

**FINANCE COMMITTEE
MAY 12, 2014 AT 6:44 P.M.
LINCOLN CENTER – 1519 WATER STREET**

PRESENT: Alderpersons Patton, R. Stroik, Slowinski, O’Meara and M. Phillips
ALSO
PRESENT: Mayor Halverson; City Attorney Beveridge; C/T Ladick; Clerk Moe, Ald. Moore, Wiza, Trzebiatowski, Suomi, M. Stroik, Doxtator; Directors Lemke, Ostrowski, Schrader, Schatschneider; Police Chief Ruder; Asst. Police Chief Skibba; Interim Fire Chief Finn; Clerk Moe; Human Resource Manager Jakusz; Supt of Streets Laidlaw; Finance Manager Freeberg; Officer John Moss; Steve Shepro; Kelly Pazdernik; Mary Ann Laszewski; Jesse Suchowski; Sanjay Panchal; Leena Panchal; Lloyd Graff; Becky Mattison; Jason Mattison; Daniel Weisbrot; Brandi Makuski; Nate Enwald; Barb Jacob; Bob Fisch

ITEM #1 – REQUEST FROM BERNARD MOCADLO FARMS TO LEASE A PORTION OF CITY-OWNED LAND IN EAST PARK COMMERCE CENTER FOR FARMING PURPOSES (PART OF PARCEL IDs 2308-01-2100-02 AND 2308-01-2100-04).

Motion made by Ald. O’Meara, seconded by Ald. Slowinski to approve the request from Bernard Mocadlo Farms to lease a portion of city-owned land in East Park Commerce Center for farming purposes, parcel ID’s 2308-01-2100-02 and 2308-010-2100-04.

Ayes: All Nays: None Motion carried.

ITEM #2 – AGREEMENT FOR ENGINEERING SERVICES WITH VIA RAIL LOGISTICS, LLC FOR THE PRELIMINARY RAIL DESIGN FOR EAST PARK COMMERCE CENTER.

C/T Ladick stated this is for the preliminary rail design for East Park Commerce Center for an approximate cost of \$15,000 with funding coming from some of the capital project borrowing that we did for TID 9 street construction, which came in under budget by about \$30,000. He went on to say that we do expect TIF 9 to run a slight deficit, at least for the next couple of years, because it is a new TIF district.

Ald. Patton questioned if there were any other bids. Director Ostrowski replied they worked with Via Rail because they did some preliminary work on it when the Cold Storage Development was done. There are not many firms that do this type of work.

Ald. O’Meara stated he looked at the deliverables and the preliminary design is good, but his concern is the design be reproducible by a surveyor in the future, so they know what is going on. He would like to see it staked and have the City staff survey the location or have them do it. He thinks it’s important for them to draw the location on the preliminary design, but we have to be able to know what that is so that in the future when we start selling stuff off, we can locate it.

Director Ostrowski stated that Point of Beginning has already conducted the survey of the sites. This is the first step in the process and the next step would be doing the final rail design, which would come at a later date once there is a more concrete location. This would be the main track that would go parallel to the CN main line on the northern end of that park and off of that siding track there would be individual spurs for businesses who would be locating within the park.

Ald. O’Meara stated he believes this is a good idea, but since it could be 8-12 years or so before it is built, we want to make sure that in the meantime, somebody doesn’t have the corner of their building in the rail line. Director Ostrowski stated that with Cold Storage, and other

developments in the park, they will be keeping a 100 foot easement from the rail line for that purpose. When the conceptual design of this park was done it was put into place.

Ald. Slowinski questioned what we will get for this price. Director Ostrowski replied a preliminary design document with the calculation for the rail, turning radius, location, etc. They will take that to CN and get their initial blessing to move forward with the project. One of the reasons why this is being done now is that this can take a lengthy process to go through the preliminary, final design for the park. Rail is one of the main selling points with this park, so we wanted to get an early start on it in hopes of attracting more developers.

