VILLAGE OF HATLEY
MINUTES OF JOINT REVIEW BOARD MEETING
DECEMBER 8, 2020

MSA Representative, David Rasmussen called the meeting of the Joint Review Board to order at 6:00 p.m. on December 8, 2020 in the Community Room at the Hatley Library/Community Center at 435 Curtis Avenue. Present were: David Narloch-Village President, Joseph Szews-Village Treasurer, William Karschney-Village Trustee, Peter Holdridge-Village Trustee, Joan Wawrzaszek-Village Clerk, and David Rasmussen-MSA. Attending virtually were Roxanne Lugten-NTC and Kristi Palmer-Marathon County Finance Director. Absent was: Matthew Spets-DCE. President David Narloch was appointed chairperson of the Joint Review Board on a motion by Palmer, second by Wawrzaszek. Motion carried. Joan Wawrzaszek was appointed citizen member on a motion by Palmer, second by Narloch. Motion carried.

David Rasmussen reviewed the 2019 TID Annual Report (WI Department of Revenue Form PE-300). Copies were distributed prior to this meeting.

David Rasmussen reviewed the draft of the amended TID #1 project Plan, which will be considered for approval and adoption by the Joint Review Board at a meeting on Thursday, December 17, 2020 at 2:00 p.m.

There being no further business, the joint review board adjourned on a motion by Lutgen, second by Narloch. Motion carried.

Respectfully Submitted,

Joan M. Wawrzaszek, Village Clerk
Village of Hatley

MINUTES OF PLAN COMMISSION PUBLIC HEARING
VILLAGE OF HATLEY
DECEMBER 8, 2020

Plan Commission Chairperson, Dennis Gilbertson called this public hearing to order at 6:15 p.m. on December 8, 2020 in the Community Room at the Hatley Community Center. Plan Commission members present were: Dennis Gilbertson, William Karschney, Ruth Risley-Gray, and attending virtually was William Stadler. Also present were: David Rasmussen (MSA), Joseph Szews-Village Treasurer, Brian Janikowski-Utility Operator, David Narloch-Village President, Peter Holdridge-Village Trustee, and Joan Wawrzaszek-Village Clerk. The purpose of this public hearing was to consider an amendment to the Tax Incremental Finance (TIF) District No. 1 for the Village of Hatley to add projects within the District and within ½ mile of the District. Maps showing the boundaries of TID No. 1 and the associated Project Plan were made available.

Treasurer Szews discussed the importance of TID projects being both eligible and attributable, especially to finance these projects with TID revenues instead of tax levy increases or rate increases. After discussion, William Stadler made a motion to approve Resolution No. 2020-04 Amendment of Tax Incremental Finance District No. 1 Village of Hatley. This motion was seconded by Ruth Risley-Gray. Motion carried, upon vote of 4 Yes and 0 No.

There being no further business, the Plan Commission Public Hearing adjourned on a motion by Karschney, second by Risley-Gray. Motion carried.

Respectfully Submitted,

Joan M. Wawrzaszek, Village Clerk

MINUTES OF VILLAGE BOARD MEETING AND SEWER & WATER UTILITY BOARD MEETING

December 8, 2020

VILLAGE OF HATLEY

President David Narloch called the meeting to order at 6:30 p.m. This meeting was held in the community room at the library/community center to adhere to CDC social distancing guidelines and opened with the Pledge of Allegiance. Present were: David Narloch-President, William Karschney-Trustee, Peter Holdridge-Trustee, Joseph Szews-Treasurer, Joan Wawrzaszek-Clerk, and Brian Janikowski-Utility Operator.

APPROVAL OF MINUTES:

Minutes of the November 10, 2020 village board meeting, and the November 18, 2020 special village board meetings were read and approved; motion by Trustee Holdridge, second by Trustee Karschney. Motion carried.

BUILDING AND ZONING:

Building/ Zoning Report: No permits issued since last meeting.

Resolution for Amendment of Tax Incremental Finance District No. 1: Motion by Trustee Holdridge, second by Trustee Karschney to approve Resolution 2020-05. Roll Call Vote: 3 yes 0 no. Motion carried. Resolution attached.

Introduce Resolution for Discontinuance of a portion of Wadleigh Street: Motion to introduce resolution for discontinuance of portion of Wadleigh Street by Trustee Karschney, second by Trustee Holdridge. Motion carried. After a period of at least 40 days and a Class III notice, the board will consider this resolution for approval. President Narloch noted that he is researching the issue of a portion of the Legion park being in the road right of way as well.

CITIZENS TO BE HEARD: Trustee Karschney and Brian Janikowski have spoken with the resident at 209 Kirkwood Street, Thomas Folland, after we received the complaint regarding car repairs being performed at this property.

