

**CITY OF VIROQUA  
COUNCIL MINUTES  
APRIL 12, 2016**

**1. Roll call:**

The regular meeting of the Common Council was called to order at 7:30 p.m. on Tuesday, April 12, 2016 by Mayor Larry Fanta with Alderpersons Marc Polsean, Mike Bankes, Mike Koppa, John Montemurno, Steve Bekkedal, Todd Sanwick and Cyndy Hubbard present. Alderperson Terry Noble was excused and Alderperson Jeff Clifton was absent. Also present were City Administrator John Severson, City Clerk Lori Polhamus, Attorney Stephanie Hopkins, Police Chief Daron Jefson, Fire Chief Chad Buros, Engineer/DPW Sarah Grainger, Utility Clerk Nancy Bekkedal, Park & Rec Director Dan Stalsberg, Sondra Naxi, Sean Lentz, Judy Nix, Luke Pelton and Cody Pelton.

**2. Approval of the March 29, 2016 Regular Council minutes** – Motion by Alderperson Montemurno/second by Alderperson Bankes to approve the minutes of the March 29, 2016 meeting. Voice vote all in favor. Motion carried.

**3. First period for public comment** – Judy Nix addressed the Council regarding the damage to her property from a water main break that occurred on 2/9/2016. The Public Works Committee will be viewing the property on 4/20/2016.

**4. USDA National Earth Day Award Wisconsin** – we received notice of this award for our wastewater treatment facility project and an official presentation is scheduled for 4/22/2016 at City Hall.

**5. Resolution providing for the sale of approximately \$1,445,000 General Obligation Refunding Bonds, Series 2016A** – Sean Lentz reviewed the information on the advance refunding of the 2007A General Obligation bonds for an approximate savings of \$143,614 due to interest rate reductions from 4.55% to 2.15%. Motion by Alderperson Bankes/second by Alderperson Hubbard to approve resolution 16RS004 providing for the sale of approximately \$1,445,000 GO Refunding Bonds. Roll call vote all in favor. Motion carried.

**6. Resolution providing for the sale of approximately \$1,040,000 Sewerage System Revenue Refunding Bonds, Series 2016B** - Sean Lentz reviewed the information on the refunding of the 2007D sewer bonds. This is callable on 5/1/2016 and would have an approximate savings of \$123,200 due to interest rate reductions from 4.65% to 2.9%. Motion by Alderperson Polsean/second by Alderperson Bankes to approve resolution 16RS005 providing for the sale of approximately \$1,040,000 sewerage system revenue bonds. Roll call vote all in favor. Motion carried.

**7. Presentation on proposed Tid #6 housing development on former Nuzum lot – Luke Pelton** – Pelton presented design drawings for a three story, 42 unit apartment building with elevator and underground parking. Total construction costs were estimated at 3.5 million. Mr. Pelton requested a Tid #6 incentive in the amount of \$540,000 along with the land to develop the project. A preliminary Tid #6 tax increment cash flow analysis using a conservative increment value of \$2.52 million would provide tax revenue of approximately \$61,000 resulting in a 15 year payback to Tid #6 and producing a \$700,000 surplus through the remaining life of the district. A housing market study conducted by the Wisconsin Economic Development Corporation was also presented to the Council.

**8. Discuss Tid #6 developer incentives and authorize drafting of Development Agreement** – It was noted that the upfront costs would be a General Fund obligation with debt service being covered by tax revenues received in Tid #6 with no impact on the General Fund tax levy. Motion by Alderperson Hubbard/second by Alderperson Koppa to authorize starting the process of drafting a development agreement with the information discussed at this meeting. Roll call vote all in favor. Motion carried.

**9. Planned Unit Development Zoning to Plan Commission for public hearing** – this would be a separate ordinance that allows the developer to make plans for the project and have this development zoning overlay the district. Motion by Alderperson Polsean/second by Alderperson Sanwick to approve sending the planned unit development zoning to Plan Commission. Roll call vote all in favor. Motion carried.

**10. Developers general development plan and specific implementation plan to Plan Commission for public hearing** – Motion by Alderperson Koppa/second by Alderperson Hubbard to send the developer's plans to Plan Commission. Roll call vote all in favor. Motion carried.

**11. Approval of pre-bids for Wastewater Treatment Facility project (Public Works)** – Grainger explained the pre-bid list of equipment that was prepared by the project engineer and staff. These will be the set prices for all bidders on the project and USDA has approved the list. Motion by Alderperson Bekkedal/second by Alderperson Koppa to approve the pre-bids for the wastewater treatment facility project. Roll call vote all in favor. Motion carried.

**12. Approval of advertising for bids for the Wastewater Treatment Facility upgrade project (Public Works)** USDA has given the approval to bid and it will be advertised for five weeks. Motion by Alderperson Montemurno/second by Alderperson Bankes to approve the advertisement for bids. Roll call vote all in favor. Motion carried.

**13. Approval of advertising for bids for the Rusk Avenue project (Public Works)** – this is also part of the USDA project and would be advertised for two weeks. Motion by Alderperson Sanwick/second by Alderperson Bekkedal to approve the advertisement for bids for the Rusk Avenue project. Roll call vote all in favor. Motion carried.

**14. Wastewater treatment facility soil boring contract amendment (Public Works)** – this item is no longer needed.

**15. Approval of advertising for General Auxillary worker position (Public Works)** – There was a retirement in the street department on 4/1/2016. Motion by Alderperson Polsean/second by Alderperson Hubbard to approve the advertisement for a General Auxillary worker in the street department. Roll call vote all in favor. Motion carried.

**16. Payment of bills.** – Motion by Alderperson Hubbard/second by Alderperson Koppa to approve the payment of bills on report date 04/08/16 in the amount of \$76,326.22 and additional bills report date 04/12/16 in the amount of \$86,466.94. Roll call vote all in favor. Motion carried.

**17. Second Period for Public Comment** – The Mayor reminded the Council that there will be a Special Council meeting on 4/19/2016 for sine die.

**18. Adjournment** - Motion made by Alderperson Sanwick/second by Alderperson Montemurno to adjourn the meeting at 8:50 p.m. Voice vote all in favor. Motion carried.

Minutes respectfully submitted by: Lori Polhamus, City Clerk