

COMMON COUNCIL COMMITTEE OF THE WHOLE 9/9/2024

The Common Council of the City of Park Falls met in regular session at 5:00 PM on Monday, September 9, 2024. Mayor Tara Tervort called the meeting to order at 5:00 PM and the following members were present:

Mayor:	Tara Tervort
Alderman:	Dan Greenwood Dennis Wartgow Terry Wilson James Corbett Anthony Thier Dixie Weidman Michael Mader Dina Bukachek
City Attorney:	Bryce Schoenborn
City and Zoning Administrator:	Scott Kluver

Staff present: Shannon Greenwood, Bill Hoffman, Deb Hyde, Marvin Nevelier, Larry Reas

Also present: Gary Wollerman, Tom LaVenture

There was a motion by Alderman Wartgow and seconded by Alderman Weidman to adopt the agenda as presented. Motion carried.

COMMUNICATIONS

Alderman Weidman inquired about extra pedestrian crossing signage at the Hwy. 13 and Division Street intersection, concerned about the increased traffic at that location. Mayor Tervort shared compliments received from Mary Miller regarding the pool staff and the activities at the pool this season.

PUBLIC COMMENT

No public comment.

NEW BUSINESS

MSA is working on the legal description needed to separate the former Mill office building as a separate parcel. They requested a title search and the documents for the previous 100 years. Given the scope of what MSA requires we are working with Govey Title. The fees associated with this work would be passed on to the developer. Motion by Alderman Wartgow and seconded by Alderman Mader to approve the title search fee of \$2000.00 and copy fees. Motion carried, 8-0.

COMMITTEE REPORTS

Finance – Justin Fischer, Managing Director at Baird Public Finance, gave the financial presentation on the borrowing, structure, and purpose. Anticipated rate cuts potentially due in September, and if the market is strong and meets the Council's parameters, would award the Notes (finalizes terms and interest rates) the week of October 7th. Future capacity based on 2024 equalized valuation with annual growth of 2%. There was a motion by Alderman Weidman and seconded by Alderman Greenwood to approve paying the Scope of

Engagement contract with Quarless for an estimated fee of \$18,000 for services as bond counsel, and \$11,700 for services as disclosure council. Motion carried, 8-0. The City is working with MSA to submit the Amendment to the current reimbursement request for the Phase 1 Utility Infrastructure project. There was a motion by Alderman Mader and seconded by Alderman Weidman to approve Resolution 20-010 Declaring Official Intent to Reimburse Expenditures. Motion carried, 8-0. Motion by Alderman Weidman and seconded by Alderman Bukachek to approve paying the bills in the amount of \$332,549.11. Motion carried, 8-0. Motion by Alderman Wartgow and seconded by Alderman Weidman to approve the Contractors Application for Pay #3 to Janke Builders in the amount of \$670,655.10. Motion carried, 8-0.

Board of Public Works – Applying water on 1st Avenue North to help with the dust, the road is still closed to through traffic.

Public Services – Nothing to report.

Personnel – Nothing to report.

Update to Committee of the Whole on General City Operations – City and Zoning Administrator Kluver stated that the transition is going well, and he has been meeting with the Department heads. Working vigorously to get the audit complete, as well as a few zoning matters.

At 5:44 p.m. there was a motion by Alderman Mader and seconded by Alderman Wilson to convene into closed session, pursuant to Wisconsin State Statutes 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. (Regarding TID Agreement – Cornerstone Properties, LLC); and Pursuant to Wisconsin State Statutes 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. (Regarding ESA Solar). Motion carried, 8-0.

At 6:21 there was a motion by Alderman Wartgow and seconded by Alderman Wilson to reconvene into open session, for discussion and/or to take possible action on closed session items. Motion carried, 8-0.

The meeting was adjourned at 6:22 p.m.

Prepared by: Shannon Greenwood, City Clerk