



# CITY OF DODGEVILLE

100 E Fountain St  
Dodgeville, WI 53533

## Regular Meeting

~Final Minutes ~

Tuesday, August 15, 2017  
5:30 PM

Common Council

Council Room

PUBLIC NOTICE is hereby given to the public and to the news media pursuant to Wis. Stat. Sec. 19.84, that the Common Council will hold their Regular Meeting of the City of Dodgeville on Tuesday, August 15, 2017, commencing at 5:30 PM in the Council Room, 100 East Fountain Street, Dodgeville, WI 53533. The agenda is as follows:

A Regular Meeting was called to order at 5:30 PM by Mayor Todd Novak

1. Call to Order

Also Present: Vickie Stangel, Greg Lee, David Bauer, and Phyllis Fritsch

PRESENT: Tremelling, Forseth, James, Weber, Meuer, Johnson, Borne, Novak

ABSENT: Sersch (Excused)

2. Minutes

1. Common Council - Regular Meeting - Aug 1, 2017 5:30 PM

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Dan Meuer, Alderperson
<b>SECONDER:</b>	Jerry Johnson, Alderperson
<b>AYES:</b>	Tremelling, Forseth, James, Weber, Meuer, Johnson, Borne
<b>EXCUSED:</b>	Shaun Sersch

2. Common Council - Special Meeting - Aug 8, 2017 5:30 PM

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Jerry Johnson, Alderperson
<b>SECONDER:</b>	Lawrence C Tremelling, Alderperson
<b>AYES:</b>	Tremelling, Forseth, James, Weber, Meuer, Johnson, Borne
<b>EXCUSED:</b>	Shaun Sersch

3. Citizen or delegation presentations, requests or comments and discussion of same, pursuant to Wis. Stat. Sec. 19.83 (2) and Sec. 19.84 (2). Ten minute limit except by consent of council. No action will be taken on any item that is not specifically listed on the agenda.

There were no citizens or delegations present.

4. Reports/Recommendations

A. Mayor/Council President & Clerk

1. Dodgeville Lions Club Donation to City Police Department

*Mayor Novak publicly recognized and thanked the Dodgeville Lions Club for their generous \$2,600 donation toward the purchase of Police Department body cameras.*

*Novak informed the Council that today is the last day for job applications for the Finance-Human Resources Specialist position. Interviews will be set up next week.*

<b>RESULT:</b>	<b>STATEMENT</b>
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B. Economic Development

1. Land Pricing Initiative

*Phyllis reminded the Council that the presented land pricing initiative is for Lots 8 & 9 only. The Council needs to determine the base price per acre and potential incentives to be offered. The Council also needs to approve the plan. The goal of these lots is to get people here. The Park Bank donated Lots 3-7 are priced at \$1/acre. Phyllis presented the following for discussion:*

**LAND PRICING FORMULA**

**2016-2017**

**BENNETT ROAD AND LOTS 8 AND 9, LEFFLER STREET, OWNED BY CITY OF DODGEVILLE**

*The City of Dodgeville promotes economic development, including business retention and expansion (BRE) efforts, to attract employees and to enhance business opportunities. Additionally, the City offers incentives to companies that add land improvements or bring in higher income jobs. To assure fairness, the City develops a land pricing formula that is offered to and explained to companies seeking land, land improvements or business expansion specifically with properties owned by the City of Dodgeville on Bennett Road and Lots 8 & 9 on Leffler Street. These properties are defined by the map labeled as Attachment A, and are properties that have been acquired by the City in 2016 and 2017.*

**Land Pricing Formula Defined:** *Land pricing formula is a common type of business subsidy that municipalities use to offer an incentive to businesses to locate to their city. By offering improved land (land that has been graded and provided with necessary infrastructure) at reduced rates, the concept is that the monies offered in incentives are recouped primarily through a business’s property tax. The type of business or industry will affect the calculation of the subsidy based on that business’ level of improvements of the land through the value of the building constructed, and the number of new employees.*

*Jobs brought by the company offer the potential of increased revenue to the city as employees may choose to buy or build a house, use services and spend money within the city. These activities support additional job growth through businesses that benefit from the increased expenditures of those new employees. Thus, the greater the salaries and wages are paid to those positions, the greater amount of money that can potentially circulate in the community.*

