

**Special Council Meeting Minutes**  
**Plan Commission**  
October 24, 2013  
*Approved*

Call to order at 6:00 pm by Mayor Stanek

Roll Call.

Klipstein – here  
Krueger – here  
Garvin – here  
Mendum – here  
Pfof – here  
Stanek – here

Also in attendance: Mark Steward, City Administrator and James Mann of Ehlers.

Pledge of Allegiance.

PUBLIC COMMENT:

None

Discussion and possible action on the Resolution authorizing the issuance and sale of \$1,610,000 General Obligation Corporate Purpose Bonds, Series 2013A

James Mann, Ehlers and Associates, was in attendance to present on the bond sales for City. He had very good news for us. Only 3 banks bid on our bonds, and Banker's Bank of Madison was the winning bidder, and Royal Bank was a partner with Banker's Bank on the purchase. Blended rate for the bond is 2.42%, which is less than was anticipated. Savings were seen in other areas as well. This equates to a savings of over \$40,000 of what was projected.

Garvin/Pfof motion to approve Resolution #949 for the issuance and sale of 1,610,000 general obligation corporate purpose bonds, series 2013A. Roll Call. All ayes. Carried.

Discussion and possible action on the Resolution awarding the sale of \$2,335,000 Electric System Revenue Bonds, Series 2013B of the City of Elroy, Juneau County, Wisconsin, and providing for the payment of the bonds and other details with respect to the bonds

James Mann, Ehlers and Associates, was in attendance to present on the bond sales for Electric. He had very good news for us. Only 3 banks bid on our bonds, and Banker's Bank of Madison was the winning bidder, and Royal Bank was a partner with Banker's Bank on the purchase. Blended rate for the bond is 2.42%, which is less than was anticipated. Savings were seen in other areas as well. This equates to a savings of over \$150,000 of what was projected.

Garvin/Mendum motion to approve Resolution #950 for the awarding the sale of \$2,320,000 Electric System Revenue Bonds, Series 2013B and providing for the payment of the bonds. Roll call. All ayes. Carried.

Discussion and possible action on the Resolution creating Tax Increment Financing District #6

Garvin summed up the discussion on assisting Bardo with the expansion of their operations in Elroy. Garvin suggests that the TIF District creation be postponed until further information is gathered by Bardo related to their construction estimates. Steward suggested creating the TIF since Joint Review Board is scheduled to meet next week, especially since the TIF can be dissolved at any time as well. The Mayor said there will be no action.

Discussion and possible action on developer's agreement/incentive for Tax Increment District 6 and investing/borrowing public funds.

Garvin summed up the discussion on the developer's agreement. Until Bardo is ready to put construction plans on the table, the City cannot move forward on the agreement/incentive at this time. The City's contribution would be paid back through tax increment financing. The City would propose to use State Trust Fund money to borrow to assist the Bardo expansion. The plan is to postpone for two weeks so Bardo can work on their construction numbers and for the City to continue meeting with Bardo. A lot of pieces need to come together for the agreement/incentive to come together. The Mayor said there will be no action at this time.

Ehlers is still working on the Revenue Bond refunding/sale for the Sewer Department. We were not ready to act on it tonight.

Discussion and possible action on Acceptance of Award for Community Development Block Grant Public Facilities project from Wisconsin Department of Administration

Steward presented on the City's application to the State for a public facilities grant. We picked the projects that would score the best in association with the Utility Commission, and settled on 4 projects. This combined project approach was awarded to the full potential. Project equals \$982,412 and the grant is 50% or a total of \$491,206. We have to spend the money over two years if not sooner.

Garvin, all the pieces are coming together so we can do all the projects. We are covered from the financing standpoint. Have to decide who pays for what between City and Water. This all came together at the right time, and great interest rates and can be worked into the budget.

Garvin/Klipstein motion to accept the DOA award of \$491,206 for CDBG-Public Facilities projects. All ayes. Carried.

Discussion and possible action on raze order of 119 Main Street

Steward received only one bid from Kendall Trucking on the tear down of 119 Main Street. The question is and discussion is on razing the building or not. We will proceed when Bill Jefferson is available to discuss his interactions with the landowner. This item will be on the November agenda.

Discussion and possible action on resolution for Strelow alley and easement.

Steward presented two resolutions: One to create the alley with a plat of survey; and the other a Quit Claim Deed between Strelow and the City.

Garvin/Mendum motion to approve resolution #951 for the creation of the alley through a plat of survey. All ayes. Carried.

Garvin/Krueger motion to approve resolution #952 the Quit Claim Deed to Strelow from the City. All ayes. Carried.

Discussion and possible action on the 2014 Budget

Garvin asked Steward to put this on the agenda. The public hearing will be the 12<sup>th</sup> of November. Garvin asked Steward to give the Council Members a draft budget by November 1 and then meet on the 12<sup>th</sup>. The Council might need to have a finance committee meeting, if necessary. Garvin also asked Steward to provide a year to date of the expenses for 2013 and to estimate where we will be at the end of the year. Garvin also presented the council goals for 2014 and asked the Council members to review and add and delete the goals as they see fit.

Steward said the budget will change based on the refinancing numbers approved and present by Jim Mann. Steward explained a process to do short term borrowing to cover the loader expense if need be.

Next meeting is November 12, 2013 at 7:00 p.m.

Garvin/Mendum/Krueger motion to adjourn at 6:40 pm. All ayes. Carried.

Mark Steward  
City Administrator