

NOTICE OF COMMON COUNCIL MEETING TO BE HELD
6:30 P.M., MONDAY, JULY 10, 2017
LADYSMITH COUNCIL CHAMBER
107 WEST SECOND STREET SOUTH
LADYSMITH, WISCONSIN



Invitations to: Council members, Mayor, City Atty., Adm., DPW, Asst. DPW, Police Chief, media.

AGENDA

- 1) Call to order at 6:30 p.m.
- 2) Roll call and Pledge of Allegiance.
- 3) Approve June 26, 2017 Council minutes. pp.3-6
- 4) Approval of the evening's agenda.
- 5) Introductions, hearings, appearances and public comments.
 - a. Request to have beer garden at American Bar during Mardi Gras; July 20-23.
 - b. July 24: Appearance by Gene Zillmer of the Rusk County ATV Club to request that Doughty Rd. be identified as an ATV route. And 20 years of LPD service recognition.
- 6) Resolutions, Ordinances and other action.
 - a. Approve General Fund Balance as of 12/31/16, so that 2016 audit can be completed.p.7
 - b. Action on Resolution #2017-13 amending the 2017 operating budget.p.8
- 7) District One/Youth and Recreation/Library Board/Plan. Comm.
 - a. Report on May Library Board business/meeting.
 - b. Report on Youth and Recreation business/meeting.
 - c. Report on Planning Commission meeting held earlier in evening.
- 8) District Two/Personnel Comm./Rail Display.
 - a. Report on Personnel Committee meeting/business.
 - b. Report on rail display activities.
 - c. Report an Animal Control Board/Highway Safety.
- 9) District Three/Property/ Emergency Government/Joint Management.
 - a. Report on Property meeting/business/farmer's market.
 - b. Report on Joint Management Committee meeting/business.
 - c. Report on Emergency Gov't./Emergency Plan. meeting/business.
 - d. Action to approve Wiemer artworks Proposal to make large For Sale signs.
- 11) District Four/Finance/All Committees/Tourism Committee.
 - a. Report on All Committees meeting/business.
 - b. Report on Finance meeting/business. p.9
 - c. Action to approve monthly invoices.
- 12) District Five/Legal Affairs/Zoning Appeals/RLF Board
 - a. Report on Legal Affairs meeting/business.
 - b. Report on RLF Board meeting/business.
 - c. Report on Zoning Board meeting/business.
- 13) District Six/Public Works Committee/Cemetery/Ethics/Transit.
 - a. Report on Public Works Committee meetings/business.pp.10-11
 - b. Report on Cemetery meeting/business
 - c. Report on Ethics meeting/business.

- d. Action on recommendation to approve Monarch Paving Proposal.
- 14) District Seven/Comm. Dev. Comm./Police and Fire.
 - a. Report on Park Board meeting/business.
 - b. Report on Police and Fire meeting/business.
 - c. Community Dev. Comm. meeting/business.
- 15) Police and Fire Department Report.
- 16) Public Works and Building Inspection Report.
 - a. Report on Public Works project progress, and building inspection report.
 - b. Possible action to approve Morgan and Parmley Proposal to design reconstruction of two blocks of W. 5th St. N., or to authorize the Public Works Committee to do so.
 - c. Action to pay invoices.
- 17) Administrative report.
 - a. Action to approve expenditure to construct shallow perimeter foundation for Lake Avenue rail display to be paid from donation.
 - b. Note inability to identify vendor to cut silhouettes out of metal and option to use sign board.
 - c. Action to authorize expenditure of \$890 from the Mining Fund to improve curb appeal of manufacturing building at 1506 Barnett Rd.
 - d. Possible action on City participation in animal shelter financing.
 - e. Minutes of June 29, Joint Review Board meeting.pp.12-13
- 18) Attorney's Report.
- 19) Mayor's Comments.
- 20) Licenses and Permits.