Ald. Phillips questioned if the DOT is involved and if a Hwy 10 bypass would go through the park. Director Ostrowski replied no. He stated the preferred route is to the south of HH.

Ald. R. Stroik questioned if these were the potential sites that could have rail, in the future, rail would not be extended to other sites in the park. Director Ostrowski replied no, this is a flexible document. What is going to be decided now is the main siding track, the individual spurs will be determined at a later date with those developments in place. That is one of the reasons why it is flexible so that if a developments needs 100 acres, you can work with them, the same way you could with someone who needs 10.

Ald. R. Stroik questioned what the cost was. Director Ostrowski replied \$15,500. Ald. R. Stroik then asked if that would give the ground borings, etc. and be ready to build. Director Ostrowski stated there will be final designs that will need to take place after this. This is the preliminary design, it still needs to be run by CN to get their initial approval.

Motion made by Ald. R. Stroik, seconded by Ald. Phillips to approve the agreement for engineering services with Via Rail Logistics, LLC for the preliminary rail design for East Park Commerce Center in the amount of \$15,500.

Ayes: All Nays: None Motion carried.

ITEM #3 – DESIGNATION OF OFFICIAL NEWSPAPER.

C/T Ladick stated we only had one proposal, which was from the Portage County Gazette. They are our current newspaper of record and are currently our only option.

Motion made by Ald. Slowinski, seconded by Ald. O'Meara to approve the designation of the Portage County Gazette as our official newspaper.

Ayes: All Nays: None Motion carried.

ITEM #4 – 1ST QUARTER ROOM TAX REPORT.

Ald. Phillips questioned the negative \$69,465.29 for the balance for the Arts Center. C/T Ladick stated he would follow the Actual Fund Balance, which is the negative \$19,404.77. The \$69,465.29 comes from taking the 2014 budget that has not yet been expended and adding it, like a projection of where they would arrive at the end of the year. The Arts Center usually does generate some revenue from art sales, so he does not agree that it would be a negative \$69,465.29 by the end of the year. He has talked with the Parks Director about the Arts Center being negative and there have been some changes with the Arts Endowment Fund that supports the Arts Center, so that should generate an extra \$20,000 per year. They have been working on it and it is his hope to get it into a positive amount.

Motion made by Ald. O'Meara, seconded by Ald. Slowinski to adopt the report and place it on file.

Ayes: All

Nays: None

Motion carried.

ITEM #5 – APPROVAL OF PAYMENT OF CLAIMS.

Motion made by Ald. R. Stroik, seconded by Ald. O’Meara to approve the payment of claims in the amount of \$1,209,659.11.

Ayes: All

Nays: None

Motion carried.

ITEM #6 – ADJOURN INTO CLOSED SESSION (APPROXIMATELY 6:30 P.M.) PURSUANT TO WISCONSIN STATUTES 19.85 (1)(E) (DELIBERATING OR NEGOTIATING THE PURCHASING OF PUBLIC PROPERTIES, THE INVESTING OF PUBLIC FUNDS, OR CONDUCTING OTHER SPECIFIED PUBLIC BUSINESS, WHENEVER COMPETITIVE OR BARGAINING REASONS REQUIRE A CLOSED SESSION) ON THE FOLLOWING:

A. UPDATE ON 100 SECOND STREET NORTH (FORMER MICKEY’S RESTAURANT) AND 104 SECOND STREET NORTH (KENT’S SERVICE CENTER) RELATING TO POTENTIAL NEGOTIATIONS WITH LAND OWNERS.

Motion made by Ald. Phillips, seconded by Ald. O’Meara to adjourn into closed session at 6:54 P.M.

Roll Call: Ayes: Ald. Patton, R. Stroik, O’Meara, Slowinski and Phillips
Motion carried.

Nays: None

Adjourn in closed session at 7:16 P.M.