

**FINANCE COMMITTEE  
OCTOBER 14, 2019 AT 9:30 P.M.  
POLICE DEPARTMENT – 933 MICHIGAN AVENUE**

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

**ALSO**

**PRESENT:** C/T Ladick; Mayor Wiza; City Attorney Beveridge; Clerk Piotrowski; Directors Lemke, Kremer, Beduhn; Interim Director Schneider; Fire Chief Finn; Police Chief Skibba; Deputy C/T Freeberg; Ald. Kneebone, Jennings, Dalton, and Zarazua; Susan Pagel; Kristin Faretta; Ryan Kernosky.

**ITEM #1 – CONSIDERATION OF THE 2020 CAPITAL BUDGET AND CAPITAL IMPROVEMENT PLAN FOR 2021-2024, INCLUDING KNOWN DISCUSSION REQUESTS:**

C/T Ladick stated there were some adjustments from last month's Capital discussion from the initial proposal.

C/T Ladick stated that the \$200,000 that was in for temporary signals at Stanley Street and Green Avenue has been removed and the proposal is to reallocate \$150,000 of it to street reconstruction for College Avenue and \$50,000 to road surface improvements for alleys.

He also stated that there was also an addition of \$7,000 in squad car seat replacement. This is needed because the squad car replacement changed from every two years to every three years and since these vehicles are used 24 hours a day, 7 days a week, it is necessary. The funding for this will come from the vehicle and equipment fund.

**A. IMPROVEMENTS AT THE INTERSECTION OF STANLEY STREET AND GREEN AVE.**

Ald. Jennings stated that she understood why the \$200,000 was pulled for Briggs Street and College Avenue, but questioned why when it was put back it only included College Avenue and not Briggs Street. Director Beduhn replied that with an extra \$150,000 they would only be able to do one and not both.

Ald. Jennings stated that she would like to see a roundabout be placed at Stanley Street and Green Avenue.

**B. PLAYGROUND EQUIPMENT AT EMERSON PARK.**

Ald. Slowinski stated he was against the \$60,000 slated for Emerson Park playground equipment. He felt that Friends of Emerson Park should be paying for it or raising the money themselves for it. He stated that other groups have had to raise money for what they wanted and feels this should be no different.

Motion made by Ald. Slowinski, seconded by Ald. Morrow, to remove the line item for \$60,000 for Emerson Park Improvements.

Ald. Johnson stated that Friends of Emerson Park did not request this, it was in Director Schrader's long-term capital plan. She went on to state that they are independent of the city and that they are making efforts to raise money through fundraising and grants. She stated that she supports Emerson Park and the funding of it as it is our newest urban park and the only open space available to families living in District 3 and 5. The City funded the initial equipment in other parks in the City over the last 50 years, this should be no different.

Director Kremer stated that Emerson Park is owned by the City and it currently has the oldest equipment of all of the parks. We have an obligation to make sure the equipment is safe and bring it up to standards. If we do not get any help from Friends of Emerson Park, we would still be required

to upgrade. He agrees with group funding things that are not part of current parks and out of the ordinary, such as a splash pad, but otherwise, it is the City's responsibility to keep it updated. He stated that he appreciates all the efforts of Friends of Emerson Park as they have reached out to Rettler Corporation, who has formalized a concept plan with cost estimates for the park. These partnerships have saved the city several thousand dollars. He also stated that it is good to remember that parks bring people into the City and this park will be a great addition to our current parks system, that is already the best in the state.

Ald. Slowinski stated that Director Kremer explained his whole argument from the start. We just added another burden to our Parks system. A burden because we cannot take care of the parks we currently have.

Ald. Kneebone spoke in favor of the equipment, stating that this is the only park in District 5.

Mayor Wiza also spoke in favor of it stating that parks are an asset to the community.

Ald. Phillips stated he agreed with Ald. Slowinski and suggested that maybe it can be brought back in a future year.

Ald. Shorr spoke in favor of it.

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

### **C. AUTOMATIC GATES FOR MCDILL POND DAM.**

Ald. Phillips stated that putting in automatic gates for the McDill Pond dam would save over \$7,000 in staff time so it would pay for itself in about 6 years. This automatic gate holds water at a certain level and would eliminate the fluctuation of water levels. This would be an addition of \$40,000 to the capital budget.

Director Beduhn stated that his staff has to monitor water levels twice a day, sometimes seven days a week, which is overtime. He confirmed that \$7,000 is a low estimate as it does not include benefits.

