



Minutes
Committee No. 1
Revenues, Disbursements, Water and Wastewater
January 19, 2011

Committee #1 – Revenues, Disbursements, Water and Wastewater met on **Wednesday, January 19, 2011 at 5:00 PM** in **Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.**

Committee/Council Members Present: Michael Dahlby, Bill Hicks, George Adrian, Jane Lardahl, CW King, Mayor Hoffman.

Other Attendees: Public Works Director Rick Rubenzer, City Planner Jayson Smith, City Treasurer Lynne Bauer, Larry Johnson – Model Airplane Club Representative.

The meeting was called to order at: 5:01 PM.

Item #1: Discuss lease agreement with the Chippewa Falls Model Airplane Club. Possible recommendations to the Council.

Public Works Director Rick Rubenzer indicated this request is a renewal of a five-year lease agreement that expired December 31, 2010. He indicated lease rates for agricultural land near this site range from \$85 - \$100 per acre. Larry Johnson from the Chippewa Falls Model Airplane Club thanked the City for allowing them to use this land and requested the City consider \$90 per acre.

Motion by Dahlby/Adrian, all present voting aye, to recommend approval of the lease agreement with the Chippewa Falls Model Airplane Club for \$90 per acre. **Motion carried.**

Item #2: Update on progress of Wellhead Protection Ordinance modifications, wellhead groundwater flow modeling, and wellhead protection plan revisions. Possible recommendations to the Council.

City Planner Jayson Smith provided an update on the progress of the wellhead protection ordinance modifications and discussed a Memo from SEH (attached) detailing the technical aspects of collecting information; status and reasons for the delay in progress. Jayson indicated data acquisition, evaluation and the groundwater flow modeling should be completed in the next few weeks. At that time, a presentation will be made to the Board of Public Works as well as the Council.

Item #3: Discuss potential TIF arrangements including possible donor TIFs and costs that can be allocated to TIFs. Possible recommendations to the Council.

Council member Mike Dahlby summarized the following two issues he believes the City needs to address regarding TIF districts: 1) identify donor TIFs; and 2) review operational costs that can and should be charged to the TIF districts.

Motion by Dahlby/Hicks, all present voting aye, to direct staff to develop an accounting system to charge all eligible City expenses as practicable and reasonable to TIF districts and to implement this system immediately. **Motion carried.**

There was further discussion regarding TIFs and the possibility of designating TIF 5 as distressed. TIFs 9, 10 and 11 could be amended to be donor TIFs. There was also discussion as to whether or not any of the TIFs could be terminated. **Council member Dahlby** would like to see the TIF donor issues be part of the work plan for the first quarter of 2011.

Item #4: Discuss proposal from Jim Nordby to update appraisal on Northern Oil Property. Possible recommendations to the Council.

City Planner Jayson Smith indicated that another appraisal needs to be done for DNR grant funding purposes.

Motion by Hicks/Adrian, all present voting aye, to approve an appraisal being completed on the Northern Oil Property. **Motion carried.**

Item #5: Consider proposal from Ayres & Associates to assess structural integrity on Empire Building. Possible recommendations to the Council.

City Planner Jayson Smith stated the need to assess the structural integrity of City owned property located at 1-3 E. Spring Street. Due to private estimates in excess of \$1,000,000 to redevelop the property Jayson believes it is necessary to conduct an independent review of the building to determine the cost of renovation.

Motion by Hicks/Dahlby, all present voting aye, to authorize the proposal from Ayres & Association to assess the structural integrity of the Empire Building. **Motion carried.**

Item #6: Update on status of land sale located at Hwy 53 and County N. Possible recommendations to the Council.

No discussion took place on this item as the matter was taken care of by resolution at the January 18th council meeting.

Item #7: Discuss one-time revenue policy concepts. Possible recommendations to the Council.

The Committee discussed general concepts they would like developed over the next few months that would address what would happen if the City has one-time revenues such as land sale monies. Council member Dahlby suggested that one-time revenues not be used for recurring operational expenses. The Committee discussed prioritizing a list addressing items such as fund balance; land purchases; projects; reducing long-term operational maintenance issues; identifying high efficiency and technology issues.

Motion by Hicks/Adrian, all present voting aye, to direct Finance Mgr. Lynne Bauer to recommend allocation of the anticipated land sale monies including reviewing the list of capital items not funded in the 2010 and 2011 budgets. **Motion carried.**

Item #8: Discuss anticipated policy and fiscal issues of City Departments for Committee to address in 2011. Possible recommendations to the Council.

The Committee discussed compiling a list of policy and fiscal issues from Departments that need to be addressed by the Committee this year. No action taken.

Item #9: Discuss funding possibilities for carpet replacement in Clerk and Treasurer's offices. Possible recommendations to the Council.

The Committee discussed the need for replacing carpeting in the Clerk and Treasurer's offices as well as the copy machine room. It was decided that Finance Mgr. Lynne Bauer will recommend funding for the carpeting as well as recommending a time that will be the least disruptive to all offices involved. No action taken.

Item #10: Discuss day and time for regular meetings. Possible recommendations to the Council.

The Committee set a regular meeting day and time of the Thursday after the first council meeting of the month at 5:00 PM.

Item #11: Adjournment.

Motion by Hicks/Adrian, all present voting aye, to adjourn at 7:20 PM. **Motion carried.**

Minutes submitted by:
Lynne Bauer, Finance Mgr.