

**OFFICIAL MINUTES
SCHOOL BOARD, I.S.D. #227
DECEMBER 20, 2007~ SPECIAL MEETING
V'S ON THE GREEN**

Pursuant to due call and notice thereof, the special meeting of the School Board of Independent School District No. 227, Olmsted, Fillmore and Winona Counties was held on Thursday, December 20, 2007. The meeting was called to order at 4:40 p.m. Roll call was taken with these members present: Hare, Schellhammer, Chase, McMahon and Duxbury. Members absent: LaPlante. Also present Superintendent, Dr. Don Hainlen, Administrative Assistant-LuAnn Hare, Fillmore County Board of Commissioners, Fillmore County EDA, Chatfield City Council and Chatfield EDA members. Also present Lisa Brainerd with the Chatfield News.

Chair, Lyman Hare called the meeting to order at 4:40 p.m. at V's on the Green. The purpose of the meeting was to discuss upcoming projects that involve all entities. Curt Sorenson, Mayor of the City of Chatfield conducted the meeting from this point on.

Mayor Sorenson stated that he feels the Hilltop Estates project is one of the biggest developments that Chatfield will be involved in for years to come. This project will involve the city, school and county at multiple levels.

Geoff Griffin, the developer of the project, reviewed his plans for the total development of the property, which has the potential for 360 home sites along with the future home of the Chatfield Elementary. He reviewed the phases that he had planned and the potential problems in some areas due to the terrain. To begin Phase I including the elementary building site, the road and water tower needed to support this development have been planned. The entire development could generate an eighty million dollar tax base for Fillmore County.

Dr. Hainlen presented a power point presentation that included the scope of the elementary project. He emphasized the importance of a cooperative effort between the county, city and developer, to address the infrastructure needs to complete the project. Items addressed were: bus transportation, access from Minnesota State Highway 52 and Trunk Hwy. 74/30, pedestrian safety/access, water, sewer, electric and technology needs.

Kristy Clarke, the city planner, discussed the Hilltop Estates and its phases. There will be approximately 28 phases with 10-13 homes constructed in each phase. There is the potential of 17 homes in the first phase. Included is a park area and a water tower site in phase one.

Dave Morrill, city engineer from McGhie & Betts, went into detail on the difficulties created by the steep slopes east of Chatfield. He reviewed the past growth patterns in the city and the potential for extended growth with the Hilltop Estates project. The major challenge would be the topography.

Ron Ziegler, director of the Chatfield EDA, stated that the developer had contacted the city with a request for assistance with the infrastructure. Specifically, part of the request addresses oversizing the water and sewer capacity to serve the industrial park when it is developed. Options discussed for financing the road(s) and infrastructure included tax abatement, a housing incentive program and a developer contract amendment. Zeigler stated that they would not be asking the agencies involved to “dip into their reserves”, but asked them to consider the tax abatement option. This project would not qualify for TIF (Tax Increment Financing) money, which has been used on previous projects.

Joel Young, city administrator, reviewed the past 10 year history of developments in Chatfield. Tax abatement would redirect a portion of the new revenues from the development until the infrastructure was paid for. He stated that the city’s present value would be \$718,000, the county’s \$471,000 and the school’s \$161,000. He stated that the city is ready to recommend we move forward and asked the agency’s present to “come along with”.

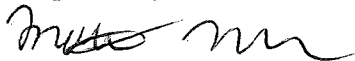
Mayor Sorenson then asked for questions. Discussion followed from all agencies present.

Sorenson asked that everyone give the information presented consideration and hoped that everyone would work together to do this project the right way.

Michael Touhy, from the EDA, invited all to stay for refreshments and thanked everyone for their cooperation throughout the year.

Duxbury/Schellhammer to adjourn at 6:25 p.m. Motion carried 5-0.

Respectfully submitted,



Matt McMahon, Clerk