

**CITY OF FORT ATKINSON**  
**City Council Minutes ~ April 17, 2018**

CALL MEETING TO ORDER.

Pres. Becker called the meeting to order at 7:00 pm.

ROLL CALL.

Present: Cm. Kotz, Cwmn. Gehred, Cm. Leschier, Cm. Hartwick and Pres. Becker. Also Present: City Manager, City Engineer, City Clerk/Treasurer and Public Works Superintendent Kent Smith.

APPROVAL OF MINUTES OF APRIL 5, 2018 REGULAR COUNCIL MEETING.

Cm. Hartwick moved, seconded by Cm. Kotz to approve the minutes of the April 5<sup>th</sup>, 2018 regular council meeting. Motion carried.

PUBLIC HEARINGS

None.

PUBLIC COMMENT

Laura Alwin, 214 Milwaukee Avenue E. Ms. Alwin commented on various topics. She thanked Cwmn. Gehred for her years on the Council. She requested the inclusion of women on committees, boards and to include various members of the community to continue the progress already made by many citizens in the community.

PETITIONS, REQUESTS AND COMMUNICATIONS

*a. Presentation of plaque to Terry Siglinsky for years of service.*

Pres. Becker presented the plaque to Terry Siglinsky for his years of service to the City of Fort Atkinson. No action taken by Council.

*b. Notification from Arbor Day Foundation of Tree City USA Award for 2017.*

Public Works Superintendent Kent Smith was present to address the Council on the City being designated as a Tree City USA for the past 25 years, this being the 26<sup>th</sup> year. The City met the four requirements once again and will be presented the Tree City USA award by Olivia Witthun, the City's DNR Urban Forester. Over 100 trees will be planted in the next two weeks with students and City staff.

*c. Request to proclaim April 27, 2018 as Arbor Day in the City of Fort Atkinson.*

Cm. Hartwick moved, seconded by Cwmn. Gehred to proclaim April 27, 2018 as Arbor Day in the City of Fort Atkinson. Motion carried.

*d. Request to close Purdy Street from South Water Street East to East Milwaukee Avenue on Saturday, June 2, 2018 for American Legion Annual Fishing Derby.*

Manager Trebatoski reviewed the annual request by the Legion; this will be the fifth year. No comments or concerns from City Departments.

Cm. Kotz moved, seconded by Cm. Lescohier to approve the request to close Purdy Street from S. Water Street East to East Milwaukee on Saturday June 2, 2018 for American Legion Annual Fishing Derby. Motion carried.

#### RESOLUTIONS AND ORDINANCES

*a. Ordinance amending parking restriction on Monroe Street north of Cramer Street.*

Manager Trebatoski stated this is the third and final reading of the ordinance. No comments or concerns were received.

Cm. Hartwick moved, seconded by Cm. Kotz to approve and adopt Ordinance amending parking restrictions on Monroe Street north of Cramer Street. Motion carried on a roll call vote.

*b. Resolution authorizing submittal of application to Wisconsin Economic Development Corporation for a Community Investment Grant for Black Hawk Senior Residence.*

Manager Trebatoski discussed the grant program that supports urban, small city and rural community re/development efforts by providing financial incentives for shovel-ready projects with emphasis on, but not limited to, downtown community-driven efforts. Grant recipients must demonstrate significant, measurable benefits in job opportunities, property values and/or leveraged investment by local and private partners. The Black Hawk is seeking the City's approval and support to apply for a \$250,000 WEDC-CDI grant. If awarded, the grant will be used to renovate portions of the existing buildings' first floor of 1 Milwaukee Avenue West and 214 South Main Street as well as the entire building at 311 South Main Street. The proposed plans were approved by the Plan Commission prior to the moratorium taking affect and having subsequently received extensions. There are no direct costs to the City in applying for the grant. Only limited staff time would be spent administering the contract if awarded.

Craig Ellsworth, Architect was present to review the floor plans for the project.

Cm. Lescohier asked for confirmation that the construction is contingent upon receiving the grant. Ellsworth confirmed and added that all three properties would have renovation begun at the same time should the grant be awarded.

Cm. Lescohier moved, seconded by Cwmn. Gehred to approve the Resolution authorizing submittal of application to Wisconsin Economic Development Corporation for a Community Investments Grant for Black Hawk Senior Residence. Motion carried on a roll call vote.