**Dodgeville’s Land Pricing Formula Explained:**

**Bennett Road and Leffler Street Lots 8 & 9:**

- **Base Price per Acre:** *The Base Price per Acre of the Bennett Road and Leffler Street lots numbered 8&9 on Attachment A is based on the estimated fair market value of the lots plus the cost of infrastructure. Estimated Fair Market Value: \$\_\_\_\_\_/acre.*
- **Land Improvement (Building) Incentive:** *The incentive based on the land improvements (i.e. the building) begins above the threshold of \$100,000 cost of building, with \$1,000 for each \$10,000 cost of improvements greater than \$100,000 to the land within 24 months of the date of closing. There is no Land Improvement Incentive for building costs of less than \$100,000.*
- **Job Creation Incentive:** *Incentives for the number and types of jobs to be generated in a 24-month period:*
  - *There is no incentive for Level-1 jobs (less than \$10/hour including cost of benefits) created within 24 months of the date of closing*
  - *Less \$1,000 for each Level-2 job (\$10-\$14.99/hour including cost of benefits) created within 24 months of the date of closing*
  - *Less \$2,000 for each Level-3 job (\$15-\$19.99/hour including cost of benefits) created within 24 months of the date of closing*
  - *Less \$4,000 for each Level-4 job (\$20/hour or more including cost of benefits) created within 24 months of the date of closing*

*Each job is multiplied by its respective incentive tier and summed along with the Land Improvements Incentive. These incentives are then subtracted from the initially calculated base price. The final land price in no event would be below \$1/acre. The intent is to support ideal businesses (those bringing in living-wage jobs and constructing substantial building improvements) to Bennett Road properties and Leffler Street lots 8&9 owned by the City of Dodgeville. The buyer is responsible to provide the information*

*related to the Land Improvements and the jobs created, dates of creation, wages/salaries and benefits if applicable. Job creation credit is granted by the City only when the employees have been employed for at least three consecutive months at the time of the two-year evaluation. The City of Dodgeville is responsible to determine the Base Price per Acre. The City of Dodgeville is also responsible to ascertain the Land Improvement Incentive and the Job Creation Incentive based on the information provided by the Buyer.*

*The purchase price of the lot(s) is paid upon a performance evaluation conducted by the City of Dodgeville, of the business that purchased the property, two years after the closing of the purchased property. The City has responsibility and authority to review that business’ annual report and payroll documents including numbers of employees and wages paid. The business who purchased the property has responsibility to provide their annual report and payroll documents as defined above. At the time of the closing, the purchaser shall enter into a written agreement with the City of Dodgeville:*

- 1. Acknowledging that the full purchase price for the property will be due and payable on the second anniversary of the closing date unless the purchaser proves to the satisfaction of the City that the purchaser is entitled to receive an incentive as described in this document; and*
- 2. Providing such other guarantees and assurances as the City of Dodgeville may require to ensure payment of the full purchase price or the purchase price less incentives, whichever is applicable.*

*The Mayor of the City of Dodgeville is authorized to negotiate on behalf of the City Council related to Bennett Road properties and Lots 8&9 on Leffler Street, with final approval by the City Council.*

*Bennett Road & Lots 8&9, Leffler Street Land Pricing Example: If the estimated fair market value of a one-acre lot were \$40,000 and the cost of building on that lot were \$200,000, the construction-related incentive would be \$10,000 (\$1,000 for each \$10,000 over \$100,000). If one Level-3 job were hired within 24 months, and two Level-4 jobs were hired within 24 months, an additional \$2,000 for the Level-3 job and \$8,000 for the Level-4 job incentive would be granted. Therefore, the cost of the lot per acre would be \$20,000 (\$40,000 less \$10,000 for the cost-of-building incentive, further decreased by one Level-3 job at \$2,000 each and two Level-4 jobs at \$4,000 = \$20,000/cost per acre).*

*Motion by Ald. Forseth to set the base price for the land pricing initiative at \$20,000/acre and approve the land pricing formula initiative, as presented. Second by Ald. James. Roll Call: Ald. Forseth - Aye, Ald. James - Aye, Ald. Weber - Aye, Ald. Meuer - Aye, Ald. Johnson - Aye, Ald. Borne - Aye, Ald. Tremelling - Aye. Motion passed 7-0 on a roll call vote, with Ald. Sersch excused.*

