

FINANCE COMMITTEE MEETING MINUTES

March 14, 2017 – 5:00 p.m.

Council Chambers, Public Safety Building

Present:

Alderspersons Paul Lawrence, Regina Hirsch, Pat O'Connor, Tim Swadley

Others Present:

Clerk Lana Kropf, Planning Director Scheel, Finance Director LaBorde, and Attorney Dregne

Absent and Excused:

Mayor Olson

Call to order:

Chairperson Lawrence called the meeting to order at 5:00 p.m.

Communications:

Chair Lawrence introduced and welcomed the new Finance Director, Tammy LaBorde.

Contingency and January Treasurer's Reports:

The contingency report had no changes to discuss. The Treasurer's report that was included in the packet showed the accounts not being balanced. Finance Director LaBorde gave the committee an updated bank reconciliation report, that did show all accounts being balanced.

Finance Committee Minutes of February 28, 2017:

Motion by O'Connor, to approve the Finance Committee minutes of February 28, 2017, second by Hirsch. Motion carried unanimously 4-0.

Discussion and possible action regarding funding of Fourth of July Celebration Fireworks display:

Clerk Kropf explained this request had originally started at the Community Affairs and Council Policy Committee. The request had come from the Stoughton Fair Association to ask the City if the Fourth of July fireworks display could be financed by the City. The fair had received a proposal that would include two fireworks shows, one on the Fourth of July and one on the last day of the fair. The cost of the display for one night would be \$8,000. The committee discussed that the initial funds for the 2017 display would be paid from the contingency fund, but should be budgeted for in the future.

Motion by Hirsch, to approve the funding of the Fourth of July Celebration Fireworks display and to send to Council for consideration and to include the 2018 budget, second by Swadley. Motion carried 4-0.

Consideration and possible action regarding North American Fur Auction request for Indemnification Agreement for Ag Conversion Fee:

Attorney Dregne explained that this agreement is coming as a request from the North American Fur Auction (NAFA) Company. He explained the land that NAFA plans to build on was once used as farm land. Since the designation of the land use was being

changed from agricultural to industrial, there was a possibility of an Ag conversion fee being triggered and that NAFA would be responsible for that fee. Both the City Assessor and the Dane County Treasurer had indicated that because the land was fallow prior to the conversion, a fee would not be assessed. This agreement would indemnify NAFA from that fee and is necessary to obtain before NAFA will close on the sale of the property.

Motion by O'Connor, to approve the drafting of the agreement and to bring the final version to the committee for consideration, second by Lawrence. Motion carried 4-0.

Consideration and possible action regarding North American Fur Auctions request to fund Alta Survey:

Attorney Dregne explained this request had come from NAFA asking the City to pay to complete an Alta Survey. This survey would review the property for any easements or encroachments and would cost anywhere from \$3,000 to \$4,000. Planning Director Scheel and Attorney Dregne felt that the survey was not imperative, when considering the location of the land. Committee discussion included having NAFA pay for the survey if it was necessary.

Motion by Hirsch, to deny the request for the City to fund an Alta Survey for NAFA, second by Swadley. Motion failed with a tied vote of 2-2, with Lawrence and O'Connor voting no.

Resolution by the Common Council of the City of Stoughton approving an agreement to delay the payment of impact fees associated with Skaalen Nursing and Rehabilitation Center, Inc Residential Care Apartment Complex:

Planning Director Scheel explained to the committee that the Skaalen Nursing Home is wishing to proceed with the construction of a new thirty-three unit complex building. Skaalen is also negotiating with the City regarding dedicating land to extend the Yahara River Trail. Scheel explained that Skaalen would be subject to impact fees due to the land dedication and City ordinances do not allow any applicant requesting a building permit, to have the permit issued without paying the impact fees. Skaalen had requested that they be able to move forward with the construction without paying the impact fees at this time. The fees would be paid to the City by June 30, 2017, as stated in the proposed agreement.

Motion by Swadley, to approve the resolution approving an agreement to delay the payment of impact fees associated with Skaalen Nursing and Rehabilitation Center, Inc Residential Care Apartment Complex, second by Hirsch. Motion carried 4-0.

Consideration and possible action on agreement approving assignment of Development and Purchase Agreement from North American Fur Auctions (US) Inc., to NAFA Newco LLC. [Both entities are wholly owned by the same Canadian parent corporation]:

Attorney Dregne explained that NAFA is requesting the assignment of a new change to the development and purchase agreement with the City. The name change is being requested to help identify the different subsidiaries of the company that control real estate and the actual manufacturing. Committee discussed concerns with the name change and the protection of the City within the development agreement. They asked that Attorney Dregne review the impact, if any, to the City if the name change was approved.

Motion by Swadley, to table, second by Lawrence. Motion carried 4-0.

****Property acquisition for Public Works Facility and Future Uses**

****Acquisition of property located at 425 East South Street**

***The council may convene in closed session pursuant to Wis Stat sec 19.85(1)(e), to consider strategy to be adopted in connection with negotiating an agreement to purchase certain property.*

Motion by O'Connor, to go into closed session, second by Swadley. Motion carried 4-0. The Finance committee convened in closed session at 6:01 p.m.

Motion by Lawrence, to reconvene into open session, second by Hirsch. Motion carried 4-0. The Finance Committee reconvened into open session at 6:34 p.m.

Motion by O'Connor, to authorize the purchase of 425 East South Street, second by Lawrence. Motion carried 4-0.

Motion by Lawrence, to adjourn the March 14, 2017 meeting of the Finance Committee, second by Swadley. Motion carried 4-0. The meeting of the Finance Committee adjourned at 6:40 p.m.