

## **Village Board Meeting – September 23, 2019**

On September 23<sup>rd</sup>, 2019, 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, Berge, M. Burcham, K. Burcham and Gunnufson. Excused: Trustee Jenson. Others Present: Ricky Brockmiller, Rick Johnson, Sean Lenz and Josh Low with Ehlers, Administrator-Clerk-Treasurer Niggemann and LeAnn Ralph with the Messenger.

### **Call to Order**

#### **Pledge of Allegiance**

**Public Comments** – Brockmiller was wondering how the values of the homes and land are established in the Village of Colfax. He has done a comparison to his home and does not understand why his home is valued so high with less land. It was explained that Zempel Appraisal Services is contracted to do the Village's assessments. Niggemann provided him the phone number. Brockmiller was also advised that Board of Review is usually in May of each year. He should watch the paper and/or our five posting locations including the Village websites to be aware of those meetings times. Brockmiller did pose some additional questions regarding the Village tax rate. Gunnufson advised him that there are multiple entities that utilize the Village tax bill to levy for funds. Niggemann informed Brockmiller that if he has more specific questions, they would have to be addressed at another time since this topic is not on the agenda for the evening.

**Communications from the Village President** - none.

### **Consent Agenda**

**Regular Board Meeting Minutes – September 9<sup>th</sup>, 2019** - A motion was made by Trustee Halpin and seconded by Trustee Davis to approve the Regular Board meeting minutes of September 9<sup>th</sup>, 2019. Voting For: Trustees K. Burcham, M. Burcham, Berge, Davis, Halpin and Gunnufson. Voting Against: none. Motion carried.

**Training Request** - none.

**Facility Rentals** – none.

**Licenses** – none.

### **Consideration Items**

**Financial Review – TIF Districts/General Fund/Water Utility/Sewer Utility/Deb Projections** – Lentz review the packet for the General Fund and the Utilities. GO debt outstanding limited to \$2,734,545 by statute. Beginning of year 2020 debt outstanding is \$1,263,738 (53% of statutory limit). Remaining capacity = \$1,075,265 by statute. The Levy for GO debt service is estimated at \$80,910 for 2020 (1.61 equalized mills). Other GO debt service paid by TIDs and Utilities. TID No. 3 is performing well. It received revenues from TID No. 4 and the current cash flow projects ability to close TID 3 in 2024. TID No. 4 shares revenues with TID No. 3 and is expected to close in 2024. TID No. 4 does have the Timber Tech Expansion which is expected to generate approximately \$700,000 in new value in the TID. The new annual tax increment revenue of approximately \$18,000 could fund new incentives. Sewer Utility is currently maintaining sufficient revenue debt coverage. Rate increase of 10 percent was enacted in 2018. The Streambank Erosion Project is able to happen with approximately \$38,000 not covered by grants and will have to be repaid by the utility in the future. The Combined Utilities

as of December 31, 2018, the Water and Sewer Utilities have \$621,531 in cash and cash equivalents. General Fund Balance at December 31, 2018 was \$1,383,001. Things that will affect fund balance in 2019 is the Roosevelt Street Project estimated to cost approximate \$259,000 which funding sources of \$148,000 from the Assigned fund balance, \$65,100 the Water Utility and \$46,000 from the Sewer Utility. Remaining Assigned fund balance will be \$444,784 and the unassigned fund balance will remain at \$655,586. The Utility funding could be paid by existing reserves up front or repay General Fund or over time.

Lentz explained the TIF incentive that he feels is most beneficial to Municipalities and should be considered for Timber Technologies as a percentage, not more than fifty percent reimbursement of the increase taxes due to the expansion value. Once the taxes are paid each year, the Village would reimburse that percentage for not more than five years. A developer's agreement would need to be in place and documentation from Timber Technologies would be needed to show the cost of the site improvements. This should be completed before the end of 2019.

**Banking Discussion** - With Bremer Bank closing the Colfax location, the Board should decide how to proceed with the banking. Currently the Village has an operating account and a money market with Bremer Bank. We recently installed a check scanning device to process check deposits electronically. We also have a money market account at Dairy State Bank. Niggemann suggest that we keep our operating account with Bremer Bank and process cash deposit through the Dairy State Bank money market account. This will eliminate additional expense in paying mileage to drop off deposits in Menomonie. Halpin preferred to not have a personal vehicle being used to transfer funds to Menomonie and Berge also feels that there is an increased safety concern to be transporting the funds. A motion was made by M. Burcham and seconded by Trustee Halpin to use the Dairy State Bank account to make cash deposits. Voting For: Trustees Halpin, Davis, Berge, M. Burcham, K. Burcham and Gunnufson. Voting Against: none. Motion carried.

**Review/Approval – Bills –September 9<sup>th</sup>, 2019 to September 22<sup>nd</sup>, 2019** – A motion was made by Trustee Davis and seconded by Trustee M. Burcham to approve the bills for September 9<sup>th</sup> to September 22<sup>nd</sup>, 2019. Voting For: Trustees K. Burcham, M. Burcham, Berge, David, Halpin and Gunnufson. Voting Against: none. Motion carried.

**Adjourn** – A motion was made by Trustee Halpin and seconded by Davis to adjourn the meeting at 7:52 p.m. A voice vote was taken and members voting to adjourn the meeting.

Scott A. Gunnufson, Village President

Attest: Lynn Niggemann  
Administrator-Clerk-Treasurer