Action on operator's license applications, for changes of agent, on application for fermented malt beverage or liquor licenses, including picnic licenses, and including requests for new alcohol beverage licenses.
- 21) Action to go into closed session under authority granted in S.19.85 (1) (e) Wis. Stats. to deliberate or negotiate the purchasing of public property, the investing of public funds, or conducting other specified public business, whenever bargaining or competitive reasons require a closed session; to wit; to consider both solicited and unsolicited offers to sell real property to the City and to buy real property from the City.
- 22) Return to open session.
- 23) Action on matters consider in closed session.
- 24) Adjourn.

Prepared on 07/05/2017 by A. Christianson

The City of Ladysmith is an Equal Opportunity Employer.

COMMON COUNCIL PROCEEDINGS OF THE CITY OF LADYSMITH

June 26, 2017

6:30 p.m.

Council Chamber

Roll Call. Members present: A. Hraban, M. Hraban, R. Moore, B. Morgan, J. Pearson, M. Platteter, M. Reynolds, B. Stoneberg. Absent: none.

Others present: A. Christianson, P. Farrington, R. Gehrke, K. Gorseger, A. Kenyon A. Lobermeier, M. Mendleski, D. and T. Moore, J. Pohlman, E. and J. Spooner, K. Welke.

Call to Order:

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

Pledge of Allegiance:

Mr. Moore led the Pledge of Allegiance.

Minutes:

Motion was made by A. Hraban, seconded by Moore and carried by voice vote to approve the minutes of the June 19, 2017 Council meeting.

Agenda:

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

Hearings and Appearances:

Motion was made by M. Hraban to allow Kingdom Hall to hook a plastic lateral to a steel water main in Edgewood Ave. despite of City rules, which currently don't allow this. Atty. Kenyon stated that he doesn't see a way that the City can get away from furnishing water if this lateral should ever freeze. So no way to grant exception. Roll call vote: Platteter-no; Morgan-yes; M. Hraban-yes; Moore-yes; Stoneberg-no; A. Hraban-yes; Pearson-no. Motion carried. It was informally recommended that Legal Affairs review current ordinance and consider revisions to it that will reduce likelihood of City becoming responsible for furnishing water owing to freeze ups. And create the ability to approve certain installations without creating exceptions. One new criteria might be to allow them where installed 9' deep such that freeze ups are highly unlikely.

Attention was called to a request that pavilion rental fees be waived for WRA presentation of its summer work program, which focused on construction of the new amphitheater in Memorial Park. Motion was made by Moore, seconded by M. Hraban and carried by voice vote to approve.

Resolutions and Ordinances:

Attention was called to Resolution #2017-12. Mayor Reynolds asked that those present for this subject to limit their comments to any new information and not repetition of previously provided information. A lengthy discussion followed.

Motion was made by Stoneberg, seconded by Pearson and carried by voice vote to adopt Resolution #2017-12 providing for fair and equitable City-County animal shelter construction cost sharing. Roll call vote: Platteter-no; Morgan-yes; M. Hraban-no; Moore-yes; Stoneberg-yes; A. Hraban-no; Pearson-yes. Motion carried.

District and Committee Reports:

District One, Mr. Platteter:

Mr. Platteter had nothing to report.

District Two, Mr. B. Morgan:

Mr. Morgan made a motion, which was seconded and carried by voice vote, to approve the Personnel Committee's recommendation to send the revised Administrator job description to the City's labor attorney for review.

District Three, Mr. M. Hraban:

Mr. Hraban had nothing to report.

District Four, Mr. R. Moore:

Mr. Moore made a motion, which was seconded by A. Hraban, to approve the monthly invoices. Roll call vote: M. Hraban-yes; Moore-yes; Stoneberg-yes; A. Hraban-yes; Pearson-yes; Platteter-yes; Morgan-yes. Motion carried.

District Five, Mrs. B. Stoneberg:

Mrs. Stoneberg had nothing to report.

