

Common Council Meeting Minutes

November 12, 2013

Approved

Call to order at 7:00 pm by Mayor Stanek

Roll Call.

Klipstein – here

Krueger – here

Garvin – here

Mendum – here

Pfost – here

Stanek – here

Also in attendance: Mark Steward, City Administrator and William Jefferson, Attorney

Pledge of Allegiance.

PUBLIC COMMENT:

None

Public Hearing on 2013 Special Assessments & Charges

Discussion and possible action on Resolution # 953 – 2013 Special Assessments & Charges Payable 2014
Steward explained the special assessments and charges. No public to make comment.

Garvin/Pfost on behalf of the finance committee to make motion to approve Resolution #953 on Special Assessments and Charges. Roll Call. All ayes. Carried.

Discussion and possible action on Resolution # 954 – Residential Equivalent Units (REU)

Steward explained the REU's. No public to make comment.

Garvin/Pfost on behalf of the finance committee to make a motion to approve Resolution #954 on REU's. Roll call. All ayes. Carried.

Public Hearing on 2014 Budget and Property Tax Levy

Discussion and possible action on Resolution # 955 – 2014 Fee Schedule

Steward explained the fee schedule. There were clarifications on items. Items cleaned up and less ambiguous. No public to make comment.

Garvin/Klipstein on behalf of the finance committee to make a motion to approve Resolution #955 on the 2014 Fee Schedule.

Discussion and possible action on Resolution # 956 – 2014 Budget and Property Tax Levy

Steward explained the budget and tax levy in detail. Retzlaff asked if he will be assessed on the mobile homes that are no longer there. Steward reported that if it was there on January 1, 2013 then that is what is taxed, unless the Assessor made changes. The Council needed to decide which way to go with the levy limit. The Mayor and Steward suggested taking the allowable increase. The Council chose to go with a 0 levy increase. The Library budget was discussed. No further public to make comment.

Garvin/Klipstein motion to approve Resolution #956 and adopt budget as presented with a 0%/\$0 increase in the property tax levy. Roll Call. All ayes. Carried.

Adjourn Public Hearings about the budget and move into regular Common Council meeting at 8:05 p.m.

Garvin/Krueger to approve minutes of Common Council meetings October 8 and 10, 2013. All ayes. Carried.

1) Communications:

- a) Mayor's Comments, Communications and Recommendations: None
- b) Common Council Communications: Krueger was jumped on at Britnics regarding an officer going out Hwy 71 then to Nutmeg and to County Road PP and hit a deer. He said it is part of the route to go out one way and come in another.
- c) Administrator's Communications: Steward reported on the League of Municipalities Resolution 2013-1 which is regards to improving Wisconsin's Economy by State and Local Governments working together. The Resolution is urging the Legislature and Governor to enact AB147/SB132 – increasing the Historic Rehabilitation Income and Franchise Tax Credit from 10% to 20%; AB289/SB252 – allowing municipalities to require DOR to redetermine the base value of certain poorly performing TIF Districts; and AB416 – allowing an environmental remediation TID to receive tax increments from a donor TID.

2) Consent Agenda:

- a) Discussion and possible action on operator's license for Carol Nowak
Garvin/Krueger motion to approve Carol Nowak's operator's license. All ayes. Carried.
- b) Discussion and possible action on a Revolving Loan Fund application for Kari Preuss and the Elroy Theater
Garvin/Krueger motion to approve Revolving Loan Fund for Kari Preuss and the Elroy Theater. She currently as 2 notes with the City and this motion and action will combine those notes with the new note with the result being one note. Her payment will be \$600 per month and the total amount of loan is \$42,360.81. The money will be used to purchase and install a digital projector at the Theater.
- c) Review Council Goals for 2014
Garvin would like the Council Members to take the 2014 goals home with them and review and bring back in December for discussion.
- d) Discussion and possible action on Mobile Home Park update
Retzlaff was in attendance to explain what is going on. He has a writ to remove McCluskey's as tenants and a razing was granted for units #7 and #10. McCluskey's are in the process of razing units. Retzlaff doesn't want to be called anymore about the debris because it is McCluskey's responsibility.
- e) Discussion and possible action on raze order of 119 Main Street
Steward and Jefferson reviewed the action on 119 Main Street. A raze order was issued on September 28, 2013. What is the next step? Act on raze order, tear down building, building may go back on taxes, and the City could buy from the County.
Council by consent authorized the City Attorney and City Administrator to proceed with the raze order.

- f) Discussion and possible action on selling city owned land (38 acres) next to cemetery
The City received 2 bids and the Streets Committee reviewed them. Bid one from Vito Justiliano was for \$40,001, and bid 2 was from Kevin Miller at \$53,100.
Garvin/Krueger motion to instruct City Attorney to draft resolution #957 to sell/offer to purchase cemetery land for Kevin Miler for \$53,100 plus survey. Roll call. All ayes. Carried.
- g) Discussion and possible action on purchasing 523 Franklin Street and including it in the Municipal Flood Control Grant
Steward reported on the next steps with this property.
Pfof/Krueger motion to purchase and raze 523 Franklin Street and to utilize Municipal Flood Control Grant money, by amending the grant request to add this property and remove 514 Franklin Street and 1007 Academy Street from the grant. All ayes. Carried.
- h) Discussion and Update on the creation of Tax Increment Financing District #6
Steward reported on the status of TID#6. Garvin apologized for not taking action in October at the last meeting.
- i) Discussion and update on developer's agreement with Badger Dairy Blending
Steward reported that the developer's agreement/incentive is dead and Badger Dairy Blending will be doing their project in Hillsboro.
- j) Review projects included in the CDBG-PF grant for 2014 – 2016 and Discuss cost share between General Fund and Water Utility
This item was discussed during the budget discussions. The grant will pay 50%, City General will pay 25% and Water 25%.
- k) Review Royall School District's upcoming programs and City's commitment to the School's PEP Grant
Garvin reported that there will be a lock-in on Friday November 15 and setup begins at 3:30pm on Friday and they are in need of volunteers.
- l) Expenditures
Garvin/Klipstein motion to approve expenditures. Roll Call. All ayes. Carried.

3) Reports:

The final CDA report for downtown will be issued in December. Streets Committee discussed the cemetery land sale.

Steward asked the Council to consider giving the staff Christmas Eve as a full day off instead of a half day, and to consider Veteran's day as a holiday too. Council would like to see what other communities are doing and the County and bring back at the December meeting.

4) Next meeting date – Next meeting is on December 10, 2013

Garvin/Krueger motion to adjourn at 9:05 p.m.

Mark Steward
City Administrator