

CITY OF DARLINGTON COUNCIL PROCEEDINGS
REGULAR SESSION
FEBRUARY 7, 2017

The meeting was called to order by Mayor Dave Breunig at 7:00 PM. The Pledge of Allegiance was then recited. Present at roll call were: John Sonsalla, Don Osterday, Steve Pickett, Felix Perez, Cindy Corley and Dave Gough. Absent: None. Also present were: Bill McDaniel, Erin Gallagher, Wade Berget, Jeremy Williams, Kurt Muchow of Vierbicher Associates, Brian Lund and Phil Risseuw.

Motion by Sonsalla second by Pickett that the meeting notice and agenda were properly posted. Motion carried. Motion by Pickett second by Gough to approve the minutes of the previous meeting. Motion carried.

Under new business, Kurt Muchow of Vierbicher Associates made a presentation regarding an analysis of City of Darlington TID #6 and TID #7. A copy of the TID Analysis was included in the agenda packet. Kurt presented the information and answered questions from those present. He stated TID #6 is very strong financially, which creates an opportunity for the City of Darlington to implement additional projects. He then stated TID #7 is not generating sufficient revenue to cover project costs and debt service. Kurt then recommended the City consider the following potential amendments to TID #6:

- Amend the TID #6 project plan to allocate surplus revenues to TID #7 to fund expenditures in the TID #7 project plan.
- Amend the TID #6 project plan to allow expenditures to be made for additional projects within the TID boundary and projects within a one-half mile radius of the TID #6 boundary.

Kurt also recommended the City consider the following potential amendments to TID #7:

- Amend the TID #7 project plan to allow additional expenditures to be made on projects within TID #7 and within the one-half mile radius of the TID #7 boundary.

Kurt then reviewed a general list of TIF Eligible Expenditures. Those costs include infrastructure, Main Street Corridor Improvements, Pedestrian and Bicycle Facilities, Community Development, Urban Redevelopment and Low-Cost Housing Projects, Sustainable Development Related Project Costs, Building Façade and Building Renovation Programs, Site Development and Redevelopment, Land Acquisition and Assembly, Development Incentives, Professional Services, Administration and Marketing Costs, TID Organizational Costs and Financing Costs. Several questions were asked by those present concerning possible projects that could be funded with TIF dollars.

After Mr. Muchow's presentation, it was the consensus of those present to have Kurt prepare and provide the City with a proposal to provide consulting services to complete the amendment recommendations listed above for TID #6 and TID #7 as discussed. Kurt stated he would have the proposal ready for consideration at the February 21, 2017 Council meeting. Mr. Muchow then left the meeting.

Discussion was then held concerning the following recommendations from the Park and Recreation Committee meeting. A copy of the meeting minutes was included in the agenda packet.

- Approve 2017 summer employment wages. Alderperson Osterday and Wade Berget presented the information and answered questions. After discussion and consideration, motion by Osterday second by Gough to approve the 2017 summer employment wage schedule as recommended. Motion carried.
- Approve 2017 programs and fees. Alderperson Osterday and Wade Berget presented the information and answered questions. At the Park and Recreation Committee meeting the shelter house rental fee was raised to \$50.00 per use, and Wade explained the reasoning behind the increase in the flag football participation fee. It was also reported a spring dodgeball program will take the place of the soccer program. After discussion and consideration, motion by Sonsalla second by Osterday to accept the Committee recommendation and approve the 2017 programs and fees including the \$50.00 shelter house rental fee and \$45.00 flag football fee as presented. Motion carried.

Discussion was then held concerning the following recommendation from the Plan Commission. The Plan Commission meeting was held just prior to this Council meeting.

- Conditional use permit renewal request from Jason Funkhouser. Mayor Breunig reported the Plan Commission is recommending approval of the conditional use permit renewal request from Jason Funkhouser, to operate a business from his residential property at 617 Division Street. After discussion and consideration, motion by Osterday second by Pickett to approve the conditional use permit renewal request from Jason Funkhouser as recommended. Motion carried.

Motion by Gough second by Pickett to approve the payment of the following January, 2017 vouchers: City vouchers #37955 thru #38033 in the amount of \$747,448.73; Direct deposit payroll vouchers #6828 thru #6915 in the amount of \$55,504.90; Water Dept. vouchers #5566 thru #5577 in the amount of \$15,077.64; Sewer Dept. vouchers #6357 thru #6371 in the amount of \$108,708.08; and Library vouchers #5336 thru #5338 in the amount of \$9,398.71. Motion carried.

Motion by Gough second by Pickett to go into closed session in accordance with Section 19.85 (1) (e) Wis. Stats., to review and discuss the proposed development agreement with Quilt Block Wind Farm LLC. Roll Call Vote: All Ayes. Motion carried.

Motion by Pickett second by Osterday to reconvene to regular session in accordance with Section 19.85 (2) Wis. Stats., to take action if necessary concerning proposed development agreement with Quilt Block Wind Farm LLC; and continue with agenda items. Roll Call Vote: All Ayes. Motion carried.

After discussion and consideration, motion by Pickett second by Corley to authorize Attorney McDaniel to make the requested changes to the Quilt Block Wind Farm LLC development agreement and offer to purchase documents; and approve the agreements as amended. Motion carried.

Under reports of committees, Mayor Breunig encouraged those present to attend the following meetings and community events:

- League of Wisconsin Municipalities Lobbying Day, February 15, 2017.
- Chamber/Main Street Tailgate Party, February 19, 2017 at 5:00 PM at Darlington Country Club.
- A Water and Sewer Committee meeting was then scheduled for Tuesday, February 21, 2017 at 5:30 PM to review street construction and utility upgrade plans for planned 2017 projects; and authorize engineers to advertise the project for bids.
- Several other upcoming community events.

There being no further business for this meeting, motion by Pereza second by Pickett to adjourn the meeting at 8:10 PM. Motion carried.

CITY OF DARLINGTON

Philip A. Risseeuw, Clerk-Treasurer