District Six, Mr. A. Hraban:

Mr. Hraban had nothing to report.

District Seven, Mrs. J. Pearson:

Mrs. Pearson advised that the P&FC will meet June 28th at 5 p.m., and handed out minutes of the recent Park Board meeting.

Police and Fire Dept. Reports, A. Lobermeier:

Chief Lobermeier reported that new p.t. officer Adam Sternweis will start July 5th. He will get the first hours of available o.t. each pay period.

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

Mr. A. Hraban made a motion, which was seconded by M. Hraban to authorize purchase of a 2004 Freightliner bucket truck in the amount of \$25,000. Roll call vote: M. Hraban-yes; Moore-yes; Stoneberg-yes; A. Hraban-yes; Pearson-yes; Platteter-yes; Morgan-yes. Motion carried.

DPW Gorsegner explained that a private party has been sampling wetland plants around both Corbett Lake and the industrial area for a time, although the City was not aware this was occurring. In any case, DNR has now agreed to continue that sampling and is

seeking City concurrence to do so. Motion was made by A. Hraban, seconded by M. Hraban and carried by voice vote to approve of DNR continuing this plant sampling.

The DPW discussed seeking a proposal from Fahrner Asphalt to some fiber patching for the City.

There was discussion of Rands Trucking's ability to work on City equipment on a timely basis.

Administrative Report, Mr. A. Christianson:

Adm. Christianson reported that he is following through with the LHS tech ed department to see if it can assist with cutting out soldier silhouettes for the rail display ramp.

Motion was made by M. Hraban and seconded by Moore to approve expenditure of \$890 from The Mining Fund to paint features on the City-owned building at 1506 Barnett Rd. to improve its curb appeal. Roll call vote: Moore-yes; Stoneberg-yes; A. Hraban-yes; Pearson-yes; Platteter-yes; Morgan-yes; M. Hraban-yes. Motion carried.

Adm. Christianson asked the Council to consider erecting "City Limits" signs at the four main entrances on Highways 8 and 27, as folks who travel through continue to ask how the City can allow the unkempt properties, which are often actually located just outside it. At least, that way, travelers should know when they are in and out of the City.

Attorney's Report, Mr. A. Kenyon:

Atty. Kenyon reviewed a list of several CDBG housing program assisted properties that appear to be in violation of original loan requirements. He concluded, however, that current home values probably don't financially justify pursuing them in most cases.

Licenses and Permits:

Motion was made by M. Hraban, seconded by Morgan and carried by voice vote to approve an application for Direct Seller's Permit for Tree Ripe Citrus to sell peaches and blueberries in summer and citrus and pecans in winter at Ace Home Center. The permit would run from 7/1/2017 through 6/30/2018, contingent upon LPD approval.

Motion was made by M. Hraban, seconded by Stoneberg and carried by voice vote to approve a Street Use Permit for the Greater Ladysmith Chamber of Commerce, Arlene Knops agent, for the Mardi Gras Arts & Craft sale to be held Saturday, July 22, 2017, contingent upon LPD approval. A Certificate of Liability Insurance will be delivered prior to the event.

Motion was made by Moore, seconded by M. Hraban and carried by voice vote to approve tavern operator's licenses for the following, contingent upon LPD approval.

- For Tina Parrish for Wal-Mart.
- For Alexis J. Severson for Gordy's County Market.

Closed Session:

Due to the time it was decided to hold the planned Closed Session over to a future meeting.

Adjourn:

The meeting was adjourned at 8:26 p.m.

