

**CITY OF TWO RIVERS CITY COUNCIL
PERSONNEL AND FINANCE COMMITTEE
Thursday, January 16, 2020
6:15 PM
3rd Floor Committee Room**

Call to Order

The meeting was called to order by Committee Chairman Curt Andrews at 6:15 PM.

Roll Call

Committee Members present: Curt Andrews, Mark Bittner, Jack Powalisz.

Also present were: Gregory Buckley, City Manager; Dave Buss, Finance Director.

Invited Guest: John Lukas and Thomas Detienne, Investors Community Bank.

Discussion and Recommendation to City Council Regarding Mortgage Related to TID No. 8 Development Agreement for Washington Highlands-Request from John Lukas, Abbey Ridge II, for Release of City Mortgage on 8-Unit Apartment Building

Mr. Lukas and Mr. Detienne addressed the Committee to discuss his request for the release of a City mortgage on four apartment buildings at Washington Highlands. Mr. Lukas is requesting that the City release its mortgage, to enable him to secure long-term, fixed rate financing on that projects.

Addressing the origins of the City's mortgage interest in these properties, Mr. Buckley noted TID No. 8 funded a \$975,000 Developer Grant, paid the School District \$210,000 for School District relocation expenses and funded \$300,000 in park improvements. City debt was issued to fund these activities, and the mortgages along with personal guarantees of the developers, were meant to assure that the City received adequate TIF revenue to fund debt service—whether from property taxes of “shortfall payments” from the developer.

Mr. Buckley noted that there are five years of debt service remaining on the City borrowing that funded those expenditures. Current annual revenue for TID 8 is \$189,930, and the annual debt service payments are less than \$100,000 annually. He stated that he saw little risk associated with releasing the mortgages as requested by Mr. Lukas.

A motion was made by Councilmember Bittner, seconded by Councilmember Powalisz, to recommend to City Council the release of mortgages on all four buildings as requested. Upon a voice vote, motion carried.

Discuss Overtime Report

The committee looked at the overtime report for year end 2019. No action was taken on this item.

Discuss Implementation of Employee Merit Pay System

Mr. Buckley stated he would like to begin the process with the Department Head group. He will begin the process with identifying goals and objectives for each and will create a plan and bring it back to the Committee in February, 2020.

Follow-up Discussion Regarding 2020 Capital Projects and Related Borrowing Activity

Mr. Buckley distributed a Proposed Summary of 2020 Street and Utility Improvements Projects. The three projects that were identified are 24th Street Forest Ave to Jefferson Street, Madison Street 19th Street to 22nd Street and 25th Street Forest Ave to West River Street. The total cost with the current borrowing for the water and sanitary components in place is \$3,410,190. There is a principal forgiveness in the amount of \$454,617 from the Safe Drinking Water Loan Fund and Clean Water Fund which brings net City borrowing to \$2,950,000 for the projects.

He stated the Storm Water Utility Borrowing was projected at \$673,000 and he would like to borrow money to cover emergency erosion control work recently completed along the shoreline plus an additional \$300,000 for contingency issues. The committee concurred with this additional amount to borrow for these projects. Mr. Buckley and Mr. Buss will be discussing this additional funding and bring the information back to the Council for approval at a later date.

At 7:05 PM, Councilmember Powalisz excused himself from the meeting.

Discuss Possible Funding for Part-Time Communications Coordinator Position

Councilmember Andrews distributed a draft job description and pay rate for this possible position. The Committee discussed this item with no action taken.

Closed Executive Session

At 7:15 PM, a motion was made by Councilmember Bittner, seconded by Councilmember Andrews, to go into Closed Session per Wisc. Stats. 19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session

- Discuss Request for Mortgage Release from abbey Ridge II-Mortgage Provided as Security for City Development Assistance
- Discuss Proposed TIF Development Agreements with Riverside Foods and Arrow Restaurant Holds, LLC
- Discuss Matters Pertaining to TID No. 4 Development Agreement with Michael and Rebecca Schwarz, Windella, LLC and Anchors Away, LLC
- Discuss Possible Property Sale
- Discuss Proposed Property Acquisition from Thermo Fisher Scientific

And Per Wisc. Stats. 19.85(1)(c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility

- Consider Employee Compensation/Benefits Matters

Upon a roll call vote, Ayes (2) Mark Bittner, Curt Andrews; Noes (0) None. Motion carried.

Reconvene in Open Session

At 8:08 PM, a motion was made by Councilmember Bittner, seconded by Councilmember Andrews, to reconvene in open session. Upon a voice vote, motion carried.

Discuss Date for Next Meeting

It was the consensus of the Committee to meet on January 30, 2020 at 6:00 PM.

Adjournment

There being no further business, a motion was made by Councilmember Bittner, seconded by Councilmember Andrews, to adjourn at 8:10 PM. Upon a voice vote, motion carried.

Kim M. Graves
City Clerk