

Village Board Meeting – November 9th, 2020

On November 9th, 2020, the Regular Village Board Meeting was called to order at 7:00 p.m. at the Colfax Rescue Squad, 614C Railroad Avenue, Colfax, WI 54730. Members present: Trustees Jenson (until 8:30 pm), M. Burcham, Michels, Halpin, Stene and Gunnufson. Excused: Trustee Davis. Others Present: Sean Lentz and Josh Lowe with Ehlers, KT Galleger with the Dunn County Health, Gina Berge and Heather Logslett representing the Colfantastic Events, Public Works Director Bates, Rescue Squad Director Knutson, Administrator-Clerk-Treasurer Niggemann and LeAnn Ralph with the Messenger.

Public Comments—Berge and Logslett informed the Village Board about the Colfantastic Events to include Light Up Colfax – Christmas Light Contest. They explained that it is a work in progress, but the object is to decorate your home and/or business and then there will be a parade to go around and rate the houses. There will be photos taken and the chance for people to vote on Facebook. There will be prizes awarded. It is meant to be fun and bring a little entertainment during the difficult times.

Communications from the Village President – none.

Regular Board Meeting Minutes –October 26th, 2020 – A motion was made by Trustee Stene and seconded by Trustee Halpin to approve the minutes from the October 26th, 2020 Regular Board meeting with the correction of the date. Voting For: Trustees Stene, Halpin, Michels, M. Burcham, Jenson and Gunnufson. Voting Against: none. Motion carried.

Training Requests – none.

Facility Rental – none.

Licenses

Domesticated Chicken License – November 9th, 2020 to June 30th, 2021 – JoAnn Mayfield - A motion was made by Trustee Michels and seconded by Trustee Halpin to approve the Domesticated Chicken License for JoAnn Mayfield through June 30, 2021. Voting For: Trustees Jenson, M. Burcham, Michels, Halpin, Stene and Gunnufson. Voting Against: none. Motion carried.

Consideration Items

Switch Items a. and b. around. A motion was made by Trustee Stene and seconded by Trustee Michels to table item a. until after Item b. has been discussed. Voting For: Trustees Halpin, Michels, M. Burcham, Jenson, Stene and Gunnufson Voting Against: none. Motion carried.

TIF discussion – Sean Lentz –Lentz and Lowe discussed the TIF documents that were prepared for the Village Board. Some of the main points included:

- General Obligation Borrowing Capacity – current outstanding debt is \$1,216,738 and remaining capacity is \$1,517,807. The Village is at 56% of its borrowing capacity.
- Debt Levy for 2020 is \$205,793 of which \$80,910 is paid by levy and the \$124,883 is paid by utilities and TID's. This equals about \$1.61 per \$1,000 of the equalized value.
- Fund Balance reflects a steady decline of about 1% each year as we update our capital items from the assigned fund balance list and then about 7 % from 2018 to 2019 which was due to the street project cost under the assigned fund balance for street projects. The fund balance consists of about 50% that is unassigned.
- The utilities have a current debt coverage ratio of 1.80 which is a healthy ratio and would allow new debt. New issues require 1.10 ratio.
- TID #3 – With assistance from TID #4, the district can meet the annual debt service requirements and at the end of 2023, sufficient funds should be collected to prepay outstanding debt and close TID #3.
- TID # 4 - Annual Revenues are used to pay Timber Tech and to transfer to TID #3 and starting in 2024, the Village could use 100% of the funds collected to repay Timber Tech.

- Potential New TID – With some of the upcoming projects, the Village is seeking to create a new TID in 2021. The TID would be a mixed-use TID. The Village would want to create a TID while it still meets the state’s 12% test. This option is going to be evaluated in 2021.

No action is needed at this time.

