

Chilton, Wisconsin  
April 3, 2018

The regular meeting of the Chilton Common Council was called to order at 6:30 p.m. with Mayor Rick Jaeckels presiding in the council chambers at the Chilton City Hall.

**AGENDA POSTING:**

On 3/30/18, copies of the agenda were delivered to the Mayor, Aldermen, City Attorney, and City Department Heads, were made available to the media, and posted on the City Hall bulletin board and city web page.

**ROLL CALL: COMMON COUNCIL:**

Mayor Rick Jaeckels and eight members of the Council were present at roll call:

- |                                 |                                |
|---------------------------------|--------------------------------|
| Council Member Mark Willems     | Council Member Kevin Johnson   |
| Council Member Ron Gruett       | Council Member Mike Goebel     |
| Council Member Greg Kubichka    | Council Member Kathy Schmitzer |
| Council Member Clayton Thornber | Council Member Dan Hilton      |

Other city officials present were 1st Assistant Fire Chief Ben Schoenborn, 2<sup>nd</sup> Assistant Fire chief Nathan Schneider, Police Chief Craig Plehn, Director of Public Works Todd Schwarz, City Attorney Derek McDermott and City Clerk Helen Schmidlkofer.

General Audience: Phil Cosson, Ehlers Municipal Advisors, Scott Kwiecinski, Horizon Development Group, Inc., Heather Saiauski, Worthington Cylinders WI. LLC, Faye Burg, Delta Publications, Doreen Schoenborn and Peggy Loose (arrived at 6:35 PM).

Those in attendance recited the Pledge of Allegiance.

**MOVED TO NEW BUSINESS:**

Phil Cosson of Ehlers presented the pre-sale report for the City of Chilton’s \$2,525,00.00 General Obligation Community Development Bonds, Series 2018A. The proposed issue includes financing for tax incremental districts #6 and #7. The debt service will be paid from tax increment revenues. The bonds are being issued pursuant to WI Statute 67.04 for a 20-year term. Moody’s Investors Service rated the City “A1” in 2016 and the City will be requesting a new rating for these Bonds. Cosson stated the City is at 22% borrowing capacity, which means the City is in very good financial standing.

Moved by Willems, seconded by Hilton to introduce, adopt and waive the second reading of Resolution No. 1763, an initial resolution to authorize general obligation bonds in the amount not to exceed \$2,525,000.00 for Community Development Projects in tax incremental districts No. 6 and No. 7. Roll call vote.

- |                 |               |                |                |
|-----------------|---------------|----------------|----------------|
| Gruett – yes    | Willems – yes | Kubichka – yes | Thornber – yes |
| Schmitzer – yes | Hilton – yes  | Johnson – yes  | Goebel - yes   |
- Eight votes cast. Eight votes aye. Motion carried.

Moved by Willems, seconded by Schmitzer to introduce, adopt and waive the second reading of Resolution No. 1764, a resolution directing publication of notice to electors relating to bond issue. Roll call vote.

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|-----------------|---------------|----------------|----------------|
| Gruett – yes    | Willems – yes | Kubichka – yes | Thornber – yes |
| Schmitzer – yes | Hilton – yes  | Johnson – yes  | Goebel - yes   |
- Eight votes cast. Eight votes aye. Motion carried.

Moved by Willems, seconded by Hilton to introduce, adopt and waive the second reading of Resolution No. 1765, a resolution providing for the sale of not to exceed \$2,525,000.00 general obligation community development bonds, Series 2018A. Roll call vote.

- |                 |               |                |                |
|-----------------|---------------|----------------|----------------|
| Gruett – yes    | Willems – yes | Kubichka – yes | Thornber – yes |
| Schmitzer – yes | Hilton – yes  | Johnson – yes  | Goebel - yes   |
- Eight votes cast. Eight votes aye. Motion carried.

Cosson exited the council chambers at 6:43 p.m.

**MOVED TO UNFINISHED BUSINESS:**

Heather Saiauski, Worthington Cylinders WI. LLC was present to address any questions or concerns regarding Worthington's request to have the Bernzomatic artwork on the City's north water tower and their proposed contribution to the City of \$50,000.00.

