



## Minutes

### Committee No. 1

### Revenues, Disbursements, Water and Wastewater

April 5, 2012

**Committee #1 – Revenues, Disbursements, Water and Wastewater met on Thursday, April 5, 2012 at 8:00 AM in the City Hall, Council Chambers, 30 West Central Street, Chippewa Falls, WI.**

Committee/Council Members present: Jane Lardahl, Brian Flynn, George Adrian, CW King, Mayor Hoffman.

Others present: Public Works Director/City Engineer/Utilities Manager Rick Rubenzer, Finance Mgr/Treasurer Lynne Bauer, Police Chief Wendy Stelter, Captain John Liddell, Fire Chief Tom Larson, City Planner Jayson Smith, Brian Reilly – Ehlers & Associates.

The meeting was called to order at: 8:00 AM.

**Item #1: Discuss the scope of engagement letter from Quarles & Brady, LLP to provide special counsel services to assist the City with the negotiation and preparation of the Development Agreement and loan agreement and promissory note for the proposed commercial/residential development in TID No. 12. Possible recommendations to the Council. (Attachment)**

City Planner Jayson Smith asked the Committee for authorization to use Quarles & Brady, LLP as special counsel to assist with the negotiation and preparation of documents relating to development in TID No. 12.

**Motion by Flynn/Adrian** to recommend the Council approve the engagement letter from Quarles & Brady, LLP to provide special counsel services to assist the City with the negotiation and preparation of the Development Agreement and loan agreement and promissory note for the proposed commercial/residential development in TID No. 12 with the cost not to exceed \$12,000. **All present voting aye, motion carried.**

**Item #2: Discuss the possible donation/acquisition of parking lots along Columbia Street currently owned by Mason Companies. Possible recommendation to the Council. (Attachment)**

City Planner Jayson Smith informed the Committee he was approached by Mason Companies and asked if the City would be interested in a donation from them for the parking lots along Columbia Street. The Committee discussed uses for the parking lots and if acquired by the City the impact of taking this property off the tax rolls. Mr. Smith spoke with Pederson-Volker Funeral Home and they might be interested in purchasing one of the lots. The Committee felt it would be advantageous to accept the lots and sell if they were able.

**Motion by Flynn/Adrian** to recommend the Council accept the donations of parking lots along Rushman Drive and Columbia Street currently owned by Mason Companies. **All present voting aye, motion carried.**

**Item #3: Discuss the sale of City property along Marilyn Street and Chippewa Crossing Boulevard. Possible recommendations to the Council. (Attachments)**

City Engineer Rick Rubenzer discussed two citizen requests to purchase property along Marilyn Street and Chippewa Crossing Boulevard. The request from Patrick & Henrietta Leary to purchase a lot in the Zielie Addition indicated they did not need water and sewer. The request from Lorne Patzoldt indicated they would like to put a well and septic on the lot they are interested in. Mr. Rubenzer indicated as Utility Manager he is able to determine whether or not a well/septic can be put in. The general consensus of the Committee is to not have mound systems in the City although Rick indicated there are already mound systems in the City limits. The Committee also discussed the land sale process which will be reviewed with Attorney Ferg and brought back to a future meeting.

**No action taken.**

*Alderman Flynn left at this time.*

**Item #4: Discuss borrowing for 2012 and 2013 projects and capital equipment items. Possible recommendations to the Council.**

Brian Reilly, Ehlers & Associates, presented information on the City's debt structure based on preliminary discussions held at the last meeting. Included in preliminary numbers were the 2012 and 2013 street project costs, debt refinancing and replacement of the HVAC system at the Police Dept. In addition, the Committee discussed the need for future borrowings in 2012 and 2013 based on additional capital items and economic development projects. Mr. Reilly noted the City has the debt capacity for the new borrowing and presented information on how these borrowings will affect the tax levy. Finance Mgr. Lynne Bauer was concerned that the debt levy for 2013 exceeded the amount of \$1.25M which had been the level set by a past council as an acceptable amount. Mr. Reilly indicated the debt repayment could be structured to keep it around \$1.25M if the Council wanted it to remain at that level.

**Motion by Adrian/Lardahl** to recommend the Council approve borrowing for the 2012 and 2013 Street Projects, the Police Department HVAC replacement/upgrade, and the refinancing as detailed by Mr. Reilly in the attachment entitled "2012 Debt Issuance..." dated April 5, 2012. **All present voting aye, motion carried.**

**Item #5: Adjournment.**

**Motion by Adrian/Lardahl** to adjourn at 9:53 AM. **All present voting aye, motion carried.**

**Minutes submitted by:  
Lynne Bauer, Finance Mgr.**