

Village Board Meeting – November 26, 2018

On November 26, 2018, the Village Board meeting began at 7:00 p.m. at the Village Hall, 613 Main St., Colfax, WI 54730. Members present: Trustees Halpin, Davis, Wolff, Jenson, M. Burcham and K. Burcham and Stene. Others Present: Rick Johnson, Addison Vang – Dunn County Planner/Zoning Enforcement Officer, Dale Schiferl-Timber Technologies, Inc., Josh Dalton-Dunn County Humane Society, Sean Lentz and Chris Hetland- Ehlers , Police Chief Anderson, Public Works Director Bates, Administrator-Clerk-Treasurer Niggemann and LeAnn Ralph with the Messenger.

Public Comments – Vang wanted to remind the Village Board that they are a part of the Dunn County Recreation Plan. The County is in the process of updating the recreation plan and would like the Village to get modifications to him for updating. The project list was provided and Vang would like any projects that are complete to be noted and any new projects that have come up, to be noted and returned by the end of December 2018. Vang also wanted to make Board members aware that there are grants available from the DNR that will assist with certain types of projects. Please check them out when considering completing projects.

Communications from the Village President- none

Consent Agenda

Regular Board Meeting Minutes – November 14th, 2018 – A motion was made by Trustee Halpin and seconded by Trustee Wolff to approve the minutes from the November 14th, 2018 Regular Board meeting. Voting For: Trustees K. Burcham, M. Burcham, Jenson, Wolff, Davis, Halpin and Stene. Voting Against: none. Motion carried.

Training Request – none

Facility Rental – none

Licenses – Operator’s License November 26th, 2018 to June 30th, 2019 – Jenna Storing – The Blind Tiger – A motion was made by Trustee Halpin and seconded by Trustee M. Burcham to approve the operator license for Jenna Storing, November 26th, 2018 to June 30, 2019. Voting For: Trustees Halpin, Davis, Wolff, Jenson, M. Burcham, K. Burcham and Stene. Voting Against: none. Motion Carried.

Consideration Items

Timber Technologies Inc. Update – Schiferl wanted to let the Village Board know how things were progressing for the expansion. He provided a set of plans and showed the Board what concerns he has in regards to the moving forward. He wants to verify which permits are necessary, who to contact regarding the street lights, sewer and water questions regarding the new building and street opening permits/fees. Schiferl also inquired as to whether there would be any TIF funds available to assist with the project. Schiferl will provide a list of his questions and concerns and await a response from Niggemann and Bates.

Dunn County Humane Society Agreement – The Board asked to explain the process if the Village did not have a contract with the Dunn County Humane Society. Any resident can bring an animal into the Humane Society as long as it is considered a stray and they have not been caring for the animal for a period of time, probably greater than two to three weeks. Law Enforcement, Dunn County Sheriff’s office, Board members, etc. can bring animals in, however, I would recommend against transporting

animals. Large intakes – if there are greater than 10 animals in one situation that is considered a large intake. This rarely happens, but if it does, it is usually a situation of a hoarder. Law Enforcement would be involved in most of those cases. If that occurred, the Humane Society would work with the Municipality regarding a reasonable compensation.

If the Village does not have a contract with the Dunn County Humane Society, the Village would be required to follow Statute requirements in caring for animals. If a resident brings in the animal and the Village is not under contract, the Dunn County Humane Society will not take the animal.

Dalton stated that the contract deadline was December 1, 2018; however, because he was unable to attend the previous meetings, he will accept a decision at the December 10th, 2018 meeting.

Debt Projections/Borrowing Capacity Discussions - Ehlers – Lentz and Hetland provided charts that show the Village and the current situation regarding G.O. Debt. The Village remaining capacity is \$1,213,230, current debt is \$1,382,270. It is not recommended to use 100% of your debt capacity, to allow for any emergency situation that could potentially come up. The debt payments change at approximately 2014 and 2026. If new debt is taken out, then these numbers would change. Hetland also explained the current debt for TID No. 3; showing sharing from TID No. 4 along with the three notes currently being paid. The end of the TID No. 3 life is 2029 and will end with a positive cash flow of approximately, \$665,203. TID No. 4 has been sharing funds with TID No. 3 and this allows the TIF to end in with a zero balance in 2026. The Timber Technologies expansion will play a role in the values of TID No. 4. The charts show the value remaining constant.