C/T Ladick asked if there is anything within the Department of Public Works budget that could be reallocated to get this done. Director Beduhn stated that may be an option that he could look at.

Mayor Wiza spoke about message boards and questioned if those could be incorporated into the bid costs for projects. Currently, the amount spent yearly for portable message boards is \$10,000.

Mayor Wiza stated that Ald. Phillips indicated that the McDill Lake District would contribute to this and asked if maybe a match from the Lake District could be put into the motion.

Ald. Phillips stated that he recalls a conversation with C/T Ladick, a few months back, but it never went anywhere.

Mayor Wiza asked Director Beduhn how confident he was with \$40,000 being enough to cover the project. Director Beduhn stated the quotes were relatively old and suggested increasing the amount.

Motion made by Ald. Phillips, seconded by Ald. Johnson, to remove the message boards from the budget and add automatic gates for the McDill Pond dam with a 75/25 split with the City's share being \$40,000 and McDill Pond Lake District's share being \$13,333.00.

Ayes: All      Nays: None      Motion carried.

Ald. Phillips questioned if there were any other amendments to the Capital Improvement Budget.

Ald. Johnson questioned the \$25,000 for aerial photos and whether that was a City-wide air photo. Mayor Wiza replied that the County resolution is not as high quality as the City wants, so we are partnering with the County in an attempt to get better quality and if we cannot, we still have to get our quality.

Motion made by Ald. Johnson, seconded by Ald. Morrow, to approve the Capital budget, with amendments as presented.

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

**ITEM #2 – CAPITAL REALLOCATION FOR THE FIRE DEPARTMENT TO INSTALL A FIRE HYDRANT ON WHITING AVE.**

C/T Ladick explained that the Fire Department is planning to establish a fire-training site at the land that the City owns in the 3100 block of Whiting Avenue and requested to reallocate funds from their general fire equipment in the 2019 capital budget to the purchase of a fire hydrant in the amount of \$1,823.72. There is a cost savings to install the fire hydrant at the same time as the road reconstruction.

Motion made by Ald. Slowinski, seconded by Ald. Johnson, to approve the reallocation of \$1,823.72 from capital for the purchase of a fire hydrant on Whiting Avenue.

Ayes: All      Nays: None      Motion carried.

**ITEM #3 - BORROWING FOR 2019 CAPITAL PROJECTS-GENERAL OBLIGATION PROMISSORY NOTE-2019A.**

C/T Ladick stated that he received three proposals for the 2019 Capital Project borrowing. The Portage County Bank came in at 1.99%, Peoples State Bank came in at 2.40%, and Investors Community Bank came in at 3.13%. He suggested we proceed with The Portage County Bank at 1.99%. He did disclose that Portage County bank was a former employer of his, but this is straight-forward and does not cause any conflict of interest.

Motion made by Ald. Johnson, seconded by Ald. Shorr, to approve The Portage County Bank for the borrowing for the 2019 Capital Projects in the amount of \$4,950,000 at a rate of 1.99%.

Ayes: All      Nays: None      Motion Carried

**ITEM #4 - UPDATED AGREEMENT WITH CAP SERVICES FOR ADMINISTERING THE CDBG REVOLVING LOAN FUND.**

C/T Ladick stated that Cap Services currently administers our Community Development Block Grant Revolving Loan Fund, so this is an updated agreement for them continue. They are requesting to increase their administrative fee from 5% to 15% stating that in the past, they were able to collect other fees that offset their costs. They are also requesting that this increase be retroactive back to 1/1/19.

Motion made by Ald. Phillips, seconded by Ald. Slowinski, to accept the updated agreement with Cap Services with a start date of November 1, 2019.

Ayes: All      Nays: None      Motion carried.

**ITEM #5 - CONSIDERATION OF CLAIM-JIM MADSON-TREE DAMAGE.**

C/T Ladick stated that this claim was for a tree that fell from Koziczkowski Park, during the July 20<sup>th</sup> storm, damaging a residential fence belonging to Mr. Madson. He stated that the recommendation

from the insurance company is to deny the claim due to us not having any prior notice of a defect with the tree and that the cause was not because of negligence by the City.

Motion made by Ald. Shorr, seconded by Ald. Morrow, to deny the claim for Jim Madson for tree damage.

Ayes: All                      Nays: None                      Motion carried.