Moved by Schmitzer, seconded by Thornber to accept the request from Worthington Cylinders WI. LLC for Bernzomatic artwork on the west – southwest side of the City's north water tower to include an agreement to be drafted regarding the acceptance of \$50,000.00 for the artwork. Motion carried.

Thornber added that the City is very proud that a national brand requested to be identified in the City of Chilton.

Saiauski exited the council chambers at 6:48 p.m.

Scott Kwiecinski from Horizon Development informed the council that the State of Wisconsin has awarded HOME funds to the Uptown Commons II project. The plan is to start construction mid-May.

Kwiecinski thanked the City for support in approving the development agreement for Uptown Commons II on March 20, 2018.

Kwiecinski noted that the Council approved the agreement except for paragraph E "Tax Increment Revenue" and decided to remain with dates of 2019 instead of 2020 as proposed. The City did not want the project to have a "free year" when there would be a partial assessment in 2019. Horizon agreed that as of January 1, 2019, the project will be under construction and be partially assessed for the 2019 tax year. However, with building completion scheduled for approximately May 1, 2019 and occupancy will not take place until the third or fourth quarter of the year, the annual property tax payment of \$20,000 assumes a full 12 months of operation at stabilized occupancy. Therefore, requiring Horizon to pay \$20,000 in 2019 is not feasible due to insufficient number of months available to generate needed revenue to pay the expense. Recognizing that the City would like to see at least a partial payment for the partial assessment in 2019, Horizon is suggesting a payment of \$10,000 for 2019.

Brief discussion took place.

Moved by Kubichka, seconded by Hilton to approve the following edits to the development agreement between the City and Horizon Development:

- E. Tax Increment Revenue. Horizon, MAHC, and City intend that, for the life of TID 4, there will be tax increment revenue commencing in the year 2019 of \$10,000.00 and subsequent years in the amount of at least \$20,000. MAHC and Horizon agree that if, in any year commencing 2020 or later during the life of TID 4, such tax increment revenue for a particular year is less than \$20,000.00 (or \$10,000.00 for 2019), then MAHC, the Project Owner or Horizon shall pay to the City for that year an amount when added to the tax increment revenue actually paid equals \$20,000. This payment shall be referred to as a "shortfall payment" and shall be due annually on or before September 30 of the tax collection year. The "tax collection year" shall mean the year following the year of levy, Interest at the rate of 8% shall accrue on a daily basis and due and payable by MAHC, the Project Owner or Horizon to the City from the date on which any "shortfall payment" is due until such payment is actually received by the City.

Mayor Jaeckels called for a voice vote, which indicated six council members agreed and Thornber and Willems did not agree. Motion carried.

Kwiecinski exited the council chambers at 7:08 p.m.

**MOVED BACK TO APPROVE MINUTES:**

Moved by Hilton, seconded by Kubichka and carried to approve the minutes of the council

meeting held on 3/20/2018.

**REPORT OF OFFICERS:**

**MAYOR REPORT:**

As noted earlier this evening Horizon received the HOME funds.

**CITY CLERK REPORT:**

- Open book is set for April 10, 2018 from 4:00 PM to 6:00 PM and Board of Review is scheduled for April 30, 2018 from 8:15 AM to 10:15 AM.
- Reminder dog licenses expired March 31<sup>st</sup> and owners will be contacted that have not licensed their dogs for 2018.
- Memo from Library Director Whitcomb regarding snow removal expenditures was distributed.

**APPROVE FINANCIAL REPORT:**

Moved by Hilton, seconded by Thornber and carried to approve the April 1, 2018 financial report.

**APPROVE LIQUOR LICENSE:**

Moved by Schmitzer, seconded by Willems to approve 6-month Class “B” beer license for the Chilton Athletic Club (April 27 to October 27, 2018) Person in charge Christopher Grube and the Hobart Athletic Assoc. (May 1 to November 1, 2018) Person in charge Travis Pingel. Motion carried.