Rezone Request – Dunn Street – WODA Cooper Companies has a purchase agreement with Lawrence Phillips for the vacant parcel on Dunn Street. WODA Cooper Companies has approached the Village regarding constructing a 32 unit apartment complex. The complex would be constructed if WODA is funded through WHEDA, a state program which would include tax credits and income based assessment. The project would have a timeline of award notification in spring of 2021. The final design would occur during 2021 with construction in 2022 and occupancy in 2023. The land is currently zoned as A-1 – Agriculture and is being requested to be R-5 – Multi-Family Residential. If the Board is in favor of the rezoning, it would be appropriate to approve Ordinance 2020-06.

A motion was made by Trustee Stene and seconded by Trustee M. Burcham to approve Ordinance 2020-06 to rezone the property on Dunn Street from A-1- Agriculture to R-5 – Multi Family Residential. Voting For: Trustees Halpin, Michels, M. Burcham, Jenson, Stene and Gunnufson. Voting Against: none. Motion carried.

Move item g. to item c. Niggemann mentioned that KT Gallegger with the Dunn County Health is online so it would be appropriate to make a motion to move item g. to item c. A motion was made by Trustee Halpin and seconded by Trustee Michels to move item g. Dunn County Health – Memorandum of Understanding – Rescue Squad to item c. Voting For: Trustees Stene, M. Burcham, Michels, Halpin, Gunnufson and Jenson. Voting Against: none. Motion carried.

Dunn County Health – Memorandum of Understanding – Rescue Squad – Gallegger mentioned that Knutson contacted her asking if the Dunn County Health Department would be interested in having the Colfax Rescue Squad assisting with some of the contact tracing for COVID-19. Through that conversation, Gallegger had a MOU drafted and it is before the Board for consideration. Board members asked how it would be paid and Knutson indicated that the only time the Colfax Rescue would be working on the contact tracing is when they were normally scheduled to work. Knutson would not schedule staff to only come in and do contact tracing.

A motion was made by Trustee Stene and seconded by Trustee Halpin to approve the Dunn County Health Memorandum of Understanding. Voting For: Trustees Halpin, M. Burcham, Jenson, Stene and Gunnufson. Voting Against: Trustee Michels. Motion carried.

East View Development – Planning Commission Recommendation from 9/16/2020

Move forward with Lot 5 Title Transfer - A motion was made by Trustee Stene and seconded by Trustee Halpin to approve the title transfer of Lot 5 of East View Development to Homes by Croix Creek. Voting For: Trustees Stene, Jenson, M. Burcham, Michels, Halpin and Gunnufson. Voting Against: none. Motion carried.

Agreement to give Homes by Croix Creek five years to build five units – Gunnufson explained that John Fraley only expects it to take 3 years to complete five units, but the Planning Commission felt it was appropriate to allow five years to complete all five units. A motion was made by Trustee Jenson and seconded by Trustee M. Burcham to earmark five lots for Homes by Croix Creek to be ready for

occupancy within five years. Voting For: Trustees Halpin, Michels, M. Burcham, Jenson, Stene and Gunnufson. Voting Against: none. Motion carried.

Solid Waste & Recycling Items for consideration

Equipment Purchase/Site Preparation and SWRC – November 5th Minutes – Information for the Board to confirm that actions at the Solid Waste and Recycling meeting. The committee decided that purchasing four of the old Nedland compactors with two rebuild kits and the hauling cost and rebuilding fee would be about \$10,000. This would be a savings of about \$10,000 per unit.

Health Insurance - no updates as of yet.

COVID-19 Review/Updates – possible action if needed- no action needed.

Review/Approval – Bills –October 26th to November 8th, 2020- A motion was made by Trustee M. Burcham and seconded by Trustee Halpin to approve the bills for October 26th to November 8th, 2020. Voting For: Trustees Halpin, Michels, M. Burcham, Stene and Gunnufson. Trustee Jenson had left prior to this motion. Voting Against: none. Motion carried.

Adjourn – A motion was made by Trustee M. Burcham and seconded by Trustee Michels to adjourn the meeting. All members voted in favor to adjourn the meeting at 8:34 p.m. Motion carried.

Scott Gunnufson, Village President

Attest: Lynn Niggemann
Administrator-Clerk-Treasurer