

Members Present: Sloan, Kent, Petty

Absent:

Others Present: Mayor Nelson, Adm. Bradley, Clerk Zeman, J. Ostrander, T. Pinion, M. Hardy, R. LaBroschian, W. Peterson, K. Stieve

Call to Order –Ald. Sloan called the meeting to order at 5:00p.m. noting compliance with the Open Meeting Law. Moved by Petty, seconded by Kent to approve the minutes of March 22, 2022. Motion carried unanimously. Moved by Petty, seconded by Kent to approve the agenda. Motion carried unanimously.

Action Items

- a) **Accounts Payable** – Moved by Kent, seconded by Petty to recommend to Council approval of the accounts payable for **\$731,018.53**. Motion carried unanimously.
- b) **Blood Draw Services** – Lt. LaBroschian noted that this is a renewal of a current contract with the Baraboo District Ambulance Service for blood draws. Motion by Petty, seconded by Kent to recommend to Council authorizing the Agreement for Blood Draw Services with the Baraboo District Ambulance Service (BDAS). Motion carried unanimously.
- c) **Line of Credit** – Adm. Bradley explained that this is issued as a refunding promissory note, or a “Note Anticipate Note”. When we issue this, it does not start the clock on the 20 years. The way we have this worked out with Baraboo State Bank, by law we have to take an initial draw of a certain percentage, which amounts to \$50,000.01. We will pay interest on that, but we will not pay any interest on the portions we don’t take out. We will pull draws now from the \$5M to fulfill our requirements at the Jackson Property. This gives us the flexibility to keep up with the developer as he progresses. Eventually we will come back and refund this into a bond. Future draws will be approved through the process of accounts payable. Motion by Kent, seconded by Petty to recommend to Council Authorizing the Issuance of \$5,000,000 General Obligation Promissory Notes and the Issuance and sale of a \$5,000,000 “Note Anticipation Note” in Anticipation Thereof (Greenfield Estates/Jackson Farm). Motion carried unanimously.
- d) **Line of Credit** – Adm. Bradley noted this is identical to the \$5M Line of Credit. We will be taking the initial draw of \$50,000.01. The main difference here is that the Community Development Authority (CDA) is the one taking out the loan. We are authorizing the CDA to this out and in the agreement, the City is making the payments. Per the agreement, we are to pay the CDA the interest and the CDA will then in turn pay the bank. Full draw will not take place until all the other funds from the Library Fund have been exhausted. Motion by Petty, seconded by Kent to recommend to Council Authorizing the Issuance of \$6,000,000 Interim Community Development Revenue Bonds by the Community development Authority and Approving a Contribution and Cooperation Agreement (Construction of the Carnegie-Schadde Memorial Public Library Expansion project). Motion carried unanimously.
- e) **DNR Grant Application** – M. Hardy explained that the DNR put out grant applications that are due May 1st of every year. This is a request to submit another application for the Attridge Park Splashpad. Friends of the Park have raised approximately \$327,000; the project is currently estimated to cost \$615,000. This is a 50% match grant with no impact on the City’s budget. Motion by Petty, seconded by Kent to recommend to Council authorizing the Parks and Recreation department to submit a 2022 Department of Natural Resources (DNR) grant application for the Attridge Park Splashpad project. Motion carried unanimously.
- f) **Housing Study** – Adm. Bradley noted that we have had several different developers looking at Baraboo and with that, some Council members have questioned the need for additional housing. We did receive one written request from a developer to justify speeding up the construction; this is something a developer can take to the bank and show immediate need. Because majority of the housing now is taking place within the TID’s, we can charge this back against the TID’s. There have been two companies that have done housing work since Sauk County Economic Development Corporation did theirs. We asked both companies for a quote, one was \$25,000-\$30,000 and Redevelopment Resources offered to do it for a little over \$12,000. The committee discussed some concern with the productivity of Redevelopment Resources and considered taking this out for RFP’s. Because Redevelopment Resources already has much of the data needed, they decided against an RFP and will expect Redevelopment Resources to match our expectations better. Motion by Petty, seconded by Kent to recommend to Council entering into an agreement with Redevelopment Resources for a Housing Study. Motion carried unanimously.
- g) **Fire/EMS Station Design** – K. Stieve noted that the committee previously authorized city staff to review and revise the proposal for planning and designing services for a new Fire/EMS Station. This proposal was sent to 27 architectural firms, 4 proposals were returned. The building committee project management team reviewed the 4 proposals and it

was unanimously decided to recommend Five Bugles Design. This company did submit a proposal back in 2019 and scored fairly high then as well. A formal contract will be brought back for approval. Motion by Kent, seconded by Petty to recommend to Council authorizing the City Administrator to enter into negotiations with Five Bugles Design for the Fire & EMS Station project for the purpose of a Preliminary Design, with a contract price not to exceed \$800,000, not inclusive of reimbursables. withdrawing from the Baraboo-Wisconsin Dells Regional Airport. Motion carried unanimously.

- h) **Street Reconstruction** – T. Pinion explained that as part of the LRIP Program, there is extra stimulus funds available. The state funded 41 projects and we received the maximum that was awarded, \$400,000. The earliest we can start this project is July 1, 2023; however, we have six years to spend the money. Because of past main breaks, this project will include some underground work on the utilities. Motion by Petty, seconded by Kent to recommend to Council to approve the Wisconsin Department of Transportation Municipal Agreement with City for reconstruction of Madison Street and Madison Avenue between East Street and Draper Street. Motion carried unanimously.

Closed Session – Moved by Petty, seconded by Kent, to go into Closed Session.

Ald. Sloan announced that the Finance/Personnel Committee will go into Closed Session for three purposes:

- Pursuant to §19.85(1)(e), Wis. Stat., to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.
 - Potential Land Acquisition(s)
 - Pre-Development Agreement

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- Pursuant to §19.85(1)(e), Wis. Stat., to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.
 - Union Negotiations

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Open Session - Moved by Kent, seconded by Petty, to return to Open Session. Ald. Sloan announced that the Finance/Personnel Committee will return to Open Session as per §19.85(2), Wis. Stats., to address any business that may be the result of discussions conducted in Closed Session.

Informational Items:

- J. Ostrander presented an update on the Vehicle Registration Fee
- The Committee reviewed the option of a Public Fire Protection Charge. This will be brought back before the Committee on April 26, 2022.
- B. Zeman noted that it was recommended by Boardman & Clark, the current acting attorney, to deny two claims filed with the City. One was for a trip and fall and one was for a broken windshield.

Adjournment – Moved by Kent, seconded by Petty and carried to adjourn at 6:52pm.

Brenda Zeman, City Clerk