*c. Initial Resolution authorizing \$465,000 General Obligation Bonds for street improvement projects.*

Manager Trebatoski discussed the resolution adopted declaring official intent to reimburse expenditures on the Rockwell Avenue Reconstruction Project from proceeds of a borrowing. The total cost is estimated at \$4,776,442. The borrowing will be less at \$3,006,464 due to a \$1,000,000 DOT TEA grant and the sanitary sewer portion of the project being funded with utility cash on hand. Given the current rates, it is feasible to combine the borrowing for Doris Drive and traffic signals on Madison Avenue with the larger project of Rockwell Avenue for borrowing. The total amount financed will be \$4,215,000 which includes issuance cost. \$50,000 was added in case we need to reallocate costs among funds between now and putting the offer

out to bid. Rockwell Avenue Reconstruction \$3,050,000 and Madison and Reena Avenue \$1,165,000.

Justin Fischer with Baird was present to address Council questions including a timeline of the borrowing. The funding is broken up between the General fund, stormwater and wastewater. This is a 20 year financing bond with an interest rate of approximately 3.39%. Mr. Fischer discussed the trend of interest rates in relation to the callable date in eight years.

RESOLUTION NO. 1290

INITIAL RESOLUTION AUTHORIZING \$465,000 GENERAL OBLIGATION BONDS FOR STREET IMPROVEMENT PROJECTS

BE IT RESOLVED by the City Council of the City of Fort Atkinson, Jefferson County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds in an amount not to exceed \$465,000 for the public purpose of financing street improvement projects.

Cm. Lescohier moved, seconded by Cm. Hartwick to approve and adopt the Initial Resolution authorizing \$465,000 General Obligation Bonds for street improvement projects. Motion carried on a unanimous roll call vote.

*d. Initial Resolution authorizing \$1,340,000 General Obligation Bonds for water system improvements.*

RESOLUTION NO. 1291

INITIAL RESOLUTION AUTHORIZING \$1,340,000 GENERAL OBLIGATION BONDS FOR WATER SYSTEM IMPROVEMENTS

BE IT RESOLVED by the City Council of the City of Fort Atkinson, Jefferson County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds in an amount not to exceed \$1,340,000 for the public purpose of financing water system improvements.

Cm. Kotz moved, seconded by Cm. Hartwick to approve and adopt Initial Resolution authorizing \$1,340,000 General Obligation Bonds for water system improvements. Motion carried on a unanimous roll call vote.

*e. Initial Resolution authorizing \$1,395,000 General Obligation Bonds for storm sewer projects.*

RESOLUTION NO. 1292

INITIAL RESOLUTION AUTHORIZING \$1,395,000 GENERAL OBLIGATION BONDS FOR STORM SEWER PROJECTS

BE IT RESOLVED by the City Council of the City of Fort Atkinson, Jefferson County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds in an amount not to exceed \$1,395,000 for the public purpose of financing sewerage projects, consisting of storm sewer improvements.

Cwmn. Gehred moved, seconded by Cm. Kotz to approve and adopt Initial Resolution authorizing \$1,395,000 General Obligation Bonds for storm sewer projects. Motion carried on a unanimous roll call vote.

f. *Initial Resolution authorizing \$1,215,000 General Obligation Bonds for projects in Tax Incremental District No. 8.*

RESOLUTION NO. 1293

INITIAL RESOLUTION AUTHORIZING \$1,215,000 GENERAL OBLIGATION BONDS FOR  
PROJECTS IN TAX  
INCREMENTAL DISTRICT NO. 8

BE IT RESOLVED by the City Council of the City of Fort Atkinson, Jefferson County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds in an amount not to exceed \$1,215,000 for the public purpose of providing financial assistance to community development projects under Section 66.1105, Wis. Stats., by paying project costs of the City's Tax Incremental District No. 8.

Cm. Lescohier moved, seconded by Cm. Kotz to approve and adopt Initial Resolution authorizing \$1,215,000 General Obligation Bonds for projects in Tax Incremental District No. 8. Motion carried on a unanimous roll call vote.

g. *Resolution directing publication of notice to electors relating to Bond issues.*

RESOLUTION NO. 1294

RESOLUTION DIRECTING PUBLICATION OF NOTICE TO ELECTORS  
RELATING TO BOND ISSUES

WHEREAS, initial resolutions authorizing general obligation bonds have been adopted by the City Council of the City of Fort Atkinson, Jefferson County, Wisconsin (the "City") and it is now necessary that said initial resolutions be published to afford notice to the residents of the City of their adoption;

NOW, THEREFORE, BE IT RESOLVED that the City Clerk shall, within 15 days, publish a notice to the electors in substantially the form attached hereto in the official City newspaper as a class 1 notice under ch. 985, Wis. Stats.