Recorded by: _____

Alan Christianson
Adm.-Deputy Clerk

Publication:

Date submitted: _____

Date published: _____

	Balance January 1, 2016	General Property Taxes	Other Revenues/Sources	Transfers General Fund		Transfers Other Funds		Total Available	Expenditures	Balance December 31, 2016
				In	Out	In	Out			
NONPENDABLE										
Prepaid Item	0							0		0
Delinquent Taxes	39,908			26,249				66,157		66,157
Advance to Other Funds	186,389			26,046				212,415		212,415
TID #5				52,295	0			278,572		278,572
Total Nonspendable Fund Balance	226,277									
RESTRICTED										
Fire Department 2% Fund	17,730		16,775					34,505	8,267	26,238
Total Restricted Fund Balance	17,730		16,775					34,505	8,267	26,238
ASSIGNED										
Library Fines/Fees - apply to 2017 Budget	11,990			12,484	11,990			12,484		12,484
Lower Library Rent - apply to 2016 Budget	3,160			3,160				0		0
Fund Balance applied to 2016 Budget	230,938			230,938				0		0
Fund Balance applied to 2017 Budget	0			352,814				352,814		352,814
Fund balance to apply to 2017 Budget (need Budget Amendment)	0			57,800				57,800		57,800
Library Maintenance - Controlled by JJ Miami	25,000							25,000		25,000
Vacation Reserve	25,193							25,193	945	24,248
Quiet Zone Study	10,000							10,000		10,000
Police Department:										
Uniform Fund	0							20,867	0	20,867
Employee Benefits	20,173	694						1,250		1,250
Police Dept Meth Program	1,250							7,081	1,000	6,081
Police Dept Canine Unit	7,081							1,089	473	616
Police Dept Bike Road	1,089							550		550
Police Dept School Emerg Response	550							3,294	416	2,878
Special Investigations	1,794	1,500						2,000		2,000
Safe Assured Donation	2,000							387		387
Drug Seizure Money	387									
Library:										
Donations	13,264		7,447					20,710	13,027	7,683
Fines/Fees	12,484		13,549	12,484				13,549	1,341	12,208
Library - Lower Level Rent	1,430		3,570	1,430				3,570	3,570	0
Skate Park	931							931	190	741
Winter Magic	5,462		3,130					8,592	2,484	6,108
Tomato Donations	2,316							2,316		0
Comover Funds										
City Hall Security Upgrade		25,000						25,000	0	25,000
City Hall Server	5,000							5,000	5,000	0
ATV Route Signs	133		0					133		133
Cemetery - for Lawn Mower	0	7,000						7,000	0	7,000
Street - for Street Improvements	400,000		0					400,000	239,927	160,073
Street Equipment	62,067							62,067		62,067
Total Assigned Fund Balance	843,691	34,194	27,695	423,098	260,002	0	0	1,048,676	333,439	735,237
UNASSIGNED										
	1,262,610									1,165,571
TOTAL GENERAL FUND	2,350,308									2,205,618
% of Unassigned Fund Balance to Gen Fund Exp	34.9%									30.43%
Budget amendments needed: (motions made at Council Meetings)										
2/13/17 Thompson - improve access for future dredging near Corbett Lake Dam structure				500						16,286 Extra Available over 30%
3/27/17 Amphitheater				25,000						207,833 Extra Available over 25%
3/27/17 Thompson - work on Corbett Lake				16,800						
3/27/17 CSM of property located at 303 E 8th St				1,000						
3/27/17 Welcome Sign				1,000						
5/8/17 Repairs to Skate Park				2,500						
5/8/17 Repairs to Deck at 101 Lake Ave E				11,000						
Totals				57,800						

RESOLUTION #2017-__
AMENDING THE 2017 OPERATING BUDGET
City of Ladysmith

WHEREAS, the Common Council of the City of Ladysmith on November 14, 2016 adopted Resolution #2016-18 approving a general operations budget for the year 2017.

WHEREAS, the Common Council of the City of Ladysmith believes the additional expenditures are necessary.

NOW, THEREFORE BE IT RESOLVED by the Common Council of the City of Ladysmith that it does hereby approve the transfer into the 2017 operating budget and expenditures of the monies specified on Appendix A, which follows.

