next meeting to discuss their future construction plans.

Being no further business, the meeting adjourned at 4:35 P.M.

Carol Rudie
Recording Secretary