Lentz suggested a common model used with TIF projects, called Pay as You Go. Once a value has been established and a tax amount can be calculated; the Village could pay Timber Tech a percentage of their taxes back once they have paid their taxes to the Village for x number of years.

The Sewer Utility currently has enough Revenue Debt Coverage at a low of 1.34 in 2022. The 1.1 coverage is the minimum requirement. So you need to have enough revenue to cover all your expenses, depreciation and still have enough to cover the debt payment for that year. The combined utilities, Water and Sewer, the debt coverage is 1.37 in 2022.

Looking into the future . . . TID No. 4 – additional sewer extensions, \$60,000. Annual payments would be about \$10,000. The projects are based on the worst case scenario there would be a decrease of the end balance of the TIF to \$588,771. The Sewer project forecast, \$575,000 debt, the Village could get a Clean Water Fund Loan. By adding the debt, the Revenue Debt coverage will get very tight in 2022. The Sewer Utility alone shows that the sewer alone cannot cover the debt alone at a .77 rate in 2022. A Sewer rate increase would be recommended based on these numbers at 15%. Discussion around whether the Sewer rate could be adjusted in steps rather than all at one time, however, you will only be able to show the rate increase you have incorporated to use it as the debt coverage.

General Fund Balance discussion – Lentz feels that the Village of Colfax does a very good job at trying to keep a healthy fund balance. Of the \$1,442,029 fund balance, about \$630,321 is assigned and the balance of \$679,734 is unassigned. A good way to think about spending the fund balance is for projects within the TIF district which allow the funds to come back. The street project would be a good fit if you have it planned for.

T-Mobile Contract – The two questions that the Board wanted answered from T-Mobile were what is the cost to relocate? What would be a potential location? Where are other T-Mobile towers? Niggemann had tried to contact several people regarding getting answers from T-Mobile for the questions above, but was unsuccessful. Based on the proposed terms and the current terms, the Village would reach similar monthly rates in approximately 20 years. A motion was made by Trustee Jenson and seconded by Trustee M. Burcham to leave the T-Mobile contract as is. Voting For: Trustees K. Burcham, M. Burcham, Jenson, Wolff, Davis, Halpin and Stene. Voting Against: none. Motion carried.

2019 Budget discussions- Health Insurance – Lifestyle Health Plan has provided firm rates. A comparison chart has been provided to assist with making a decision regarding the health insurance plan and company. The WEA Trust plan generally speaking has lower copays and a \$500 lower deductible when compared to Lifestyle Health Plan. The chart below shows the premiums from 2018 prior to census changing, 2018 after census changed and then the options for 2019.

Premiums	Monthly			Annual		
	Monthly Premium	Employer Share - 90%	Employee Share - 10%	Annual Premium	Employer Share- 90%	Employees Share-10%
WEA - 2018 premiums	8,886.82	7,998.14	888.68	106,641.84	95,977.66	10,664.18
WEA - Nov 2018 premiums	11,797.40	10,617.66	1,179.74	141,568.80	127,411.92	14,156.88
WEA Trust -2019	12,257.40	11,031.66	1,225.74	147,088.80	132,379.92	14,708.88
Lifestyle Health Plan-2019	9,759.29	8,783.36	975.93	117,111.48	105,400.33	11,711.15
WEA Trust H S A - 2019	10,471.56	9,424.40	1,047.16	125,658.72	113,092.85	12,565.87

After a lot of discussion, a motion was made by Trustee K. Burcham and seconded by Trustee Halpin to select the WEA Trust H S A plan with the \$3,000 deductible and contribute \$500/employee on an annual basis to a health savings account, with the same contribution of 90% premiums paid by employer and 10% paid by the employee. Voting For: Trustees K. Burcham, M. Burcham, Wolff, Halpin and Jenson. Voting Against: Trustees Stene and Davis. Motion carried.

Budget Transfers –none.

Review/Approval – Bills –November 14th, 2018 to November 25th, 2018 - A motion was made by Trustee Halpin and seconded by Trustee M. Burcham to approve the bills for November 14th, 2018 to November 25th, 2018. Voting For: Trustees Wolff, Davis, Halpin, Stene, K. Burcham, M. Burcham and Jenson. Voting Against: none. Motion carried.

Adjourn – All business was concluded and the meeting adjourned at 9:06 p.m.

Gary Stene, Village President

Attest: Lynn Niggemann
Administrator-Clerk-Treasurer