

VILLAGE OF MONTICELLO BOARD MINUTES
NOVEMBER 18, 2015

President LaVerne Crooks called the meeting to order at 7:00 pm. Present: LaVerne Crooks, Robert Harvey, Larry Strause, Greg Bettin, Doreen O'Brien, Teresa Dunlap, Rene Nicholson

Absent: None

Also present: Clerk DaNean Naeger; Public Works Director Kevin Komprood; Stephen Scanlan

Pledge of Allegiance.

A motion was made by Dunlap, seconded by Nicholson and carried by voice vote to approve the agenda.

A motion was made by Harvey, seconded by Strause and carried by voice vote to approve the minutes of the November 4, 2015 regular board meeting.

Hearings, public appearance & citizen comments:

1. Motion made by Nicholson to go into Public Hearing for Proposed 2016 Village of Monticello General Budget, seconded by O'Brien at 7:03 p.m. Motion carried. Clerk provided three different budgets – published version, worksheets and recommended adopted budget. It was asked if this budget included paying off the TID loan – answer yes.

Motion made by Dunlap, to move \$10,000 from Capital Equipment Refuse Truck to General Fund Refuse Outlay. Seconded by Nicholson. Motion carried. Clerk indicated this was needed due to the new levy law (2013 Act 20) if a fee covered services is partly or wholly funded by property tax levy, you must reduce its levy limit by that amount. It currently shows the \$10,000 coming from the property tax and it should be coming from the fees charged in general fund so that it does not affect the Village's levy limit/shared revenue.

Clerk also indicated the board could increase the construction estimate from 1 million to 1.6 in the Capital Equipment fund or could wait until have final numbers and do a budget resolution. No motion made.

Clerk indicated the local mill rate is decreasing \$.10/1,000 of assessed value from last year. (\$7.79 to \$7.69) The overall tax bill without State School credit is decreasing \$.90/1,000 of assessed value – this includes schools, county, and local. No other questions or changes were addressed from the public.

2. Close of Public Hearing. Motion made by Nicholson, seconded by O'Brien at 7:09 p.m. Motion carried.
3. Motion made by Bettin to approve Resolution #2015-1118 Adopting the 2016 Operations Budget and Setting the 2015 Local Tax Levy in the amount of \$490,753.00, seconded by O'Brien. Roll call vote: Nicholson – I; Dunlap –I; O'Brien –I; Bettin – I; Strause – I; Harvey – I; Crooks –I. Motion carried 7-0.
4. Ehlers –Discuss financing for N Monroe Street project. Greg Johnson reviewed his handouts. Page 1 – breaks out current debt obligation. STF loans are to be paid off in 2016. 2012A Bonds are callable in 2019 with little savings to refinance. Page 2 – Current debt obligation with

projected tax levy and rate impact. Page 3 – Promissory Note if up to 10-year loan and GO Bonds if go over 10-year loan. Cost of Finance expenses for both loans is estimated at \$55,600. No finance expenses with the State Trust Fund Loan. Page 4 – 10-year Note (0.7 – 2.6% interest) vs State Trust Fund Loan (3.25% interest). Total cost between the two is \$51,011 with the Note being the cheaper route with a total of P/I **\$1,842,040**. Page 5 – Projected levy and rate impact of proposed 10-year note goes from \$2.58 to \$4.19, increase of \$1.61/1,000 in assessment for debt obligation. This is with utilities paying their far share of the costs. Page 6 – 15-yr Bond (0.7% - 3.35% interest rate) vs STF (3.75%). Difference is \$65,944 with the Bond being the cheaper route for a total of P/I **\$2,047,725**. Page 7 – Projected levy and rate impact goes from \$2.58 to \$3.68, increase of \$1.10/1,000 in assessment. Page 8 – Projected equalized value if the TIF debt is paid off in 2016. Currently at 42.21% of borrowing power, with the new loan it would increase to 77.41% and would not recommend going above 80%.

5. Greenwoods State Bank –Discuss financing for N Monroe Street project. Greg Bettin presented a spreadsheet of a comparison of what Greenwoods could offer compared to the Ehlers 10-year Note. They could offer a 10-year 2.23%-2.81% interest loan with a total P/I of **\$1,826,037**. Greenwoods does not have the financing expenses except for a \$1,500 legal fee but the interest rate is higher. Noted they could be more flexible, could just pay interest payment for a couple of years, offer no prepayment penalty, and can look at a 15-year loan if wanted. Can draw on funds as needed vs. taking out a lump sum and paying interest on money. Warren, Greenwoods President can come to the December 2nd meeting if wanted along with a 15-year plan.

Committee Reports

Robert Harvey Finance Report –

- a) Motion made by Harvey to approve Nov invoices CKS#14671-14700 + Manual in the amount of \$30567.05. Seconded by O'Brien. Motion carried.
- b) Motion made by Harvey to approve Nov payroll Vouchers #V676-694 in the amount of \$11,856.43. Seconded by O'Brien. Motion carried.
- c) Discuss Simple Loan for N Monroe Street project, possible decision on financing option for N Monroe Street project – Clerk provided two spreadsheets from the WRWA Simple Loan, 10-year loan- one with a 3% interest rate at \$20,000 financing expenses and the rated and conventional sale at 2.056% interest with \$25,000 financing expenses. The total amount paid for this loan is **\$1,814,475**. Lowest of all four options presented. Village President requested to see what it would look like if it was spread out to 15 years. Clerk presented an estimated cost to the property owner – this varies depending on the equalized value and interest rate each year. For a home assessed at \$100,000 would be \$161.00 increase on the tax bill each year for a 10-year Note. 15-year Bond would be \$110.00 for \$100,000. Clerk also noted that the Village has the TIF district closing and a portion of the assessed value will come to the general fund. The Village has two new businesses, two new homes and Wittwer Apts coming back on the tax roll which will help decrease the mill rate as well.

Doreen O'Brien Personnel Report – None

Teresa Dunlap Public Works Report:

- a) Motion made by Dunlap to approve 2016 Water & Sewer Utility Budgets. Seconded by O'Brien. Motion carried.

Larry Strause Fire/ /Public Safety – None

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Larry Strause Library – Had 67 baskets donated for the silent auction. Money raised will be used for shelving in the children’s area.

Rene Nicholson Park & Rec – None

Administrative Report by DaNean Naeger – Brian Grossen received his Municipal Waterworks Operator Certification for Distribution and Groundwater.

President’s Report by LaVerne Crooks:

- a) Update on Green County Solid Waste Transfer Station. The station is planning on continuing after 2016. They will take a look at finances in June 2016. They are to increase communication with the Village of the cost of running the facility. There are currently no plans of reducing hours or staffing at the station. Crooks informed the board that the Village is rescinding the letter and will continue as 2015 contract. They are looking into the billing for old side to see if the Village should be sharing the cost of this. They are the main location for the recycling of Ag bags which is increasing their revenue to offset losses.

- b) Update on Kick Off meeting for Comprehensive Plan. Thursday, December 3rd at the Monticello School. Vision boards are placed at the school and library for public view.

Unfinished Business

New Business

Adjourn

A motion was made by Nicholson, seconded by O’Brien to adjourn at 8:13 p.m. Motion carried.

Submitted by DaNean Naeger, Village Clerk/Treasurer