Adopted by a vote of ____ for and ____ against on the 10th day of July, 2017.

Signed: _____ Attest: _____
Marty Reynolds, Mayor Shari Kavanagh, Clerk

Appendix A

Revenue:

Transfer in from 100-00-49200-000-000 Undesignated Fund Balance \$57,800

Expenditures:

Increase 100-00-55410-310-000 Skate Park	\$2,500
Increase 100-00-55420-810-500 Amphitheater	\$25,000
Increase 100-00-55525-310-138 Corbett Lake	\$17,300
Increase 100-00-51110-395-000 Welcome Sign	\$1,000
Increase 100-00-51620-212-000 CSM	\$1,000
Increase 100-00-53440-310-000 Deck Repair	<u>\$11,000</u>
Total	\$57,800

JUNE 22, 2017, FINANCE COMMITTEE MEETING MINUTES

3 p.m. Council Chamber. Members present: M. Hraban, R. Moore, M. Platteter. Others present: A. Christianson, K. Gorsegner, M. Reynolds, T. Verdegan.

Call to Order:

Chair Moore called the meeting to order and presided.

2016 Audit:

Comptroller Verdegan reviewed the General Fund Balance of \$2,205,618 as of 12/31/16, which the Council will need to agree upon before the 2016 audit can be completed. Next she reviewed in detail the \$724,239 "assigned" portion of the balance item by item asking if any changes were desired in a couple cases. Lastly, she reviewed Council motions approved in 2017, which resulted in application of \$46,800 in fund balance monies to the 2017 budget, for which a 2017 budget amendment resolution is needed. Motion was made by M. Hraban, seconded by Platteter and carried by voice vote to recommend Council approval of both the aforementioned General Fund Balance and resolution. It is anticipated that after these actions are approved at the July 10, Council meeting, that CliftonLarsonAllen, CLA, will present results of the 2016 audit at the July 24, Council meeting.

The \$2,205,618 balance represents 30.7% of the prior year's budget. That number was 34.9% at the end of 2015, so has dropped some. The City's auditors recommend that the balance be kept in the 25-30% of prior range so we currently have a little extra.

Although \$50,000 was budgeted in 2017 for City Hall upgrades, there is \$25,000 in the fund balance that could be reallocated toward that. While this expenditure is in the 2017 budget no offsetting revenue source was. Including such revenue in a borrowing package was discussed, but never acted on as yet. It is to the City's advantage in avoiding interest to stave off borrowing for so long as it can.

Mayor Reynolds may renew contacts with a consultant in regard to evaluating what additional measures would be necessary to enable creation a quiet zone here, and at what cost.

2018 Budget:

Adm. Christianson reviewed item by item a listing of 2018 budget items or potential budget items, which are new or expected to increase budget line items. It was noted that these appear to put the draft budget out of balance by in excess of \$200,000 already, even though many items need to be added, which we don't yet have estimates for. A question was raised what wage treatment is to be afforded non-represented employees for 2018. That is one of the items not yet estimated.

It was mentioned that keyed access to the lower level of the library has already been replaced by key pad access with assigned codes.

It is believed that health insurance costs are likely to be about the same for 2018, as the City continues to be allowed to keep its own group's history as the basis for its rates. After 2018 changes being discussed at the federal level could alter them. An example would be if City rates were based on County wide experience rather than just the City work group.

Future Meetings:

It is anticipated that there will not be an All Committee meeting on July 3rd. It is also anticipated that the Finance Committee will begin meeting with department heads in July.

JUNE 29, 2017 PUBLIC WORKS AND PROPERTY COMM. JOINT MEETING MINUTES

4:30 p.m. Council Chamber. Members present: A. Hraban, M. Hraban, B. Morgan, M. Platteter. Others present: A. Christianson, J. Edming, K. Gorsgener, A. Kenyon, D. Parker, M. Reynolds.