TIF PROJECTS UPDATE:

Update from Jarrod Zilisch: Zilisch was not in attendance at this meeting.

Discuss future TID projects and bond financing: Treasurer Szews presented a Tax Increment Projection worksheet for discussion and review. He continues to work with Ehlers on our bond financing. These items will be placed on the agenda for our closing books meeting for further discussion.

OLD BUSINESS-SEWER & WATER UTILITY:

2021 Sewer & Water Utility Budgets: Our proposed 2021 Sewer & Water budgets were reviewed and approved by Rural Development. Motion by Trustee Karschney, second by Trustee Holdridge to approve the 2021 Sewer & Water Utility Budgets. Motion carried. A copy of these budgets are on pages 8-9 of this minutes book.

NEW BUSINESS-SEWER & WATER UTILITY:

Utility Report: Brian Janikowski discussed monthly operations and presented a report. Plant is meeting permit. Brian has confirmed with Glenn and Nick of the DNR that we do not need DNR approval of SCADA system for our plant. The creek along Kirkwood Street was dredged and Brian, along with the help of Treasurer Szews completed the final clean up and work. Brian requested the board consider adding several PTO days to his benefits for doctor appointments. Advertising for an additional part time person was also discussed.

PSC Simplified Water Rate Increase: Treasurer Szews reported that our Simplified Rate Increase was approved by the PSC on December 7, 2020. New Water Rates will be posted at our posting locations and on the website.

OLD BUSINESS-GENERAL:

Fire & Ambulance District Update: President Narloch gave an update on the November meeting.

NEW BUSINESS-GENERAL:

No New General Business.

TREASURER'S REPORT + REVIEW AND APPROVE BILLS:

Tax Account and Treasurer's Report: Treasurer Szews presented a treasurers report for board review, as well as account detail. Check # 1195 was issued from the Tax account.

Sewer & Water Utility: Checks # 6858-6875 were reviewed and approved for payment from the Utility Operating account. General Fund: Checks # 11864-11880 were read and approved for payment. TIF Account: Checks # 539-542 were issued.

All checks presented were approved on a motion by Trustee Holdridge, second by Trustee Karschney. Motion carried.

SET JANUARY MEETING DATE + DATE OF CAUCUS:

The **January meeting** was scheduled for **TUESDAY, JANUARY 12, 2021 at 6: 30 p.m.** at the Library/Community Center/Village Offices. **The CAUCUS** will be held immediately prior, **at 6:15** p.m. on **TUESDAY, JANUARY 12, 2021.** The **Closing books meeting** is scheduled for **TUESDAY, DECEMBER 29, 2020 at 6:30 p.m.**

There being no further business, the meeting adjourned at 8:50 p.m. on a motion by Trustee Karschney; second by Trustee Holdridge. Motion carried.

Respectfully Submitted,

Joan M. Wawrzaszek

Joan M. Wawrzaszek, Village Clerk

RESOLUTION NO. 2020-05

VILLAGE OF HATLEY
AMENDMENT OF
TAX INCREMENTAL FINANCE DISTRICT NO.1
VILLAGE OF HATLEY, WISCONSIN

WHEREAS, the Village of Hatley desires to promote development and redevelopment, job growth, infrastructure improvements, and broaden the property tax base in the designated area of Tax Incremental Finance District No.1; and

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Plan Commission of the Village of Hatley, held a public hearing on the proposed amended Project Plan of Tax Incremental Finance District No.1 (herein "Project Plan") on December 8, 2020 at which time interested parties were afforded a reasonable opportunity to express their views on the proposed amendment; and

WHEREAS, prior to publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of all local governmental entities having the power to levy taxes on property within the District including the D.C. Everest School District, the North Central Technical College, and Marathon County; and

WHEREAS, the amended Project Plan, which is incorporated herein by reference, meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

1. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District;
2. Contains an economic feasibility study;
3. Contains a detailed list of estimated project costs;
4. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred;
5. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and Village ordinances;
6. Contains a list of estimated non-project costs;
7. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by District projects;
8. Contains a statement indicating how creation of the District promotes the development of the Village.
9. Includes an opinion of the Village Attorney advising that the Project Plan is complete and complies with sec. 66.1105, Wisconsin Statutes.

WHEREAS, the Village Board confirms the following:

1. The boundaries of the District are described in the original Project Plan and are not changing through this amendment; and
2. Project costs relate directly to promoting mixed-use development.

3. The improvement to the area is likely to maximize private investment within TID No.3 and is likely to significantly enhance the value of all other real estate in the District.

4. The amended Project Plan is feasible and in conformity with the Village's comprehensive plan.

5. The Village confirms that TID No. 1 is a "mixed-use" District as defined in WI Statutes 66.1105 (4)(gm)4.a. and 66.1337 (2m)(a).