Cwmn. Gehred moved, seconded by Cm. Hartwick to approve and adopt Resolution directing publication of notice to electors relating to Bond issues. Motion carried on a unanimous roll call vote.

h. *Resolution providing for the sale of \$4,415,000 General Obligation Corporate Purpose Bonds.*

RESOLUTION NO. 1295

RESOLUTION PROVIDING FOR THE SALE OF  
\$4,415,000 GENERAL OBLIGATION CORPORATE PURPOSE BONDS

WHEREAS, the City of Fort Atkinson, Jefferson County, Wisconsin (the "City") has adopted initial resolutions (the "Initial Resolutions") authorizing the issuance of general obligation bonds for the following public purposes and in the following amounts:

- (a) \$465,000 for street improvement projects;
- (b) \$1,340,000 for water system improvements;
- (c) \$1,395,000 for sewerage projects, consisting of storm sewer improvements; and
- (d) \$1,215,000 to provide financial assistance to community development projects under Section 66.1105, Wis. Stats., by paying project costs of the City's Tax Incremental District No. 8.

WHEREAS, the City Council hereby finds and determines that the projects described in the Initial Resolutions are within the City's power to undertake and therefore serve a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City that:

Section 1. Combination of Issues. The issues referred to above are hereby combined into one issue of bonds designated "General Obligation Corporate Purpose Bonds" (the "Bonds") in an amount not to exceed \$4,415,000 for the purposes above specified.

Section 2. Sale of the Bonds. The City Council hereby authorizes and directs that the Bonds be offered for public sale. At a subsequent meeting, the City Council shall consider such bids for the Bonds as may have been received and take action thereon.

Section 3. Notice of Sale. The City Clerk (in consultation with the City's financial advisor, Robert W. Baird & Co. Incorporated ("Baird")) is hereby authorized and directed to cause the sale of the Bonds to be publicized at such times and in such manner as the City Clerk may determine and to cause copies of a complete Official Notice of Sale and other pertinent data to be forwarded to interested bidders as the City Clerk may determine.

Section 4. Official Statement. The City Clerk (in consultation with Baird) shall also cause an Official Statement to be prepared and distributed. The appropriate City officials shall determine when the Official Statement is final for purposes of Securities and Exchange Commission Rule 15c2-12 and shall certify said Statement, such certification to constitute full authorization of such Statement under this resolution.

Cm. Kotz moved, seconded by Cm. Lescohier to approve and adopt Resolution providing for the sale of \$4,415,000 General Obligation Corporate Purpose Bonds. Motion carried on a unanimous roll call vote.

#### REPORTS OF OFFICERS, BOARDS AND COMMITTEES

- a. *Minutes of Economic Development Commission meeting held April 9, 2018.*
- b. *Minutes of Planning Commission meeting held April 10, 2018.*
- c. *Minutes of Ambulance Advisory Committee meeting held April 11, 2018.*
- d. *Minutes of License Committee meeting held April 11, 2018.*

Cm. Kotz moved, seconded by Cm. Hartwick to accept and file the reports of Officers, Boards and Committees. Motion carried.

#### UNFINISHED BUSINESS

- a. *Review and approve annual report on Recycling Program and authorize signature by proper officials.*

Engineer Selle reported 1014.94 tons of material recycled in 2017. The City's net eligible recycling costs excluding yard waste is \$286,314 which exceeds our Grant amount. The City will receive the full amount of the Grant, \$35,052.

Cm. Lescohier moved, seconded by Cm. Hartwick to approve annual report on Recycling Program and authorize signature by proper officials. Motion carried.

- b. *Recommendation from Economic Development Commission to prepare a concept area plan for anticipated northeast area TIF district.*

Manager Trebatoski reviewed the recommendation from the Economic Development Commission. The request is for a concept area plan to be generated for a potential TIF district that includes the former Kmart property and surrounding parcels. Vandewalle & Associates had provided information to the EDC that included various ideas for re/development that the Council reviewed.