Public Works

Call to Order:

Public Works Chair A. Hraban called the meeting to order.

W. 5th St.:

There was discussion of how best to resurface W. 5th St. N. Those present viewed recent sanitary sewer televising, which shows serious issues in the main one block either side of Summit Ave. intersection in W. 5th St. N. These will need to be tended to before surface work is done. Morgan and Parmley, which is currently preparing plans to resurface adjacent Summit Ave., will prepare a Proposal to add these two blocks of W. 5th St. to that project.

Those present watched a short video depicting how spray patching of asphalt pavement is done. Loose material is cleaned out of potholes, after which they are filled with a hot spray patch. There is a knack to it that the operator must learn for it to be successful. The plan is to chip seal the involved streets a year later.

Announcement:

Rep. Edming appeared to announce a seeming willingness on the part of WisDOT to allow the planned median at the Lake Ave. rail crossing to be done in paint only. That, in turn, would seem to allow drive overs in selected circumstances, which could include funerals and emergency vehicle responses. If the medians were done in concrete such crossings would not be possible.

Pavement Proposals:

Those present reviewed the following Proposals from Monarch Paving:

- High School Drive- \$15,708.00
- Post Office parking lot- \$9,792.72
- E. 16th St. patch- \$2,953.97

Motion was made by M. Hraban, seconded by Morgan and carried by voice vote to recommend Council approval to proceed with these paving jobs. This was with the understanding that the High School Drive paving will be continued a little farther west to cover the patch over the culvert that is to be replaced along that street. This will likely increase the \$15,708 cost, above, to near \$20,000, which the budget provides for.

Phillips Ave.:

A-1 Excavating expects to pulverize Phillips Ave. the week of July 3rd.

Ditching at W. 5th and North:

Mr. Morgan stated that he doesn't feel the City should allow ditch work to be done by a private contractor for an abutting landowner. He believes if the work is in the r.o.w. it should be done by or for the City. Mayor Reynolds countered that a lot of people do work in their boulevards just as they mow them.

Stop Sign:

It was reported that numerous people blow the stop sign at E. 9th St. and Worden. It was suggested that, perhaps, the sign can be moved closer to the road as it may not be easily seen.

Worden Ave.:

Asst. DPW Parker is getting quotes to spray patch Worden Ave. from W. 4th St. to E. 4th St.

Property**Armory:**

Adm. Christianson advocated having two 4'x8' reusable For Sale signs made to advertise the Armory. These can be made on plastic for \$240, or on aluminum for \$380. Motion was made by M. Hraban, seconded by A. Hraban and carried by voice vote to recommend Council approval of the aluminum signs.

CDBG Lots:

The next step in selling the so-called CDBG lots is to make an effort to advertise them. [Realtors who have been contacted have not responded.]

Finish Line:

Adm. Christianson will plan to do the following:

- Prepare a letter for Committee review, which asks what an interested party would intend to do with the former Finish Line tavern site.
- Prepare a Request for Proposals to acquire City-owned property lying east of the intersection of W. 7th St. N. and Roesler Ave.
- Prepare a draft Offer to Purchase letter for land adjacent to the industrial area, which the City had previously tried to acquire, but was not for sale at the time.

Adjourn:

The meeting adjourned at 5:43 p.m.

JUNE 29, 2017, JOINT REVIEW BOARD MEETING MINUTES

3 p.m. Council Chamber. Present: Andy Albarado, Economic Development Director, as voting rep for Rusk County; Pete Boss-Rusk County Board Chair; Al Christianson-City Administrator; Brett Gerber, WITC Board member, as voting rep for Wisconsin Indianhead Technical College; Allen Kenyon-City Attorney; Don Rubow as public voting member; Paul Uhren, District Superintendent, as voting member for the Ladysmith School District; Terry Verdegan-City Comptroller.

