

FINANCE COMMITTEE MEETING
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING ~ 300 LA CROSSE STREET
WISCONSIN DELLS, WI 53965
May 21, 2018

Chairperson Holzem called the meeting to order at 6:15PM. Notice of the meeting was provided to the *Dells Events*, WNNO Radio, and posted in accordance with State Statutes.

1. Present: Mayor Ed Wojnicz, Ald. Brian Holzem, Ald. Terry Marshall, and Ald. Mike Freel

Others: City Clerk Nancy Holzem, City Treasurer Karen Terry, Ald. Ben Anderson, Ald. Jesse DeFosse, Ald. Ed Fox, Director of Public Works David Holzem, City Planner & Zoning Administrator Chris Tollaksen, Assistant City Attorney Joseph Hasler, Christopher Jaye representing Mirus Wisconsin Dells II, LLC, Ed and Anna Karas, Steve Cohan representing Riverwood Eagles Nest LLC, School District of Wisconsin Dells Superintendent Terry Slack, and Belen Markovich from the *Dells Events*.
2. Motion by Ald. Marshall seconded by Ald. Freel to approve the minutes of the April 17, 2018 meeting. Motion carried unanimously.
3. Motion by Ald. Freel seconded by Mayor Wojnicz to approve the Schedule of Bills Payable dated May 21, 2018. Motion carried unanimously.
4. Motion by Ald. Freel seconded by Mayor Wojnicz to set an annual fee of \$15 for Backyard Chicken Permits and amend the Schedule of Fees. Motion carried unanimously.
5. Motion by Mayor Wojnicz seconded by Ald. Freel to set the Sidewalk Use fees according to the BID Zone and amend the Schedule of Fees. The fees are set as follows:

BID Zone 1: \$5.00 per sq. ft.
BID Zone 2: \$2.50 per sq. ft.
BID Zone 3: \$2.00 per sq. ft.
BID Zone 4: \$1.50 per sq. ft.
BID Zone 5: \$1.00 per sq. ft.

Motion carried unanimously.
6. Motion by Ald. Freel seconded by Ald. Marshall to approve the Broadway Café Zone Non-Exclusive Use Agreement with La Creperie to include the updates discussed. Ald. Holzem questioned items referring to the Furniture, Fixtures, and Equipment (FF&E) Line 3. in the agreement. City Planner Chris Tollasken verified La Creperie will be purchasing their own furniture and will not need pay any additional fee for the FF&E. It was agreed these items will be struck for the agreement. Motion carried unanimously.

7. Motion by Ald. Freel seconded by Mayor Wojnicz to approve Eddy Street Café Area Exclusive Use Agreement with San Antonio Mexican Restaurant to include the updates discussed. It was noted San Antonio has purchased their own furniture for the Café Area and no Furniture, Fixtures, and Equipment (FF&E) fee will be assessed. Ald. De Fosse requested the Committee to pro-rate the lease agreement due to the construction on Eddy Street, noting the restaurant will not be able to use the leased space until construction is complete. It was agreed to pro-rate the lease from the date of completion of construction on Eddy Street. Motion carried unanimously.
8. Motion by Mayor Wojnicz seconded by Ald. Freel to approve three Small Cell Pole Attachment agreements with Verizon Wireless for \$2000 per agreement, annually, located at:

31 Broadway
800 Block of Oak Street
500 Block of Broadway

Motion carried unanimously.
9. Motion by Ald. Freel seconded by Mayor Wojnicz to approve a Developer's Agreement with Mirus Wisconsin Dells II, LLC. Mayor Wojnicz stated the City would be purchasing the land for the development as our contribution to the project. Motion carried unanimously.
10. Motion by Mayor Wojnicz seconded by Ald. Freel to approve the Extended and Restated Development Agreement with Riverwood Eagle's Nest LLC for Phase 1B of their senior community development. Attorney Hasler provided the Committee with the updates to the agreement noting the timeline and the expiration of the agreement. Ald. Holzem restated the importance of Riverwood summing their financing commitments to the City before the start of each phase. Motion carried unanimously.
11. Motion by Mayor Wojnicz seconded by Ald. Marshall to move forward with a possible Developers Agreement for the contribution of land for Just-A-Game Fieldhouse expansion. Mayor Wojnicz stated he feels strongly that the JAG helps provide support to the downtown by bringing families to the area year round. The Mayor also noted the JAG provides support to Lake Delton, and the Visitor Bureau and they should be part of the conversation. Motion carried unanimously.
12. This item was requested to be moved to the top of the agenda and was discussed after item #3. Superintendent Terry Slack stated the School District is currently contemplating a referendum for a new school. This would likely be on the November ballot. Mr. Slack asked the City offer support of this project by providing financial assistance for the infrastructure needs of the build. Mayor Wojnicz stated the infrastructure costs are estimated at \$2 million and spoke in favor of the new build. Ald. Holzem stated all current City resources were spoken for but would be in favor of reserving .25% PRT funds for this purpose starting in 2019. The Committee requested more information as it becomes available in order to make a formal decision.
13. No items for referral.

14. Motion by Ald. Freel seconded by Ald. Marshall to adjourn. Motion carried unanimously and the meeting adjourned at 6:45PM.

Karen Terry, City Treasurer