

COMMON COUNCIL PROCEEDINGS OF THE CITY OF LADYSMITH
December 9, 2019 6:30 p.m. Council Chamber

Roll Call.

Members present: A. Christianson 2, B. Groothousen, A. Hraban, M. Platteter, M. Reynolds, B. Stoneberg. Absent: J. Fields, B. Morgan.

Others present: R. Carlson, A. Christianson 1, K. Gorsegner, K. Julien, A. Kenyon, L. Klink, S. Lentz, D. Parker.

Call to Order:

Mayor Christianson called the meeting to order and served as chair.

Pledge of Allegiance:

Mr. Platteter led the Pledge of Allegiance.

Minutes:

Motion was made by Hraban, seconded by Groothousen and carried by voice vote to approve the minutes of the November 25, 2019, Council meeting.

Agenda:

Motion was made by Hraban seconded by Platteter and carried by voice vote to approve the evening's agenda.

Hearings and Appearances:

The City's Financial Advisor, Sean Lentz of Ehlers and Associates, appeared to review results of a bond sale bid earlier in the day. Among comments he offered were the following:

- Described the bidder's reliance on information provided in the City's Official Statement, which City staff helped Ehlers prepare.
- Highlighted the Sale Day Report attached to these minutes.
- The low bidder on 5 bids that closed at 10 a.m. this morning was Baird et al from Milwaukee, WI.
- While the base offering was reduced from \$2,240,000 to \$2,220,00 bidders offered a premium; of \$24,406.40 in the case of the lowest bidder.
- Asked the Mayor and Adm.-Dep. Clerk to sign two copies of the completed Bid Form, one of which will be retained for City records.
- Explained how it is that a formula is used to determine the low bidder, which takes into account the time value of money and blended rates offered by each bidder through the repayment term. Bidders typically resell the bonds.
- Advised that the bonds sold today will be "callable" as of December 31, 2028, and after.
- In the future there may be cause to prepay or refinance the bonds, at the City's option.

Mr. Reynolds and Mr. Groothousen asked if they could get copies of full bid results from the second lowest bidder. Mr. Lentz advised he will send them to Adm. Christianson for

distribution. All bidders are provided these same results, along with the analysis of how the low bid was calculated.

Mr. Carlson appeared and provided those present with a copy of File #2, Folder #9. He also stated that following:

- That it is Doug Parker, not himself that deserves credit for the Ladysmith News article about Corbett Lake aerators.
- The City should take oxygen samples at various locations in the lake.
- The City should consider checking lake depths again to see if they have changed.

Licenses and Permits:

None.

Resolutions and Ordinances:

Motion was made by Groothousen and seconded by Stoneberg to adopt Resolution #2019-23 providing for the issuance, sale and delivery of \$2,240,000 General Obligation Corporate Purpose Bonds, Series 2019D, of the City of Ladysmith, Wisconsin; establishing the terms and conditions therefor; and awarding the sale thereof. Mr. Reynolds inquired about competing bids, which Mr. Lentz replied to. Roll call vote: Platteter-yes; Morgan-absent; Groothousen-yes; Fields-absent; Stoneberg-yes; Hraban-yes; Reynolds-yes. Motion carried.

Motion was made by Hraban and seconded by Stoneberg to adopt Resolution #2019-24, a final resolution authorizing sidewalk, curb and gutter repair or replacements and levying special assessments against benefitted property. Roll call vote: Morgan-absent; Groothousen-yes; Fields-absent; Stoneberg-yes; Hraban-yes; Reynolds-yes; Platteter-yes. Motion carried.

District and Committee Reports:

District One, Mr. Platteter:

Mr. Platteter advised that the library Board will meet December 10th.

District Two, Mr. B. Morgan:

Mr. Morgan was absent.

District Three, Mr. B. Groothousen:

Mr. Groothousen advised that the Community Development Committee will meet immediately following this meeting.

District Four, Mr. J. Fields:

Mr. Fields was absent owing to a holiday concert where he teaches.

District Five, Mrs. B. Stoneberg:

Mrs. Stoneberg had nothing to report.

District Six, Mr. A. Hraban:

Mr. Hraban called attention to minutes of the December 2, Public Works meeting.

