

These are the minutes of the Regular Session of the City of Adams, WI held on September 3, 2013 in the City Municipal Building.

Meeting was called to order by Mayor Baumgartner. On roll call were Alderpersons Hilson, Jensen, Kierstyn, Marti Scott, Suhr, Mayor Baumgartner and Officer Klaus. Administrator Ellisor and Street Superintendent Mead were excused. Others attending were Chuck Sulik from MSA Professional Services, Bev Ward and the owners Richard Voyles and Karen Witkowski of Main Street Station LLC. The Pledge of Allegiance was recited.

Motion by Jensen, second by Suhr to approve the minutes of the meetings held August 26, 2013 and August 29, 2013 as printed. Roll call vote, all voted aye.

Petitions and Communications: Bev Ward spoke to the Council regarding big problems that she and her neighbors have complaints about. Not just with other neighbors but with the City Police Department. She stated that she called on August 10th of the neighbor burning garbage. The Officer responded and the burning continued. Another neighbor called to ask what they were burning and the Officer told her dog poop. The Officer did not tell them to put it out as she did about 6-8 weeks ago on a Sunday evening. She feels it's more than just dog poop that they burn as they will burn for two hours, for two little dogs. She was out of town and the neighbors told her that they burned again. The neighbors do not want to call the Police as they are afraid of retribution. On August 19 she talked to the Acting Chief and told him how unhappy she was and mentioned another neighbor's garbage problem. She took pictures and gave them to Council a year ago and nothing happened. The garbage cans are uncovered and in the alleyway. According to the ordinance, garbage cans are not allowed in the alley and need to be air tight. She has mentioned this to Officers who replied that they gave them warnings. She told the Officers to give them a ticket. On another day she was here complaining, when she returned home from appointments, the garbage cans were behind the fence and the lawn cleaned. She thanks whoever it was responsible for that being done. She challenges the Council, Mayor and Administrator to drive around the neighborhood. The house next to this one is horrendous; the grass hasn't been mowed for at least two months. Why does she have to live like this? Would you like it in your neighborhood? Someone burning dog poop? She and the neighbors talked about putting up privacy fences, they won't be pretty, and they'll be just like the one she has to look at. They'll collect all their animals waste and on an east wind day, burn it in the alley and better not get a citation. She questioned the location of habitat houses. She would like someone from Council to get ahold of someone from habitat. There is now a forth house going in within a two block area. One of the three that are constructed is taking care of theirs, the other two she has problems with. She has no problems with giving people help that need it, but habitat needs to make sure they are taking care of the houses. Officer Sherd told her that we don't own them habitat does and to go complain to them. The new house going in, the road has been ripped up and hopes that the City is not paying for that with tax dollars. She said why doesn't she file complaints, she filed one last year on a group of kids in a car going about 50 mph, screaming right through the stop sign. She called the City Police Department and the Officer gave them her name and address. So, for the next three weeks, it was pure hell. You are my elected officials and I want you to do something. She questioned why do we have stop signs? Her main complaint is the City Police Department that goes rolling through there all the time and not just on Cedar and State, wherever she sees them. Another neighbor told her later in the night, they don't stop at all. If she does it, or anybody else we should not get a ticket until the Police learn to do it.

Mayor Baumgartner stated that the warning she will put out is there will be no more warnings. She and Officer Klaus have talked about it and that is, there are not going to be anymore warning. They are all getting tickets and to her understanding, they have already given out quite a few.

Report of Standing Committees:

Personnel Committee:

Discussion Relating to Hiring of Full Time Police Officer: It was a consensus of the committee to hire Mark Lee Scimeca as the Full Time Police Officer.

Review Chief of Police Applications: The 21 applications received were narrowed down to 7. Officer in Charge Klaus will do the initial background check and recommendations will be presented at the next committee meeting.

Finance Committee:

Recommendations were made to Approve Memorandum of Understanding - GEITS Connection and Northern Council of Australia.

Pending Projects and Project Status: Investing into Community Promotions was discussed. There was a consensus that expenditures for Economic Development promotion could be drawn from TIF #3 similar to the Centennial weekend last year.

Review 2013 Budget Revenues & Expenditures: The budget status was reviewed and was consistent with the budget plan and other anticipated expenditures.

Report of City Officers:

Mayor Baumgartner: Reported that it has been busy. The reception for the GEITS Connection was interesting and positive. We are proceeding with the progress in the Industrial Park and there will be much more news by the end of the month. They are meeting all over the State and there is progress. As for what Ms. Ward has mentioned, we will look at this in Public Works and maybe make some ordinance changes in cleaning things up and take specific action.

