

**CITY OF DARLINGTON COUNCIL PROCEEDINGS**  
**MAY 3, 2016**

The meeting was called to order by Mayor Dave Breunig at 8:00 PM. The Pledge of Allegiance was then recited. Present at roll call were: Felix Perez, Cindy Corley, John Sonsalla, Don Osterday and Steve Pickett. Excused absence: Dave Gough. Also present were: Bill McDaniel, Jim Mann, Jeremy Williams, Dale Wiegel, Robin Steiner, Brian Lund and Phil Risseuw.

Motion by Pickett second by Perez that the meeting notice and agenda were properly posted. Motion carried. Motion by Sonsalla second by Pickett to approve the minutes of the April 19, 2016 Council Reorganizational Meeting and Council meeting. Motion carried.

Under new business, Jim Mann of Ehlers Associates attended the meeting to make a presentation regarding bond refunding opportunities for a water revenue bond and a sewer revenue bond. Jeremy Williams attended the meeting to present cost estimates for proposed 2017 infrastructure improvements for Madison Street, E. Lucy Street and Arthur Street; and proposed 2021 infrastructure improvements for Main Street. Copies of information from Jim Mann and Jeremy Williams were included in the agenda packet.

Jeremy Williams did his presentation first. He stated he asked representatives of Delta 3 Engineering, Inc., to provide cost estimates for infrastructure improvements for Madison Street from E. Lucy Street to E. North Street; E. Lucy Street from Arthur Street to the dead end; and Arthur Street from E. Minerva Street to E. Mary Street. The infrastructure improvements include replacement of sanitary sewer, water main, storm sewer and street construction. Jeremy reported these numbers reflect replacement of 100% of all these infrastructure improvements. In some cases the existing curb and gutter, sidewalks and retaining walls may be able to stay in place. The estimated total costs for these projects are as follows: Madison Street - \$485,480.00; E. Lucy Street - \$179,275.00; and Arthur Street - \$399,605.00. Several questions were asked by those present regarding these proposed projects. It was reported these three street segments were identified by representatives of the Street and Public Works and Solid Waste committee as the next street segments that need to be replaced.

Jeremy Williams then presented information concerning the infrastructure improvements the City would be responsible for when the WDOT completes the Hwy. 23 reconstruction project in 2021. These cost estimates were also completed by representatives of Delta 3 Engineering, Inc. These projections only include the work needed on the sanitary sewer and water mains. The estimated total costs for this project is \$1,429,565.00. It was reported at this meeting that an estimated cost of the City's portion of street improvements could be as high as \$600,000.00. This number came from representatives of WDOT, and it's for reconstruction of the street parking area along Hwy. 23. Several questions were asked by those present regarding this proposed project as well.

Jim Mann of Ehlers Associates then presented a proposed 2016-2020 finance plan for the City, Water Dept. and Sewer Dept. A copy of the proposed finance plan was included in the agenda packet. The finance plan included several spreadsheets listing the current City general obligation debt, the current Water Dept. debt and the current Sewer Dept. debt. Analysis was also provided of City debt repayment tax rate, and debt repayment coverage amounts for the Water and Sewer utility debt. In addition, a spreadsheet showed the proposed financing plan for 2016 thru 2020, which showed the borrowing amounts needed to fund the 2017 and 2021 proposed construction projects. And how those borrowings affect the repayment tax rate and debt repayment coverage amounts.

Jim Mann then reported based on their analysis, the Sewer Dept. would have sufficient net income to cover the additional debt repayment amounts; however the Water Dept. would need to apply for a couple simplified rate increases between now and 2021. The City debt repayment would need to be covered by increases to the tax rate. Jim stated at present the City's tax rate is moderate to high, compared to other communities our size. Jim also stated this whole conversation started with a proposal to refund a water revenue bond and sewer revenue bond to realize some interest cost savings. At current interest rates, \$225,303.00 interest expenses could be saved by refunding the water revenue bond, and \$53,099.00 interest expenses could be saved by refunding the sewer revenue bond.

Several questions were asked by those present regarding the proposed finance plan information presented by Jim Mann. Jim stated the City Council needs to decide what projects they want to complete and when they want to complete them. It was reported there maybe remodeling costs for the second floor of the Municipal Building, if the decision is made to convert the second floor into apartments. It was also suggested the Council create a capital improvement plan to assist them in making these decisions. And it was suggested, at a minimum we need to do the revenue bond refunding to save interest costs. Mr. Mann stated he could have resolutions prepared for consideration at the next Council meeting. Mayor Breunig concurred with that recommendation. Jim Mann then left the meeting.