Mr. Hraban made a motion, which was seconded by Groothousen and carried by voice vote with Reynolds abstaining (as possible subcontractor) to authorize All Committees at the December 16, meeting, to award the contract for conversion of the former Army Reserve Center into the City's main public works garage. It was notes, in response to a question that 37 potential contractors or subcontractors had participated in the recent pre-bid "walk through".

District Seven, Mr. M. Reynolds:

Mr. Reynolds stated he was impressed with Winter Magic activities and the turnout. He also noted he was in attendance at the Vets holiday party where they noted appreciation for the kitchen equipment from the former armory, which the City donated to them.

Police and Fire Dept. Reports, K. Julien:

Chief Julien had nothing to report.

Public Works Dept. Report, Mr. K. Gorseger:

The DPW asked approval of a Proposal from Air Tech Environmental, in the amount of \$13,485, for asbestos abatement (mastic removal) at the former Army Reserve Center. Hraban made a motion and Stoneberg seconded to approve this proposal. Roll call vote: Groothousen-yes; Fields-absent; Stoneberg-yes; Hraban-yes; Reynolds-yes; Platteter-yes; Morgan-absent. Motion carried. Work will start December 11th.

Administrative Report, Mr. A. Christianson:

Adm. Christianson provided copies of a map illustrating locations where he suggests consideration be given to adding street lights along Port Arthur Road. He said he is also awaiting a response from Xcel whether brighter units can be added west of Wal Mart to improve visibility for North Cedar Academy students who regularly walk along this section. If not, an option would be to increase the number and spacing of lights along this stretch of road.

Adm. Christianson recommended approval to have SEH prepare a CDBG Planning grant application seeking up to \$33,350 in CDBG funds to be matched with up to \$16,650 in local funds to investigate and make plans for development of workforce housing at the former elementary school or other locations. The cost of application preparation will be \$7,000, to Fund 290. One half, or \$3,500, will be payable at the time of application submission, and the other \$3,500 which will be payable upon grant award. Motion was made by Platteter and seconded by Hraban to approve. Concern was then expressed that proceeding might send a message to Vet's groups that the City isn't serious about a Vet's hospital. As there seemed to be concurrence on this, motion was made by Stoneberg, seconded by Groothousen and carried by voice vote to table action on this until after a meeting on the Vet's hospital proposal to be held December 17th.

Adm. Christianson requested approval to have design sketches prepared to illustrate selected revisions to the former LES to help study committee members and others envision building and grounds modifications that could make that facility better suited to new roles. The base plan of what now exists will first be converted to electronic form so it can also be used to produce actual construction plans for any project that results. The cost to have consulting firm SEH prepare these as a cost to The Mining Fund is \$5,200. Motion was made by Reynolds and seconded by Groothousen to approve. Roll call vote: Fields-absent; Stoneberg-yes; Hraban-yes; Reynolds-yes; Platteter-yes; Morgan-absent; Groothousen-yes. Motion carried.

Attorney's Report, Mr. A. Kenyon:

Atty. Kenyon had nothing to report.

Mayor's Forum, Mr. Christianson:

Mayor Christianson did the following:

- Reported that the past weekend's Winter Magic benefitted from good weather and, so, good attendance.
- Asked Council approval to switch the Police & Fire Commission terms of Dan Gudis and Rick Nelson so that Mr. Gudis will effectively be extended from April 2020, to April 2022, and Mr. Nelson's term will expire in April, 2020. The latter will be moving outside the City next spring so would be ineligible to serve anyway. Motion was made by Reynolds, seconded by Hraban and carried by voice vote to approve.
- Requested approval of the following residents to fill openings created by Ron Moore's passing: on the Tourism Committee, Cheyenne Makina; and, on the Board of Zoning Appeals, Jan Carter. Motion was made by Reynolds, seconded by Hraban and carried by voice vote to approve.
- Requested approval of adding the following reps to the Community Center Study Committee: Ron Freeman as an industry rep; Norb Christman as Industrial Development Corporation rep; and, Dr. Rick Rapp as citizen member. Motion was made by Groothousen, seconded by Reynolds and carried by voice vote to approve.
- Thanked John Pohlman for his gift of homemade peanut brittle, which annual tradition those present enjoyed during the course of the meeting.
- Stated that the recent unexpected death of Phil Ruege is quite a loss to the community as he was a great volunteer who generated ideas for projects and pushed them as well. These most often involved efforts to spruce up or beautify highly visible areas. He stated hopes that the City will recognize Phil's push to upgrade downtown holiday decorations by doing a project in his memory going forward. He then asked for a moment of silence.

