FINANCE COMMITTEE MINTUES
February 27, 2018,-6:00 p.m.
Council Chambers, Public Safety Building

Present:
Chairperson Pat O'Connor, Tom Majewski, Lisa Reeves, Tim Swadley and Mayor Olson

Others Present:
City Attorney Matt Dregne, Finance Director LaBorde, Clerk Licht, and Planning Director Scheel

Absent and Excused:
None

Call to Order
Chairperson O'Connor called the meeting to order at 6:00 p.m.

Communications
None

Reports
Finance Director LaBorde presented the January 2018 Treasurer's Report.

OLD BUSINESS

Discussion and possible action regarding McFarland State Bank proposal to donate property, located at 207 Forrest Street, to the City
Mayor Olson reported that she had spoken with Mike Moderski from McFarland State Bank. Mr. Moderski stated that he was hesitant on sharing information about the current building and maintenance costs, as it would change depending how the building would be used to fit the City's needs. Mr. Moderski would work with the City if they hired someone to inspect the building. Planning Director Scheel stated that it would cost roughly $3,000 to hire an inspector to complete a building condition report. He added that there would be additional costs for a facility space analysis that would cost roughly $13,000.

Majewski asked if the bank would be open to sharing the building with the City. Mayor Olson said that Mr. Moderski did not address sharing and that the bank would most likely move entirely to their new location on Main Street. She added that the bank board had yet to approve the donation of the building to the City.

Chairperson O'Connor directed Mayor Olson to invite representatives from McFarland State bank to the next Finance meeting.

NEW BUSINESS

Approval of the February 13, 2018 Finance Committee Minutes
Motion by Swadley, second by Majewski to approve the February 13, 2018 Finance Committee minutes. Motion carried 5-0.

Discussion and possible action regarding Debt Management Policy
Finance Director LaBorde presented the Debt Service Schedule with proposed revisions. She added that the city currently has a rating of Aa2. LaBorde said that the 4% direct debt ratio as set in the current policy would be ample going forward. She added that as equalized value for the City increases, so does the amount used for the calculation of the direct debt ratio. Swadley added that the City could see revenue of $6-7 million from the proposed Riverfront development.

Motion by Swadley, second by Majewski to recommend that the Common Council approve a resolution adopting the proposed Debt Management Policy with the direct debt ratio remaining at 4%. Motion carried 5-0.

Discussion and possible action regarding Special Assessment Policy
Motion by Majewski to remove special assessments for street projects for the next budget year. There was no second. Motion failed. Majewski said that the City's special assessment policy was unfair and placed too much burden on taxpayers.

Reeves asked how other cities work if they don't do special assessments for street projects. Planning Director Scheel responded that the costs would have to be budgeted for. O'Connor responded that the City makes the information available to residents and gives ample time to pay special assessment fees.

Swadley said that residents should not be charged special assessment fees for stormwater utility changes. He added that the City needs to be more conscious of sidewalk design. He said that there are areas of the city that have sidewalks leading to nowhere or that abruptly end. Planning Director Scheel stated that the City has made a commitment to make the City a walkable community. He added that new developers and new construction are required to put in sidewalks.

Swadley asked what the special assessment fees were. Director Scheel said that curb and gutter ranges $700-900, and typically a sidewalk fee is around $1,500. Director Scheel noted that residents have ten (10) years to pay anything over $1,500. Swadley noted that if we want to change this policy we need an alternative plan.

Reeves stated that eliminating special assessment fees would cause problems with people who had previously paid the fees.

The committee took no action.

Adjournment
Motion by Swadley, second by Majewski to adjourn at 6:40 p.m. Motion carried 5-0.