Discussion was then held concerning the following recommendation from the Plan Commission. A copy of the meeting minutes was distributed to those present at this meeting.

- Conditional use permit request for the property located at 338 Hill Street. Mayor Breunig reported the Plan Commission is recommending approval of a conditional use permit request from Harold Ruef for his property located at 338 Hill Street, to use the property for vehicle storage. After discussion and consideration, motion by Sonsalla second by Pickett to accept the recommendation from the Plan Commission and approve a conditional use permit for Harold Ruef as presented. Motion carried.

Jeremy Williams, Robin Steiner and Dale Wiegel then left the meeting.

Discussion was then held concerning an application for Temporary Class "B" Retailer's License from the Darlington Canoe Festival Committee from June 9, 2016 thru June 12, 2016 for various times and locations listed on the application. A copy of the application and approval letter from Chief King was included in the agenda packet.

After discussion and consideration, motion by Pickett second by Sonsalla to approve the Temporary Class "B" Retailer's License application from Darlington Canoe Festival Committee as presented. By Voice Vote: Ayes: Pickett, Pereza, Sonsalla and Osterday. Nays: None. Abstained: Corley. Motion carried.

Discussion was then held concerning an application for Temporary Class "B" Retailer's License from Beowulf MC LTD from 2:30 PM on June 11, 2016 thru 2:30 AM on June 12, 2016, for the Lafayette County Fairgrounds located at 701 E. Louisa St. A copy of the application and approval letter from Chief King was included in the agenda packet. After discussion and consideration, motion by Pickett second by Pereza to approve the Temporary Class "B" Retailer's License application from Beowulf MC LTD as presented. Motion carried.

Discussion was then held concerning an original application for Class "B" Retailer's Combination License from Bridges Hospitality Inc., d/b/a Bridges Hospitality, 201 Christensen Drive, Darlington, WI 53530. A copy of the application, supporting documentation and approval letter from Chief King was included in the agenda packet. This license application is to replace the current Class "B" Retailer's Combination License held by CHOSUN 3 LLC at the same location. This is a reserve license. It was reported the current owners of the motel and restaurant are selling their property to these applicants on May 6, 2016. After discussion and consideration, motion by Osterday second by Pickett to approve the original application for Class "B" Retailer's Combination License from Bridges Hospitality Inc., as presented. Motion carried.

The April, 2016 vouchers were then presented for approval. Motion by Sonsalla second by Pickett to approve the payment of the following April, 2016 vouchers: City vouchers #37106 thru #37195 in the amount of \$76,487.61; Payroll voucher #18991 and direct deposit payroll vouchers #5964 thru #6043 in the amount of \$50,588.19; Water Dept. vouchers #5382 thru #5398 in the amount of \$37,005.04; Sewer Dept. vouchers #6181 thru #6197 in the amount of \$488,361.93; and Library vouchers #5280 thru #5285 in the amount of \$10,283.13. Motion carried.

Under reports of committees, Alderperson Sonsalla reported on the Library Board meeting held April 25, 2016. A copy of the meeting minutes was distributed to those present at this meeting. Alderperson Sonsalla reported on several items included in the meeting minutes. Mayor Breunig then reported on the Police Commission meeting held April 26, 2016. A copy of the meeting minutes was included in the agenda packet. Mayor Breunig reported at that meeting the Police Commission selected an applicant for the Police Officer position contingent upon their passing a psychological test and physical. Since that meeting, that applicant did not pass their psychological test. Another meeting of the Police Commission will be scheduled soon to discuss what action to take next.

Mayor Breunig then reported on the Property and Insurance Committee meeting held May 2, 2016. A copy of the meeting minutes was distributed to those present at this meeting.

Mayor Breunig highlighted several items included in the meeting minutes. Mayor Breunig then encouraged those present to attend several upcoming community events.

There being no further business for this meeting, motion by Pereza second by Pickett to adjourn the meeting at 9:30 PM. Motion carried.

CITY OF DARLINGTON

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Philip A. Risseuw, Clerk-Treasurer