

Land Development Committee Meeting (Community Center Land Advisory Committee) – December 18, 2018

Posted December 15, 2018 at 4 p.m. at the Town of Russell Garage, Town Clerk's Office and Town website. Notice sent to the Ashland Daily Press.

The meeting was called to order by Committee Chairman Town Supervisor Mark Bugher at 8:00 a.m. at the Town of Russell Garage. Roll call was taken as follows; present committee members Mike Cariveau, Annalisa Bermel and Supervisor Jeff Benton and Clerk/Treasurer David L. Good. Committee member Mirka Nelson was excused.

One elector and member of the public was present.

The Pledge of Allegiance was recited by those present.

Bugher thanked the committee members for agreeing to serve and reviewed the meeting agenda. He stated this is a fact finding and advisory role for the Committee to give the Board feedback and suggestions. There is no specific timeline.

Approval of the agenda – A motion was made by Cariveau and seconded by Benton to approve. The motion carried.

Public Input – Bugher called for public input. The history of the land being addressed by the Committee was discussed and a map of the property reviewed and explained. Rob Halvorson provided suggested uses for the property as follows; kept as public land and not sold or developed for housing sites, elderly housing is not appropriate, a highland campground for Boy Scouts or Sea Scouts, Girl Scouts, military type operations, etc.

Establish a mission/ purpose statement for the committee – Discussion was held. A suggestion was “The committee is to review this property owned by the Town, establish potential use for the property and make recommendations to the Town Board”. The Town Board is interested in growing the property tax base to help offset the ongoing erosion of the tax base. Cariveau asked if the Board expects to develop this land to increase tax base, or identify the highest and best use, or put it into Forest Management, etc.? If so, the word “Development” in the name of the committee may be misleading. It was suggested that the role of the Town Board should be to work with the appropriate developer, etc. once the highest and best use for the property is agreed to. Characteristics of the land and adjoining uses was discussed. The goal of the Committee should be to recommend the best way to optimize the long term value of this asset for the benefit of the Town. Bermel shared information on the strategic approach to municipal real-estate and what a municipalities role should be. Bugher suggested everyone draft their thoughts of a mission statement to be reviewed at the next meeting. The committee wanted to draft it now. A motion was made by Cariveau and seconded by Benton to state the mission of the Committee as follows: “Develop a recommendation to the Town Board to maximize the value of the xx-acres of property adjacent to the Town Community Center.” The motion carried. A motion was made by Cariveau and seconded by Benton to rename the Committee to “Community Center Land Advisory Committee”. The motion carried.

Review physical layout of town property – A map of the property was reviewed and discussed. Development by the land owner to the northwest was discussed, as was the Town Shooting Range, the closed land fill site and Town materials storage site reviewed, Sucker Creek, trails and logging trails/roads and the Valley View Town Road . The property is zoned Forestry-1. The possible need for an appraisal was discussed and determined that it is not needed at this time. Discussion was held that the

Town Shooting Range is a valuable asset. Extensive discussion was held regarding the operation and development of the shooting range in the future.

Discuss possible land use options – Bermel suggested organizing the options by major category. Cariveau was wondering how this fits into an overall Town Master Plan. The issue of answering the question “Why would people come to the Town of Russell?” was raised. Discussion followed.

Discuss committee needs for decision-making and how to do it – Bermel agreed to facilitate a committee discussion of developing potential uses by categories. She will e-mail preliminary data for the committee to review prior to the next meeting.

Establish project timeline – Not discussed.

Items for next Committee Meeting – Nothing additional than what was previously discussed was offered.

Schedule next Committee Meeting – The Committee agreed to meet again at 9 a.m. on March 5, 2018 at a location to be determined.

A motion was made by Cariveau and seconded by Benton to adjourn at 9:27 p.m. The motion carried.

The minutes respectfully submitted by:

David L. Good – Clerk/Treasurer