

**FINANCE COMMITTEE  
DECEMBER 10, 2018 AT 6:30 P.M.  
POLICE DEPARTMENT – 933 MICHIGAN AVENUE**

**PRESENT:** Ald. Phillips, Slowinski, Shorr, Morrow, and Johnson

**ALSO**

**PRESENT:** C/T Ladick; Mayor Wiza; City Attorney Beveridge; Clerk Piotrowski; Director Schrader, Ostrowski, Lemke, Beduhn; Fire Chief Finn; Deputy C/T Freeberg; Ald. Kneebone, McComb, Oberstadt, Dugan, Jennings, and Nebel; Mary Ann Laszewski; Brandi Makuski; Taylor Hale; Alan Hovorka; Brian Beaulieu; Josh Hatron; Joshua Worrell; Drew Peterson; Julie Maiers

**ITEM #1 – AUTHORIZING THE FIRE DEPARTMENT TO APPLY FOR A GRANT FOR FUNDING OF NEW POSITIONS.**

Chief Finn stated that the Fire Department is seeking to obtain a FEMA SAFER (Staffing for Adequate Fire and Emergency Response) grant. They are pursuing the grant to address staffing levels for safer scene operations by increasing the number of personnel. The days of when they could rely on neighboring volunteer departments have declined due to a decline in volunteers. He stated that their request would be for three additional firefighters, which would be one per shift. This would allow them to be closer to meeting the NFPA 1710 guidelines and would contribute towards the Insurance Service Office (ISO) improvement to a level One. The grant details will not be posted until 12/12/18, but last year the grant allowed for 75% of the actual cost incurred in the first two years and 35% for the third year. This would put them on the payroll for 2020.

Ald. Slowinski stated concern regarding affording all three firefighters when the grant runs out. He realizes that there have already been discussions about hiring one firefighter in 2020, then another in both 2021 and 2022, but this would be putting them on the payroll sooner. He wants to assure that we have a long-term plan so that if this does move forward we do not have to lay these people off when the grant runs out.

C/T Ladick stated we have a pretty good idea on how our 2020 budget will look, because it is based on what was constructed in 2018, so he feels good about implementing phase 1 of the overall plan as far as adding personnel. As far as phases 2 and 3, that is harder to make guarantees with. The plan was designed in phases because we do not know what is going to happen in the future. He stated he feels good about the first two years, with only the 25% match from the City, but going forward, he cannot make any guarantees.

Ald. Phillips stated he thought that with the creation of the Metro, it was going to help with overtime and staffing levels. He stated he would assume then that by hiring these three people, that in a few years, our overtime budget would be eliminated. Chief Finn stated that the intent of Metro was never to cut overtime but rather, help with additional personnel at the scene so they can go into a burning building faster due to the number of personnel on-scene and be within NFPA standards.

Motion made by Ald. Johnson, seconded by Ald. Morrow, to authorize the Fire Department to apply for the grant to fund new positions.

Ald. Slowinski stated he is for taking advantage of the grant, but all departments are requesting new employees and his fear is that in three years, we will not be able to continue the positions.

Ald. Johnson stated she shares Ald. Slowinski's concern but stated that if we do not have enough volunteers coming in to assist fighting fires and run the equipment, this needs to be done for the safety of the firefighters and the public. She stated that budgeting is a challenge and realizes that it will need to get figured out down the road.

Chief Finn stated that if the City adopted the current plan, that was brought forward by the department heads, and had the funds to go through that whole plan, we would have three

firefighters in the 4<sup>th</sup> year. With the grant, we are getting three for the price of 3/4s for the first two years. Ald. Slowinski stated he does understand that, but it is a commitment that we would have to stick with. Chief Finn stated he realizes that if it is found that the funding is only 25%, 25% and 30%, the funding would not be feasible for the City. He stated they will have the funding percentages by Council next Monday.

Chief Finn stated this is just a request to apply for the grant, if we find we cannot go with the parameters of the grant, we can opt to not apply for the grant or turn the grant down if we get it.

Ald. Slowinski questioned if we had to hire three with the grant or if we could hire two. Chief Finn replied that with three shifts, it will make each of them a shift of 14, otherwise we would have uneven shifts.

Mayor Wiza stated that it is not required to hire three people, but because we have three crews, it would make sense to add one to each crew so they had an even number.

C/T Ladick stated that we do not have the final percentages as to what the grant will be, we expect to have that for the Council meeting. This would just be the recommendation to the Council so if it came back that the percentages are different than what we expect, it can be denied at Council.