Roll Call:

All members of the Joint Review Board for the City of Ladysmith were present, as listed above. A Wisconsin Dept. of Revenue handout entitled Wisconsin Tax Incremental Financing-Joint Review Board Information was provided to members.

Locations and Purposes:

City Administrator Christianson passed around aerial views showing locations and boundaries of the City's five active TIFDs; #5,#8,#9, #10 and #11. In each case the purpose each district was created was described in the context of its location, date of creation and maximum lifespan, including the following:

- *No. 5: This district has formally been declared "distressed" and has a considerable negative balance in excess of \$200,000. This is due to the rapid decline in the combined State assessed values of the paper mill and Weather Shield plants, which it encompasses, which, in turn, has resulted in lower than projected increments. The primary expenditure in TIFD #5 was to construct E. 14th St. S., later renamed Flambeau Falls Drive, to facilitate industrial expansions there and to provide a second emergency access into the area. The expansion did occur. As a distressed district no additional expenditures may legally be incurred there.
- *No. 8: This district was created to remove blight from the tornado damaged downtown area. There is still a long way to go on this effort such that TIFD #8 is, perhaps, most likely to see additional expenditures going forward. As a district created for blight removal, it is the only one eligible to receive donations from another district.
- *No. 9: This district financed a number of infrastructure improvements, which helped attract Wal-Mart and Kwik Trip, among other businesses.
- *No. 10: This district was created to attract the Indeck Biofuel Center; a \$20 private investment, which Mr. Albarado was very involved with. The TIF involvement extended municipal utilities down Meadowbrook Rd. to the purposefully (noise buffer) isolated site and rebuilt that poorly constructed (just to minimal town road standards) access road to current heavy truck traffic standards.
- *No. 11: This district was created to loop both an emergency access road and a water main for fire protection to assist expansion of the Ladysmith Nursing Home. As TIFD #8 costs were not very high compared to other districts, it is expected to be paid off in a shorter time frame. For that reason it has been formally designated as a "donor district" to TIFD #8.

2016 Reports:

The 2016 reports relating to each district were then reviewed with commentary on the amount and nature of expenditure made in 2016 and in previous years. The following were among notations made:

- Some districts have positive balances; others negative. The positives outweigh the negatives.
- TIFD #8 is a receiver district, which may receive donations from other districts as it was formed to remove blight following the devastating tornado of 2002. TIFD #8 is the only district eligible to receive donations.
- TIFD #11 is a donor district, which may donate funds to TIFD #8, without necessity of repayment.
- TIFD #11 encompasses a single property; Ladysmith Nursing Home. Its creation brought the City to the Statutory limit of including 12% of a community's value in all its districts combined. No new districts

may be created until the combined value of all the City's districts drops below that 12% threshold; presumably through dissolution of one or more districts. As State and Federal grant funding opportunities are reduced or even eliminated, having TIF available as about the only locally controlled tool for local economic development will become increasingly important.

District Boundaries:

A question was raised whether district boundaries may be altered. It was noted, in response, that while there is a mechanism for doing so, Ladysmith never has. Part of the reason it has not is that the State's TIF rules were amended a few years back to be much more flexible through allowance for projects in a one half mile "halo zone" around each district.

Development Agreements:

It was noted, in response to a question, that TIFDs No. 9, No. 10 and No. 11 were all created pursuant to "development agreements" enacted in concert with private firms who agreed to construct projects and make investments in exchange for improvements to be made and financed through the respective districts, as follows:

*No. 9: Wal-Mart.

*No. 10: Indeck.

*No. 11: Ladysmith Nursing Home a/k/a Ladysmith Care Community.

Action:

Motion was made by Reynolds and seconded by Gerber to approve the 2016 Reports on the status of Ladysmith TIFDs #5, #8, #9, #10 and #11. Roll call vote: Albarado-yes; Reynolds-yes; Rubow-yes; Gerber-yes; Uhren-yes. Motion carried.

Adjourn:

The meeting was adjourned at about 3:45 p.m.