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Forseth, Alderperson
SECONDER:	Mark James, Alderperson
AYES:	Tremelling, Forseth, James, Weber, Meuer, Johnson, Borne
EXCUSED:	Shaun Sersch

2. May-July Economic Development Report

*Economic Development Specialist Phyllis Fritsch gave her report on Economic Development activity and existing business activity. Phyllis updated the Council on the Comprehensive Plan. We are currently in Phase 2 of the project. The last of the Community Discussions for the Comprehensive Plan is Thursday, August 24th on Land Use and Implementation from 6-8 p.m. at the Red Room. SWWRPC is curerntly working on mailing out Community Surveys to Dodgeville residents. The survey can also be completed online via the link found on the City website. Additional paper copies are available at City Hall and the Library. Phyllis is assisting the Dodgeville Area Chamber of Commerce sponsoring a Chamber Luncheon Series to focus on branding Dodgeville, with the next luncheon on August 17th with members from the Lands' End leadership team - Vice-President Kelly Ritchie and Chief Creative & Marketing Officer Becky Gebhardt. Discussion regarding what Dodgeville is known for - Current tagline being used by the City (EMS/Fire/Police) "At the Heart of it All". She updated the Council*

*on Prosperity Southwest - Southwestern corner of the State region. They are currently working on programs on how to develop workforce for the area.*

RESULT:	NO ACTION
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C. Finance Committee

1. Review of Monthly Journal Entries

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Borne, Alderperson
SECONDER:	Larry Forseth, Alderperson
AYES:	Tremelling, Forseth, James, Weber, Meuer, Johnson, Borne
EXCUSED:	Shaun Sersch

2. July 2017 Treasurer's Report

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Borne, Alderperson
SECONDER:	Larry Forseth, Alderperson
AYES:	Tremelling, Forseth, James, Weber, Meuer, Johnson, Borne
EXCUSED:	Shaun Sersch

3. Budget Resolution 2017-3

*Motion by Ald. Borne to approve Budget Resolution 2017-3 #962. Second by Ald. Forseth. Roll Call: Ald. James - Aye, Ald. Weber - Aye, Ald. Meuer - Aye, Ald. Johnson - Aye, Ald. Borne - Aye, Ald. Tremelling - Aye, Ald. Forseth - Aye. Motion passed 7-0 on a roll call vote, with Ald. Sersch excused.*

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Borne, Alderperson
SECONDER:	Larry Forseth, Alderperson
AYES:	Tremelling, Forseth, James, Weber, Meuer, Johnson, Borne
EXCUSED:	Shaun Sersch

4. Council Room Audio/Visual

*Discussed that funds for this project could come from carryover Council funds, DTV monies, and possibly funds contributed from the library. Motion by Ald. Forseth to approve the purchase from Lifeline Audio Video Technologies of an audio/video system for the Council Room for \$10,100. Second by Ald. James. Motion passed unanimously.*

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Forseth, Alderperson
SECONDER:	Mark James, Alderperson
AYES:	Tremelling, Forseth, James, Weber, Meuer, Johnson, Borne
EXCUSED:	Shaun Sersch

5. Software System Proposal

*Clerk Lisa Riley explained the need to find a better system for payroll processing and time card management, along with accounting and utilities. Both the Police Department and the Library have challenges with the current payroll system. The new system will be more user friendly for department heads with budget planning and "live" transaction information. Civic Systems is currently in the process of launching a new payroll system which would provide online sign on for employees to view their information. This system is more secure. It also allows the auditors to have a pass code and sign on to the system at audit time. There is also an electronic approval system for invoices. Online utility payments can also be uploaded into the system, rather than entering by hand. One of the positive features is the "software for life", which means no additional costs/fee for upgrading software. Some of this software can be charged to water and sewer, and potentially to other departments (i.e. police, etc.) Motion by Ald. Borne to approve moving forward with the purchase of the Civic Systems software, as presented, and bring back a contract for Council approval. Second by Ald. Weber. Motion passed unanimously.*