Ald. Slowinski stated he is not going to support it, just because he feels like it is not fair to the rest of the departments and he has sat through a lot of meetings where a position is discussed and approved and then there is a struggle as to how to pay for it and he does not want to do that again.

Ayes: Ald. Morrow, Johnson, and Shorr      Nays: Ald. Phillips and Slowinski      Motion carried.

**ITEM #2 – DEVELOPMENT AGREEMENT WITH GENERAL CAPITAL ACQUISITIONS, LLC. FOR THE CONSTRUCTION OF A RESIDENTIAL DEVELOPMENT AT 1443 WATER STREET AND 1447 WATER STREET.**

Director Ostrowski stated this is for the senior apartment building in parking lot #1, which is south of the former American Legion building. It is a municipal parking lot that is not heavily used. We would create TIF District #10 to provide a development incentive of \$2 million, which would be released at certain stages of the project, 75% of completion and 100% completion. The value associated with the project would go back to pay down that TIF debt, so basically, the project would pay for the balance of the bonds over a 20-25 year period. We would sell the property for \$1 and then the developer would acquire the property from the City and also another property that is privately owned. They would construct the 88 unit, senior housing building, starting no later than January 1, 2020 with completion by March 15, 2021. The minimum value would be \$6,350,000. Typically, a development would be closer to the construction value, but with affordable housing developments, that is not the case. The construction of this development would be near \$18,000,000 but with affordable housing, the taxing of the tax credits makes the value lower. The developer would be providing a personal guarantee which would be reviewed by our Attorney and/or financial consultant to certify that the individual would be able to repay this should something happen.

Ald. Shorr questioned when we would find out about the tax credits. Director Ostrowski stated the application would be due in January and the awards would be released in the spring of 2019.

Motion made by Ald. Shorr, seconded by Ald. Johnson, to approve the development agreement with General Capital Acquisitions, LLC. for the construction of a residential development at 1443 Water Street and 1447 Water Street.

Ayes: All      Nays: None      Motion carried.

**ITEM #3 – WRITE-OFF UNCOLLECTIBLE PERSONAL PROPERTY TAXES AND ACCOUNTS RECEIVABLE.**

C/T Ladick stated writing these off does not mean that we cannot still collect of them, it just means that we will no longer report these as an asset and that we are booking an expense, based on it being doubtful that we can collect on them.

Motion made by Ald. Slowinski, seconded by Ald. Morrow, to approve writing off the uncollectible personal property taxes and accounts receivable as presented.

Ayes: All                      Nays: None                      Motion carried.

**ITEM #4 – APPROVAL OF CLAIMS PAID.**

Motion made by Ald. Johnson, seconded by Ald. Morrow, to approve the claims paid in the amount of \$3,224,239.26.

Ayes: All                      Nays: None                      Motion carried.

**ITEM #5 – ADJOURN INTO CLOSED SESSION (APPROXIMATELY 6:50 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. NEGOTIATING THE TERMS OF A DEVELOPMENT AGREEMENT RELATING TO A POSSIBLE PROJECT IN EITHER TIF DISTRICT 8 OR TIF DISTRICT 9. B. DEVELOPMENT AGREEMENT WITH TDS METRO FOR EXTENSION OF COMMERCIAL FIBER OPTIC NETWORK.**

Motion made by Ald. Slowinski, seconded by Ald. Morrow, to approve adjourning into closed session at 6:59 P.M.

Roll call: Ayes: Ald. Phillips, Slowinski, Morrow, Shorr, and Johnson                      Nays: None  
Motion carried.

**ITEM #6 – RECONVENE INTO OPEN SESSION (APPROXIMATELY 7:20 P.M.) FOR POSSIBLE ACTION ON THE ABOVE REFERENCED CLOSED SESSION ITEMS.**

Motion made by Ald. Shorr, seconded by Ald. Morrow, to reconvene into open session at 8:14 P.M.

Roll call: Ayes: Ald. Phillips, Slowinski, Morrow, and Shorr                      Excused: Ald. Johnson  
Nays: None                      Motion carried.

**B. DEVELOPMENT AGREEMENT WITH TDS METRO FOR EXTENSION OF COMMERCIAL FIBER OPTIC NETWORK.**

Motion made by Ald. Shorr, seconded by Ald. Slowinski, to authorize City staff to negotiate terms of the development agreement with TDS as discussed in closed session.

Ayes: All                      Nays: None                      Motion carried.

Adjournment at 8:16 P.M.