Closed Session:

None.

Adjourn:

Upon motion by Hraban, which was seconded by Groothousen and carried by voice vote, the meeting was adjourned 6:28 p.m.

Recorded by: _____

JANUARY 6, 2020 ALL COMMITTEE MEETING MINUTES

5:15 p.m., Council Chamber, Members present: J. Fields, B. Groothousen, M. Platteter, M. Reynolds, B. Stoneberg. Absent: A. Christianson 2, B. Morgan. Others present: R. Carlson, A. Christianson 1, K. Gorsegner, K. Julien, L. Klink, D. Parker.

Call to Order:

Council President Hraban called the meeting to order and served as chair.

Public Hearings and Appearances:

Mr. Carlson distributed copies of a document entitled Rail Display Budget Items & Description, which Mr. Parker assisted with. He asked those present to keep these handy. Mr. Carlson then noted that, while monies have been earmarked for the past few years for work on the visitor center rail display, little has been done. He would like to see efforts by he and others completed. As he is about to turn 86 he doesn't feel he can do this any longer. While Camp Flambeau may be able to assist this is uncertain.

Mr. Carlson also inquired when the next PW Committee meeting might be held so he can seek support for undertaking activities this year at Corbett Lake. These include getting sediment depth measurements and doing water testing.

District One, Mr. M. Platteter:

Mr. Platteter had nothing to report.

District Two, Mr. B. Morgan:

Mr. Morgan was absent.

District Three, Mr. M. Hraban:

Mr. Groothousen had nothing to report.

District Four, Mr. J. Fields:

Mr. Fields advised that Jim "Lobster" Riddle is going to back off on involvement with a proposed City-sponsored boating safety and fishing contest event. The Community Development Committee has been working on this.

District Five, Mrs. B. Stoneberg:

Mrs. Stoneberg had nothing to report.

District Six, Mr. A. Hraban:

Mr. Hraban had nothing to report.

District Seven, Mr. M. Reynolds:

Mr. Reynolds nothing to report.

Police and Fire Dept. Reports, K. Julien:

Chief Julien advised that he was pleased to get 16 applications for a new patrolman position, given that recently advertised positions in other area jurisdictions attracted many fewer.

Public Works Dept. Report, Mr. K. Gorsegner:

DPW Gorsegner advised that he received 6 applications for a Public Works "eligible to hire" list. He added that this will be taken up at a Personnel meeting to follow this one.

Administrative Report, Mr. A. Christianson 1:

Adm. Christianson asked the Council to give serious consideration to pursuing creation of TIFD #13, to include the former elementary school property and, possibly, one or more adjacent residential properties. If this is pursued on an identical schedule to creation of previously proposed TIFD #12 costs of meetings and consultant travel should be minimized by doubling up on both. With the former school being tax exempt the base value of TIFD #13 may be as little as \$24,500. The primary reason to create such TIFD is to create a mechanism to help finance adaptive reuse of the former school to directly increase the taxable value therein and to indirectly increase the taxable value of nearby property by helping make the surrounding area a more desirable place to own property. If the tool is never needed, the City will not be out a lot. If it is needed, it will be there. Mr. Reynolds suggest that that portion of Washington Ave. adjacent to the proposed district boundary be brought within it in case any work on that road should be desirable.

Attorney's Report, Mr. A. Kenyon:

Atty. Kenyon had nothing to report.

Mayor's Comments, Mr. A. Christianson 2:

Mayor Christianson was absent.

Closed Session:

At 5:40 p.m. motion was made by M. Hraban and seconded by Groothousen to go into Closed Session under authority cited in the meeting notice. Roll call vote: Platteter-yes; Morgan-absent; B. Groothousen-yes; J. Fields-yes; Stoneberg-absent; Hraban-yes; Reynolds-yes. Motion carried.

Within Closed Session motion was made by Reynolds, seconded by Groothousen and carried by voice vote to authorize Adm. Christianson to send a letter advising of the City's disinterest in a property swap proposed by others.

Adjourn:

Upon motion by Reynolds, which was seconded by Hraban and carried by voice vote the meeting was adjourned at 6:06 p.m.