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Borne, Alderperson
SECONDER:	Jeff Weber, Alderperson
AYES:	Tremelling, Forseth, James, Weber, Meuer, Johnson, Borne
EXCUSED:	Shaun Sersch

5. Old Business

6. New Business

1. Street Use Permit-Dodgeville Area Chamber of Commerce-August 18-19

*Motion by Ald. Tremelling to approve the Street Use Permit for Dodgeville Area Chamber of Commerce on August 18-19, 2017. Second by Ald. Forseth. Motion passed unanimously.*

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lawrence C Tremelling, Alderperson
SECONDER:	Larry Forseth, Alderperson
AYES:	Tremelling, Forseth, James, Weber, Meuer, Johnson, Borne
EXCUSED:	Shaun Sersch

2. Police Liaison Contract with Dodgeville School District

*Dodgeville School District is requesting to cut the Police Liaison position to half-time. The Police Department would provide services 2 days one week and 3 days the next week. This change will be a factor in the Police Department budget as far as revenues. The Police Department will track hours of school responses outside of the contract time. It was suggested to do the contract as a one-year contract to see how things work. Motion by Ald. Tremelling to approve Attorney Eileen Brownlee to work on updating the Police Liaison contract with Dodgeville School District for a half-time officer position and bring the contract back to Council for approval. Second by Ald. Borne. Motion passed unanimously.*

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lawrence C Tremelling, Alderperson
SECONDER:	Mike Borne, Alderperson
AYES:	Tremelling, Forseth, James, Weber, Meuer, Johnson, Borne
EXCUSED:	Shaun Sersch

3. New 2 Yr Operator License for Kelsi Nolan

*Motion by Ald. Tremelling to approve a New 2 Year Operator License for Kelsi Nolan. Second by Ald. Forseth. Motion passed unanimously.*

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lawrence C Tremelling, Alderperson
SECONDER:	Larry Forseth, Alderperson
AYES:	Tremelling, Forseth, James, Weber, Meuer, Johnson, Borne
EXCUSED:	Shaun Sersch

7. Approval of Claims

1. Farmers Savings Bank Claims for August 15, 2017

*Claims amounting to \$145,994.12 (General - \$119,421.89, Sewer - \$19,656.42, Water - \$6,915.81) were presented. Motion by Ald. Borne to approve the claims as audited, plus a \$200 petty cash check for admissions for the theatre program. Second by Ald. Forseth. Motion passed unanimously.*

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Borne, Alderperson
SECONDER:	Larry Forseth, Alderperson
AYES:	Tremelling, Forseth, James, Weber, Meuer, Johnson, Borne
EXCUSED:	Shaun Sersch

2. Old National Bank Additional Claims for August 15, 2017

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Borne, Alderperson
SECONDER:	Larry Forseth, Alderperson
AYES:	Tremelling, Forseth, James, Weber, Meuer, Johnson, Borne
EXCUSED:	Shaun Sersch

8. Closed Session-Pursuant to Wis. Stat. Sec. 19.85(1)(e) to deliberate or negotiate the purchasing of public properties.

Motion by Ald. Tremelling to adjourn to Closed Session-Pursuant to Wis. Stat. Sec. 19.85(1)(e) to deliberate or negotiate the purchasing of public properties, and to include Public Works Director Greg Lee in the Closed Session. Second by Ald. Meuer. Roll Call: Ald. Weber - Aye, Ald. Meuer - Aye, Ald. Johnson - Aye, Ald. Borne - Aye, Ald. Tremelling - Aye, Ald. Forseth - Aye, and Ald. James - Aye. Motion passed 7-0 on a roll call vote, with Ald. Sersch excused. Convened to Closed Session at 6:13 p.m.

1.      Negotiation of Purchasing Property
- Update on the negotiations of potential property purchase.*

RESULT:    NO ACTION

9.      Reconvene to Open Session: Any Action Needed as a Result of Closed Session
10.     Any other business as allowed by law
11.     ADJOURNED AT 6 : 20 PM

Motion by Ald. Forseth to adjourn the meeting from Closed Session. Second by Ald. Weber. Motion passed unanimously. The meeting adjourned at 6:20 p.m.

Lisa Riley, City Clerk-Treasurer