Police Department: (Report below)

New and Unfinished Business:

Motion by Marti second by Kierstyn to Authorize Issuance of Fermented Malt Beverage and Intoxicating Liquor License and Soda License to Richard Voyles, agent for Main Street Station, LLC. Roll call vote, all voted aye.

Motion by Kierstyn, second by Suhr to Approve Memorandum of understanding with GEITS Connection and Northern Council of Australia. Roll call vote, all voted aye.

Chuck Sulik from MSA Professional Services who works in one of the planning groups informed the Council that he has been working with the City on the presentation for the proposed amended project plan for Tax Incremental Finance District No. 2 and Tax Incremental Finance District No. 3. He showed the map with boundaries for both TID's. He explained that both TID's were created in 1996 and what we are proposing is to create some amendments to the project lists. We are not changing the geography or shape and size of the boundaries. Both TID's have been successful. The amendments are in response to the GEITS Corporation to help position the City to provide infrastructure improvements that will be required as part of that private development. TIF #3 amendments are part of the GEITS development but more directly in response to the Downtown Development Revitalization planning. We are here tonight to present these proposals and ask for your consideration and action on the resolutions in support of the amendments to TID No. 2 and TID No. 3. He explained the process and calendar. He stated that we have met with the Joint Review Board that includes representatives from the taxing jurisdictions, County, MSTC, A-F School District and City. The Planning Commission has held a public hearing and has taken favorable action on the resolutions. If approved by Council it will go back to the Joint Review Board that is scheduled for September 18, 2013. He reviewed both TID No. 2 and TID No. 3 project plans. TID No. 2 additional projects consist of the Wastewater Treatment Plan Upgrades and Equipment Acquisitions, Economic Development Incentives and Industrial Park Improvements. On a conservative consumption, they based the property tax revenue that will be generated they are using the number provided by GEITS of \$67 million of

additional assessed value, assuming zero percent inflation and assuming the current tax rate would remain constant. TIF #2 extends to tax year 2019 paid in 2020 and through the projected income would generate \$5.9 million in revenue throughout the period of TID #2. The projected annual performance (expenses), if all of the \$4 million were to be borrowed, the costs would come out to \$4.48 million. So the income does exceed the expenses. He reviewed the current annual performance of TID No. 2 which has cash flow at the end of this calendar year. There is room to utilize these TIF dollars to make these types of projects happen. In TID No. 3, he discussed the additional public works projects, which include 18 projects. Some projects for the Downtown Revitalization, street closures, WWTP upgrade, Hwy 13 improvements, infrastructure improvements, traffic and signage, which total about \$3.8 million dollars. These are potential additional projects, based largely on the performance of the TIF's as time goes on. The Economic Feasibility anticipates \$5.2 million in additional property value added between 2014 and 2021, with the same zero inflation and same tax rate. The projected income is \$4.1 million and the projected annual performance of expense would be feasible. It was asked from a citizen what is a TID. Mr. Sulik explained that it is a major funding tool available to cities and villages throughout the State of Wisconsin. The funds received through taxes pay for improvements, to encourage private projects to happen, downtown revitalization, industrial development or addressing blight, those kinds of activities. It doesn't add or subtract to any property owner within the City.

Motion by Kierstyn, second by Suhr to Approve Resolution No. 2013-09R (See Appendix B of Minutes Book) Relating to Project Plan and Amendment of Tax Incremental Finance District No. 2. Roll call vote, all voted aye.

Motion by Marti, second by Jensen to Approve Resolution No. 2013-10R (See Appendix B of Minutes Book) Relating to Project Plan and Amendment of Tax Incremental Finance District No. 3. Roll call vote, all voted aye.

Officer Klaus reported on the hiring of Mark Scimeca for Full Time. He stated that Officer Scimeca has worked part time for over 4 ½ years. He requested to start his pay and vacation at the second year scale and effective immediately. We received \$4,000 grant from the Booze & Belts and he has purchased a radar unit, digital recorders and video presentation equipment. He has submitted everything for reimbursement. School started today and a speed machine is on Pierce Street. He will have the Officers there every day for the traffic. We now only have two Part Time Officers and need to hire more.

Motion by Suhr, second by Hilson to Approve Hiring of Mark Scimeca as a Full Time Police Officer. Roll call vote, all voted aye.

Motion by Scott, second by Jensen to Approve Payment of Bills. Roll call vote, all voted aye.

Motion by Marti, second by Jensen to Adjourn. Roll call vote, all voted aye.

Respectfully Submitted,
Janet L. Winters, CMC, WCMC, CMTW
Clerk/Treasurer