Moved by Willems, seconded by Kubichka to approve Class “B” Picnic license for the Chilton Chamber of Commerce June 16, 2018 for Summer Festival Street Dance. Person in charge Jessica Daul and September 8, 2018 for Crafty Apple Fest. Persons in charge Tracy and Paul Breckheimer. Motion carried.

**DIRECTOR OF PUBLIC WORKS REPORT:**

- Wastewater treatment plant – clarifier project will have all the equipment installed by the end of the week.
- Well #8 – one of the three valves is working; plan to continue work on all the valves.
- City of Chilton has received recognition as “Tree City USA.”

**AUDIENCE PARTICIPATION**

No comments were given.

**NEW BUSINESS:**

Clerk Schmidlkofer explained that when the City of Chilton Common Council adopted the Personnel Policy Manual, Chapter 10 addresses attendance at conferences as follows: City employees are encouraged to attend conferences and conventions. Approval to attend conferences and conventions in Wisconsin and the four adjoining states (Illinois, Iowa, Michigan and Minnesota) is at the discretion of the department head. Attendances at conferences in any other states require the approval of the common council. I would like to attend the Assoc. of Public Treasurers of the United States and Canada (APT US&C) conference in Memphis, TN and that is the reason for my request this evening. I will provide a written report to the council after the conference.

Moved by Willems, seconded by Hilton to authorize Clerk Schmidlkofer to attend the Assoc. of Public Treasurers of the US & Canada (APT US&C) Annual Conference in Memphis, TN in July of 2018. Motion carried.

Moved by Willems, seconded by Hilton to approve a donation of \$800.00 to the Eastshore Humane Society. Roll call vote.

Gruett – yes	Willems – yes	Kubichka – yes	Thornber – yes
Schmitzer – yes	Hilton – yes	Johnson – yes	Goebel - yes

Eight votes cast. Eight votes aye. Motion carried.

Moved by Kubichka, seconded by Schmitzer to approve the hiring of Jeffrey Nieling as part-time officer for the City of Chilton Police Department contingent upon passing background check and pre-employment testing. (Per Resolution No. 1752, rate of pay \$16.00 per hour PT officer and

\$19.00 per hour for PT patrol officer.) Roll call vote.

Gruett – yes	Willems – yes	Kubichka – yes	Thornber – yes
Schmitzer – yes	Hilton – yes	Johnson – yes	Goebel - yes

Eight votes cast. Eight votes aye. Motion carried.

Mayor Jaeckels noted that there was only one applicant for the fire chief position and if no one has any questions, it would not be necessary to go into closed session.

Hearing no comments Hilton moved, seconded by Willems to accept the mayoral appointment of Ben Schoenborn as the City of Chilton Fire Chief effective May 1, 2018.

Roll call vote.

Gruett – yes	Willems – yes	Kubichka – yes	Thornber – yes
Schmitzer – yes	Hilton – yes	Johnson – yes	Goebel - yes

Eight votes cast. Eight votes aye. Motion carried.

Schoenborn moved forward in the chambers and took the oath of office given by City Clerk Schmidlkofer and photos were taken with Mayor Jaeckels. Schoenborn commented that he is honored and humbled by the appointment.

**REPORT OF COMMITTEES**

The March 27, 2018 Chilton Library Board building committee minutes and the February 14, 2018 Chilton Housing Authority minutes were provided to the council for review.

**COMMUNICATION:**

Distributed the monthly building/plumbing report, the Chilton Chamber March 7, 2018 meeting minutes and the March 7, 2018 city-county informational meeting minutes.

**APPROVE PAYMENT OF BILLS:**

Moved by Schmitzer, seconded by Hilton to pay the bills. Voucher No. 81782 through Voucher No. 81842 or accounts payable and payrolls totaling \$167,829.31. Roll call vote.

Gruett – yes	Willems – yes	Kubichka – yes	Thornber – yes
Schmitzer – yes	Hilton – yes	Johnson – yes	Goebel - yes

Eight votes cast. Eight votes aye. Motion carried.

**ADJOURNMENT:**

Moved by Schmitzer, seconded by Johnson and carried to adjourn at 7:23 P.M. on April 3, 2018.

Helen Schmidlkofer, MMC  
City Clerk