



"Wild Goose Center of Wisconsin"



City of Waupun

201 E. Main Street
Waupun, WI 53963
Phone: 920-324-7900
Fax: 920-324-3980

Waupun Common Council Minutes of Special Meeting Tuesday, July 25, 2017

The Waupun Common Council met in special session on Tuesday, July 25, 2017 at 5:30pm in the Common Council Chambers of the Waupun City Hall with Mayor Nickel presiding.

City Staff present are City Attorney VandeZande, City Clerk Hull, Police Chief Loudon, Fire Chief DeMaa, Administrator Schlieve, Utility Manager Posthuma, and Finance Director Oosterhouse. Library Director Jaeger and Public Works Director Daane are absent and excused.

Audience present is Steve Schouten of Waupun Hockey Association.

Media present is Kevin Haugen of WBEV.

Mayor Nickel called the meeting to order at 5:30pm.

Members present on roll call are Alderman Vossekui, Alderman Westphal, Alderman Mielke, Alderman Vanderkin, and Alderman Kaczmariski. Member absent and excused is Alderman Matoushek.

Steve Schouten of Waupun Hockey Association presents the Limited and Non-Exclusive Sub-Lease and Use Agreement between the City of Waupun, the Waupun Hockey Association, and Waupun Wolves LLC for discussion and consideration. The Board of Public Works approved for the Waupun Hockey Association to remodel the Community Center, at Waupun Hockey's cost, to accommodate a junior team in 2018. Remodel to include locker room for this team, a girls locker room, and uni-sex bathroom. Attorney VandeZande requests clarification on page 2, Section (1) (c) Definitions. It is listed as "... approximately thirty (25) regular season.....". The number in parenthesis is different than what is spelled out. Also, page 11 Section 13 (b) Indemnification, which states the City indemnify and hold harmless the Waupun Wolves, to be removed.

Motion Vossekui, second Vanderkin to approve the Limited and Non-Exclusive Sub-Lease and Use Agreement between the City of Waupun, the Waupun Hockey Association, and Waupun Wolves LLC. with clarification to page 2, Section (1) (c) Definitions, for the number "thirty" but shows "(25)" and page 11, Section 13 (b) Indemnification be removed. Motion carried 5-0 on roll call.

Schlieve and Oosterhouse provide the 2016 annual report of TIF Districts 1,3,4,5 and 6.

TID 3: Created 2005 as mixed use/blighted area and amended in 2012 to extend boundaries. This is a 27 year TID which expires 2027. This TID lies in our downtown business district in both Dodge and Fond Du Lac Counties and shares with TIF 6. Project expenses are in line with the project plan and consist of CDA redevelopment funds to maintain the down town area, real estate, and support for the recreational trail. 2016 Project Plan costs provided ending balance of \$2,170,000 and expenses \$1,478,720. Financials

provided 2016 beginning balance -\$890,818 with revenue and expenses, the year-end balance is -\$639,899. Future project costs of \$1,595,000 are anticipated for on-going improvements providing a closure date of 2032 and creating an ending balance of \$2,234,899. This involves cost sharing of \$600,000 from TIF 6.

TID 6: Created 2012 as mixed use/blighted area. This is a 27 year TID which expires 2039. This TID lies on the west side of the City in both Fond du Lac and Dodge County and shares with TIF 3. Project expenses consist of the Main Street Project, acquiring property for Main Street Project, aquatic center improvements, and support for the recreational trail. 2016 Project Plan costs provided ending balance of \$2,750,000 and expenses \$1,455,049. With financing costs and \$600,000 sharing from TID 3, total plan costs are \$3,620,000. Financials provided beginning balance -\$462,227 with revenue and expenses, the year-end balance is -\$554,174. Future project costs of \$1,913,000 are anticipated for re-developments to including housing, the shopping strip, and the area surrounding the County Park providing an ending balance of \$2,467,174.

TID 1: Created 1987 as industrial/distressed area and amended in 2011. This is a 27 year TID which expires 2024, but expected early closure in 2021. This TIF lies in the industrial park in Dodge County. As distressed, this TID cannot incur expenses; only earn revenue to pay back outstanding debt. This is the largest TID for increment which provides \$10.7 million in assessed value. Project expenses consist of interest advancements to TID 1 and expenses generated from the required audit. Financials provided beginning balance -\$1,241,530 with revenue and expenses, the year-end balance is -\$991,680.

TID 4: Created 2007 as mixed use and closed this year, 2017, due to low activity. This TID lies on the US 151 and 26 Interchange in Dodge County in which consists of the Heritage Ridge project. 2016 Financials provided beginning balance -\$283,297 with revenue and expenses, the year-end balance is -\$283,829. The City did satisfy most of the advance from the City to TID 4 however, there will be approximately \$8,000 of the advance to write off at year end.

TID 5: Created 2008 as mixed use and amended in 2012. This is a 20 year TID which expires 2028. This TID lies on the east side in Dodge County for commercial development. 2016 expenses consist of the street and utility infrastructure of Shaler, Mayfair, and Washington Avenue and the baseball field complex. 2016 Project Plan costs provided ending balance of \$7,900,000 and expenses \$6,963,476. To-date, incurred finance costs of \$2,840,000 and \$759,852 of interest costs. Financials provided beginning balance -\$1,613,217 with revenue and expenses, the year-end balance is -\$1,729,432 which included Taft Lane utility extension infrastructure and remaining portion of interest expense and principal. Future project costs of \$825,000 are anticipated for demolition of the MVP property and possible development on this site, as well as Seymour Street by Taft, providing an ending balance of -\$2,554,432.

Schlieve and Oosterhouse provide discussion on the 2018-2020 Budget, for priorities and key issues related to public facilities. Facilities discussed: City Hall remodel of restrooms and parking lot for ADA compliance, HVAC, and general maintenance at cost of \$900,000-\$1,000,000; Senior Center remodel of entrances and restrooms for ADA compliance and questions the size of the building for adequacy at cost of \$83,000 plus; Safety Building security access at cost of \$21,000; and Carnegie Building for ADA accessibility and HVAC at an unknown cost. Known costs are estimated at \$1,200,000 which may require us to proceed to referendum in order to fund these projects.

The agenda item of the Take Home/On-Call Vehicle Use Policy is tabled for a future meeting.

Chief Demaa informs the Board that the back-up 1996 Fire Engine has mechanical issues with the pump engaging and the repairs estimate in the amount of \$6,300-\$8,000. Demaa requests transferring unused

Public Works contingency funds into the appropriate Fire Department budget to pay for these repairs and expenses.

Motion Kaczmarski, second Vanderkin to approve the transfer of funds from the Public Works contingency fund, into the appropriate Fire Department budget, in the amount not to exceed the maintenance repairs and expenses of the 1996 Fire Engine.

Motion Vossekui, second Westphal to authorize the City Clerk to release payment of the monthly expenses. Motion carried 5-0 on roll call.

Motion Vanderkin, second Vossekui to approve the Operator Licenses to Nicholas Rahn, Emma Gilgenbach, Nicholas Landaal, and Jacob VandeKolk. Motion carried 5-0.

The Waupun Common Council adjourned in closed session under Section 19.85 (1)(c)(e)(g) of the Wisconsin Statutes for consideration of compensation of the Deputy Police Chief position, the proposed Developer's Agreements in TIF 6, and the Workman's Compensation Hearing Application of Andi Colker. Motion carried 5-0.

Motion Vanderkin, second Vossekui to reconvene in open session under Section 19.85(2) of the WI Statutes. Motion carried 5-0.

Motion Westphal, second Mielke to call the meeting adjourned at 7:10pm.

Angela Hull, Clerk