

1 **EXECUTIVE COMMITTEE**

2 West Bend, WI
3 Courthouse – Room 2131

July 26, 2005
9:00 a.m.

4
5 Present: Kenneth Miller, James Spindler, Daniel Stoffel, Herbert Tennies, and Paul Tuchscherer.

6
7 Also present: Administrative Coordinator Doug Johnson, County Attorney Kim Nass, Finance
8 Director Susan Haag, County Clerk Brenda Jaszewski, and Administrative Assistant Linda Doro.

9
10 Chairperson Miller called the meeting to order at 9:00 a.m. and read the Affidavit of Posting.

11
12 **MINUTES**

13 Moved by Mr. Tuchscherer, seconded by Mr. Spindler to approve the minutes of June 28 and July
14 6, 2005, as presented. Motion carried.

15
16 **2006-2011 CAPITAL IMPROVEMENT PROGRAM**

17 Mr. Johnson reviewed the changes in Draft 3 of the 2006-2011 Capital Improvement Program
18 Plan. Fair Park project funding in 2007 was decreased to \$200,000 and moved to 2006 for a total
19 of \$280,000. The Sheriff/County Radio System Replacement project was increased \$1 million
20 for a total of \$9 million in 2007. The Sheriff's Department Remodeling design work for \$30,000
21 was added in 2006 and \$300,000 for construction in 2007. The Sheriff's Secure Storage and
22 Impound project for \$200,000 was added in 2009.

23
24 The Committee discussed the Washington County Golf Course (WCGC) debt. The concern is
25 that operating revenues have not been sufficient to cover the cost of interest payments for
26 borrowing in any of the eight years the golf course has been in existence. Moved by Mr. Stoffel,
27 seconded by Mr. Spindler to request the Finance Director research the amount it would take to
28 bring the golf course to a positive cash flow with either a low or no interest loan, and report back
29 to Executive Committee. Motion carried.

30
31 Mr. Johnson reported the Highway Committee reconsidered the demolition of the old Slinger
32 Highway Shop and decided that would not use the old Shop for storage because there is sufficient
33 out buildings on that property. The Highway Committee also agreed that it was not a priority to
34 take down the old Slinger Highway Shop.

35
36 Moved by Mr. Stoffel, seconded by Mr. Tuchscherer to combine the Sheriff and Highway
37 Storage projects for a total of \$1,000,000 in 2009. Motion carried.

38
39 Moved by Mr. Stoffel, seconded by Mr. Tuchscherer to approve Draft 3 of the 2006-2011 Capital
40 Improvement Program Plan as amended and forward to the Finance Committee. Motion carried.

41
42 **DISCUSS STATUS OF SALES TAX**

43 Mr. Miller requested direction on when the issue of sales tax should be brought to the County
44 Board and stated it must be presented by July 2006. The Committee discussed a timeline to bring
45 the sales tax to the County Board for a vote. Ms. Nass stated the Executive Committee must
46 decide whether to bring the vote to the Board before or after April 2006, when the new Board will
47 be in place. Mr. Johnson stated the financial planning concept is the key issue for the County,
48 because it helps the County run better as an organization to know what its funding sources are in
49 the future. Finance Director Haag reported the Finance Committee has also requested that the
50 status of sales tax be placed on their agenda for discussion. Committee consensus was to bring
51 the sales tax issue for discussion with the County Board at the September 13, 2005, meeting.

1 **ECONOMIC DEVELOPMENT UPDATE**

2 *Report on ED Professional*

3 Mr. Miller reported that the Economic Development Advisory Committee accepted the Kathleen
4 Cady Schilling and UWM Consortium for Economic Opportunity contract for \$47,250.

5
6 *Work on the Proposed Cabela Project*

7 Mr. Miller reported Cabela is proposing a \$60 million retail and tourism development in
8 Washington County. Cabela Inc., which bills itself as the world's largest outdoor outfitter
9 company, has options to purchase 60 acres of agricultural land located at the split between
10 Highway 45 and 41. The store would employ 300 or more full-time employees, is expected to
11 generate \$65 million in sales in its first year, and attract more than three million visitors annually.
12 Ancillary development on and near the Cabela site could push the project's worth to more than
13 \$75 million and potentially 500 jobs. Mr. Miller stated \$10 million in financial assistance for
14 infrastructure improvements is needed to commit Cabela to building in Washington County. The
15 Department of Transportation has committed \$1,000,000 and the Department of Commerce and
16 Tourism has committed \$750,000. Mr. Miller stated it is possible that Washington County could
17 find a way to help raise money for the project but would need to prove public purpose. Property
18 and sales tax generated by the development could easily recoup that cost. Mr. Miller will pursue
19 the possibility of the State creating a TIF district for the balance. Mr. Miller recommends using
20 \$500,000 from the General Fund, and borrowing \$4 million to advance the Cabela project.
21 Moved by Mr. Tuchscherer, seconded by Mr. Spindler to recommend to the Finance Committee,
22 a General Fund transfer in the amount of \$500,000 and up to \$4,000,000 in borrowing to advance
23 the Cabela project. Motion carried.

24
25 **CHAIRPERSON, ADMINISTRATIVE COORDINATOR, COUNTY ATTORNEY**
26 **REPORTS**

27 *Town of West Bend v. Washington County - - Henschke Hillside Lake Access (04-CV-628)*

28 Mr. Johnson reported the Town of West Bend filed a petition for review to the State Supreme
29 Court to appeal the decision by the Appellate court. The State Supreme Court can either decide
30 to review or decline whether even to take up the case. The completion of this project continues to
31 move forward.

32
33 *Fair Park Sewer and Water*

34 Washington County has received approximately \$81,913 in special assessments collected in 2005
35 and brings the accumulative total up to approximately \$260,000.

36
37 *Washington County v. Village of Jackson and St. Joseph's Hospital (04-CV-719)*

38 Mr. Miller reported on the Summary Judgment Hearing on July 14, 2005.

39
40 **NEXT MEETING DATE**

41 The Executive Committee will meet on Wednesday, August 31, 2005, at 9:00 a.m.

42
43 **ADJOURNMENT**

44 Moved by Mr. Spindler, seconded by Mr. Tennes to adjourn the meeting at 11:44 a.m. Motion
45 carried.

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47
48 Brenda J. Jaszewski, County Clerk
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