**ITEM #6 - DISCUSSION ON TAX DELINQUENT VACANT PROPERTIES.**

C/T Ladick explained that every August the City transfers delinquent property taxes to Portage County. If the property taxes remain delinquent for several years, the County has the opportunity to take the property. In the last round of tax foreclosures, the County has decided not to take several properties that were vacant and in disrepair. The reason stated was the expected cost of demolition or the repair was too costly. He stated that having abandoned and deteriorating properties within our community has a negative impact on neighborhood preservation, inspection, and public safety. He stated that he would like to see some sort of demolition program, similar to the program established by the Redevelopment Authority, in which we would recover the investment in remediation costs through an increase in tax base which could be designated to replenish the funds that were used.

Police Chief Skibba spoke in favor of this proposal. He would like to eliminate blighted properties due to several issues that are problematic for Police and Fire personnel.

Motion made by Ald. Johnson, seconded by Ald. Slowinski, to direct staff to negotiate with Portage County on the tax deeded properties and to work in collaboration with the Redevelopment Authority.

Ayes: All                      Nays: None                      Motion carried.

**ITEM #7 - CLASS ACTION OPIOID LAWSUIT-EXCLUSION REQUEST FORM.**

City Attorney Beveridge stated we received notification that would allow us to opt-out of the lawsuit, but that would take us out of the running to receive any proceeds from that lawsuit and preserve our right to hire our own attorneys. He stated he does not believe this would be a profitable endeavor. He encourages the committee to not opt-out.

Motion made by Ald. Shorr, seconded by Ald. Morrow, to remain in the class action opioid lawsuit.

Ayes: All                      Nays: None                      Motion carried.

**ITEM #8 - BUDGET AMENDMENT RELATED TO THE EMS AND IT BUDGETS, AND VARIOUS REVENUES.**

C/T Ladick explained that when the EMS budget was set for 2019, we did not know the percentage increase that we would get through our contract with the County. Now that the contract is settled, we need to reduce the EMS budget by 1.5% for 2019. This amounts to \$29,965 from the EMS budget for 2019 and after working with the Fire Department and taking it to the Police and Fire Commission, we have made the amendments and recommend approval. He stated in order to keep the expense and revenue totals the same for the 2019 budget, he is proposing an offsetting budget amendment from the Payment in Lieu of Taxes that we get from the Water Utility, since that amount went up, and then there is a need for that money in IT Contracted Services for 2019 based on the IT position being vacant for a good portion of the year.

Motion made by Ald. Morrow, seconded by Ald. Johnson, to approve the budget amendments stated for the EMS and IT budgets and various revenues.

Ayes: All                      Nays: None                      Motion carried.

**ITEM #9 - DISCUSSION ON EXPECTATIONS FOR OUTSIDE ORGANIZATIONS THAT ARE SUPPORTED BY THE CITY BUDGET.**

C/T Ladick stated that the intention of this item is to discuss if there is a desire for specific information, agreements, or goal setting efforts, with these groups. He stated the Portage County Business Council does have an agreement that they are proposing with the City, which will be on the Council agenda.

Ald. Johnson compared these subsidies to grant programs because they are a specific amount of money that we give to outside organizations for a variety of reasons. Although, if they were truly grants, we would have the organization apply and have them state what they will do with the money, etc. and then they are discussed and a decision is made as to if they want to give them the money and the amount. She would like to see this run like a grant program by asking the applicant to tell us what it will be used for, etc. and then reporting back.

Ald. Shorr explained that he is familiar with the industry standards for grant expectations. Some approaches for accountability are actually counterproductive and he believes it is all about learning and just getting better at it. It is important to decide what is appropriate and what can be measured.

C/T Ladick stated that he understands that measuring outcomes is difficult.

Ald. Johnson stated that if we had a mission and strategic vision of what we want to accomplish, it would be easier to decide what to expect.

Ald. Shorr noted an unintended consequence of this discussion, will likely cause more interest in receiving money from the City.

Mayor Wiza said that limits would have to be set for existing organizations only.

**ITEM #10 - APPROVAL OF CLAIMS PAID.**

Motion made by Ald. Johnson, seconded by Ald. Shorr, to approve the claims paid in the amount of \$1,889,438.91.

The claims were discussed.

Ayes: All

Nays: None

Motion carried.

**ITEM #11 - ADJOURN INTO CLOSED SESSION (APPROXIMATELY 8:30 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. NEGOTIATING THE TERMS OF A DEVELOPMENT AGREEMENT NEAR TAX INCREMENTAL DISTRICT #5.**

Motion made by Ald. Morrow, seconded by Ald. Slowinski, to adjourn into closed session at 10:44 P.M.

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

Nays: None

Adjourned in closed session at 11:16 P.M.