Cm. Hartwick moved, seconded by Cm. Lescohier to approve the recommendation from the Economic Development Commission to prepare a concept area plan for anticipated northeast area TIF district not to exceed \$15,000. Motion carried on a roll call vote.

*c. Recommendation from Ambulance Advisory Committee to accept and file 2017 Annual Report from Ryan Bros. Ambulance.*

Manager Trebatoski presented the 2017 annual report. Intercepts had increased due to the Fort Healthcare 799 unit not being available as often.

Cm. Hartwick moved, seconded by Cm. Kotz to accept and file the recommendation from Ambulance Advisory Committee to accept and file the 2017 Annual Report from Ryan Bros Ambulance. Motion carried.

*d. Recommendation from License Committee to approve Class "B" Fermented Malt Beverage and "Class C" Wine License for La Macarena Express for use at 130 North Main Street.*

Clerk Ebbert reviewed the recommendation to approve the license for use at 130 N. Main Street. Wine licenses require more than 50% of the gross receipts to be food/menu related.

Cm. Kotz moved, seconded by Cm. Lescohier to approve the recommendation from the License Committee to approve Class "B" Fermented Malt Beverage and "Class C" Wine License for La Macarena Express for use at 130 N. Main Street. Motion carried.

#### CLAIMS, APPROPRIATIONS AND CONTRACT PAYMENTS

a. Verified claims.

Cm. Lescohier moved to approve the list of verified claims submitted by the Director of Finance and authorize payment. Motion seconded by Cm. Hartwick and carried on a unanimous roll call vote.

The Council thanked Cwmn. Gehred for her hard work and dedication to the City of Fort Atkinson.

Cwmn. Gehred read a prepared statement addressing the Council and those in the audience.

#### MOTION TO ADJOURN – SINE DIE

Motion made by Cm. Lescohier to adjourn - sine die, seconded by Cm. Hartwick and motion carried.

*The City Clerk will administer the oath of office to newly elected Council members.*

The City Clerk administered the oaths of office to the newly elected Council members – Jude Hartwick and Bruce Johnson.

*The City Manager called to order the first meeting of the 2018-2019 City Council.*

Present: Cm. Becker, Cm. Hartwick, Cm. Johnson, Cm. Kotz and Cm. Lescohier. Also present City Manager, City Engineer, City Clerk/Treasurer and Public Works Superintendent.

*Ballot for President of the Council – new President takes chair.*

The City Clerk distributed ballots to the Council members to vote for President of the City Council and after counting the votes, Cm. Becker was elected President.

*Ballot for President Pro Tem.*

Pres. Becker stated the next order of business is the ballot for President Pro-Tem. Upon counting the votes, Cm. Lescohier was elected President Pro-Tem.

*Selection of Council member on Planning Commission.*

Cm. Kotz nominated Cm. Lescohier, seconded by Cm. Johnson. There were no other nominations. Motion carried. Cm. Lescohier will serve as the Council member on Planning Commission.

*Designation of official City newspaper.*

Cm. Lescohier moved, seconded by Cm. Hartwick to approve the Daily Union as the official City newspaper. Motion carried.

## NEW BUSINESS

*a. Review and approve Rental Agreement for harvesting hay on land in Klement Business Park.*

Engineer Selle reviewed the high bid for harvesting the hay in Klement Business Park. William Schultz bid \$24,318 for a lease of 57.9 acres. The term of the lease is May 1, 2018 to December 1, 2020.

Cm. Hartwick moved, seconded by Cm. Johnson to approve the rental agreement for harvesting hay on land in Klement Business Park from William Schultz for a total of \$24,318. Motion carried on a roll call vote.

## MISCELLANEOUS

*a. Granting operator licenses.*

Cm. Kotz moved, seconded by Cm. Hartwick to approve the granting of operator licenses. Motion carried.

*b. Move into closed session after Council meeting pursuant to Section 19.85(1)(e), Wisconsin Statutes to consider purchase of public property.*

Cm. Hartwick moved, seconded by Cm. Lescohier to move into closed session after Council meeting pursuant to Section 19.85(1)(e), Wisconsin Statutes to consider purchase of public property. Motion carried on a unanimous roll call vote.

The Council will not come back into open session.

ADJOURNMENT

Cm. Hartwick moved, seconded by Cm. Kotz to adjourn the meeting. Meeting adjourned at 8:37 pm.

---

Michelle Ebbert, City Clerk/Treasurer

APPROVED:

---

PRESIDENT OF THE COUNCIL