6. The Village will only allow tax increment revenue to be spent on newly-platted residential development in the District if the density of the residential housing is at least three (3) units per acre.

7. The estimated percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is not anticipated to exceed 35 percent of the area of the District.

8. Private and public improvements are not likely to occur "but for" the amendment to TID No.1.

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of Hatley, Marathon County, Wisconsin hereby approves and adopts the amendment Project Plan for Tax Incremental Finance District No.1, said Project Plan being incorporated by reference.

Dated this 8th day of December, 2020

OFFERED BY:

Peter Holdridge
Board Member

APPROVED BY:

David J. Narloch, Village President

SECONDED BY:

William Karschney
Board Member

ATTESTED:

Joan Wawrzaszek, Clerk

Voted Yes: 3 Voted No: Ø

Position 3

FORM APPROVED
OMB NO. 0575-0015

Form RD 442-2

STATEMENT OF BUDGET, INCOME AND EQUITY

Schedule 1

Name: VILLAGE OF HATLEY-WATER UTILITY

Address: PO Box 99 Hatley, WI 54440

(1)	PRIOR YEAR Actual (2)	ANNUAL BUDGET BEG 1-1-2021 END 12-31-2021 (3)	For the ____ Months Ended ____ CURRENT YEAR Actual Data: Current Quarter (4)	Year To Date (5)	Actual YTD (Over) Under Budget Col. 3 – 5 = 6 (6)
OPERATING INCOME					
1. Residential		51000-			
2. Commercial		3000-			
3. Industrial		Ø			
4. Public Authority		2000-			
5. Standby Lateral Fees		3500-			
6. + water meters Fire protection charge		13675-			
7. Total Operating Income (Add lines 1 through 6) less tax equivalent		73175-			
OPERATING EXPENSES					
8. Operators/Labor		22000-			
9. Power & Fuel		4000-			
10. Operations & Maintenance		10000-			
11. Administration		6000-			
12. Insurance/Audit/Legal		5200-			
13. Interest on water tower		6200-			
14. debt					
15. Interest (RDA)		2258-			
16. Depreciation		25625-			
17. Total Operating Expense (Add Lines 8 through 16)		81283-			
18. NET OPERATING INCOME (LOSS) (Line 7 less 17)		< 8108-7			
NONOPERATING INCOME					
19. P&I Special Assessments		2200-			
20. Interest on O&M Account		20-			
21. Total Nonoperating Income (Add 19 and 20)		2220-			
22. NET INCOME (LOSS) (Add Lines 18 and 21)		<5888-7			
23. Equity Beginning of Period					
24.					
25.					
26. Equity End of Period (Add lines 22 through 25)					

Budget and Annual Report Approved by Governing Body

Jan. M. Hammerle — Secretary — 12/8/2020 Date

Quarterly Reports Certified Correct

Appropriate Official — Date

Public reporting burden for this collection of information is estimated to average 2½ hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Department of Agriculture, Clearance Officer, OIRM, Room 404-W, Washington, D.C. 20250; and to the Office of Management and Budget, Paperwork Reduction Project (OMB No. 0575-0015), Washington, D.C. 20503.

Position 3

FORM APPROVED
OMB NO. 0575-0015

Form RD 442-2

STATEMENT OF BUDGET, INCOME AND EQUITY

Schedule 1

Name	Address
VILLAGE OF HATLEY-SEWER UTILITY	PO Box 99 Hatley, WI 54440

(1)	PRIOR YEAR Actual (2)	ANNUAL BUDGET BEG 1-1-2021 END 12-31-2021 (3)	For the ____ Months Ended ____ CURRENT YEAR Actual Data: Current Quarter (4)	Year To Date (5)	Actual YTD (Over) Under Budget Col. 3 – 5 = 6 (6)
OPERATING INCOME					
1. Residential		134000-			
2. Commercial		7000-			
3. Industrial		∅			
4. Public Authority		4500-			
5.					
6. Connection Application Fees		8000-			
7. Total Operating Income (Add lines 1 through 6)		153500-			
OPERATING EXPENSES					
8. Operators/Labor		22000-			
9. Power & Fuel		19000-			
10. Operations & Maintenance		50000-			
11. Administration		6000-			
12. Audit/Insurance/Legal		5200-			
13.					
14.					
15. Interest (RDA)		11293-			
16. Depreciation		62242-			
17. Total Operating Expense (Add Lines 8 through 16)		175735-			
18. NET OPERATING INCOME (LOSS) (Line 7 less 17)		< 22235- >			
NONOPERATING INCOME					
19. P&I Special Assessments		4000-			
20. Interest on O&M Account		20-			
21. Total Nonoperating Income (Add 19 and 20)		4020-			
22. NET INCOME (LOSS) (Add Lines 18 and 21)		< 18215- >			
23. Equity Beginning of Period					
24.					
25.					
26. Equity End of Period (Add lines 22 through 25)					

Budget and Annual Report Approved by Governing Body

Joan M. Lawrinczak — Secretary — 12/8/2020 Date

Quarterly Reports Certified Correct

Appropriate Official — Date

Public reporting burden for this collection of information is estimated to average 2½ hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Department of Agriculture, Clearance Officer, OIRM, Room 404-W, Washington, D.C. 20250; and to the Office of Management and Budget, Paperwork Reduction Project (OMB No. 0575-0015), Washington, D.C. 20503.

VILLAGE OF HATLEY
MINUTES OF JOINT REVIEW BOARD MEETING
DECEMBER 17, 2020

Joint Review Board Chairperson, David Narloch called the meeting of the Joint Review Board to order at 2:03 p.m. on December 17, 2020. Attending at the Hatley Library/Community Center were: Joseph Szews-Village Treasurer, William Karschney-Village Trustee, and Joan Wawrzaszek-Village Clerk. Attending virtually were: David Rasmussen-MSA, David Narloch-Village President, Kristi Palmer-Marathon County, Matthew Spets-DCE, and Roxanne Lutgen-NTC.

Discussion/Action on Resolution to approve amendment to TID #1: David Rasmussen explained the resolution and the proposed TIF projects. After discussion, Lutgen made a motion to approve the Resolution, second by Palmer. The motion carried upon roll call vote of 5 Yes and 0 No. A copy of this resolution is on page 12 of this minutes book.

Village President Narloch thanked the joint review board members for their time and their support of our TID projects.

There being no further business, the joint review board adjourned on a motion by Palmer, second by Lutgen. Motion carried.

Respectfully Submitted,

Joan M. Wawrzaszek, Village Clerk
Village of Hatley

HATLEY JOINT REVIEW BOARD
RESOLUTION
APPROVING AMENDMENT OF
TAX INCREMENTAL FINANCE DISTRICT NO. 1
VILLAGE OF HATLEY, WISCONSIN

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Joint Review Board (herein "Board") has met and reviewed the public record, planning documents, and resolution amending the Project Plan for Tax Incremental Finance District No. 1 (herein "Project Plan") adopted by the Village Board of the Village of Hatley, Marathon County, Wisconsin; and

WHEREAS, the Board has been appointed and has met according to the regulations provided in Section 66.1105, Wisconsin Statutes; and

WHEREAS, the Board has reviewed the amended Project Plan and all related documents; and

WHEREAS the Joint Review Board finds that: 1) the development and improvements described in the amended Project Plan would not occur without the amended Tax Incremental Finance District No. 1; 2) that the economic benefits of the District will compensate for the cost of the improvements; and 3) the benefits outweigh the anticipated tax increments that owners of property in the district are expected to pay.

NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board hereby approves the amended Project Plan and the Resolution of the Village Board of the Village of Hatley, Marathon County, Wisconsin approving and adopting the same.

Dated this 17th day of December, 2020.

Motion made by Lutgen, seconded by Palmer to approve.

Approved:

David Frauenkron

Joint Review Board Chair

Votes For: 5 Votes Against: ϕ

MINUTES OF CLOSING BOOK MEETING
VILLAGE OF HATLEY
DECEMBER 29, 2020

President David Narloch called the Closing Books meeting to order at 6:30 p.m. on December 29, 2020 in the Community Center. Board officers present were: David Narloch-President, William Karschney-Trustee, Peter Holdridge-Trustee, Joseph Szews-Treasurer, and Joan Wawrzaszek-Clerk. Also present was: Brian Janikowski-Utility Operator.

The 2020 entries of the Treasurer and Clerk were reviewed and approved on a motion by Trustee Karschney, second by Trustee Holdridge. Motion carried.

An Operator's License application for Kristen Desotelle (R Store) was reviewed and approved on a motion by Trustee Holdridge, second by Trustee Karschney. Motion carried.

The board discussed the inspection of our sewer plant building by a representative from Cleary and Randy Wanta, leading to a discussion on re-furbishing the existing building. President Narloch will research contractors who may consider this project. Treasurer Szews will research increasing our bond funding to the most recent projections from Ehlers. He will also discuss with Ehlers our project estimates and the feasibility of swapping out projects.

The board set our February 2021 meeting date to facilitate the posting requirements for Jerry Popp's request for street vacation. This meeting was scheduled for **MONDAY, FEBRUARY 15, 2021 at 6:30 p.m.**

There being no further business, the closing books meeting adjourned at 7:50 p.m. on a motion by Trustee Karschney, second by Trustee Holdridge. Motion carried.

Recpectfully Submitted,

Joan M. Wawrzaszek, Clerk