

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE FINANCE COMMITTEE

held on Monday, May 17, 2021 at 4:30 p.m., in the Board Room at the Municipal Center.

AGENDA ITEMS.

1. **Finance Committee Call to Order & Welcome by Chairperson Ermeling.**
Meeting called to order at 4:30 p.m. by Finance Committee Chairperson Ermeling.
2. **Roll Call by Recording Secretary.**
Roll call of Finance Committee indicated 5 members present

<u>Member</u>	<u>Present</u>
Bender, Robert	YES
Ermeling, Barb	YES
Meinel, Steve	YES
Oldenberg, Mark	YES
Simmons, Ryan	YES

3. **Approval of minutes from previous meeting: April 19, 2021**

Motion by Simmons, second by Bender, to approve previous meeting minutes from April 19, 2021.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Bender, Robert	YES
Ermeling, Barb	YES
Meinel, Steve	YES
Oldenberg, Mark	YES
Simmons, Ryan	YES

4. **Public Comments.**
None.

ACKNOWLEDGE WORK PRODUCT TRANSMITTALS.

5. April Budget Status Report

Motion by Meinel, second by Simmons, to acknowledge the April Budget Status Report.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Bender, Robert	YES
Ermeling, Barb	YES
Meinel, Steve	YES
Oldenberg, Mark	YES
Simmons, Ryan	YES

6. Draft 2020 Fund Financial Statements

Trautman let the committee know the financial statements have been forwarded to the auditor and the MD&A is all that is remaining for the Village. Trautman gave some highlights of the 2020 Draft Fund Financial Statements.

Meinel asked what is owed of the TIF debt yet. Trautman responded that as of December 31, 2021, TIF 1 owes \$14.6 million TIF 2 owes \$565,000.

Motion by Bender, second by Meinel, to acknowledge the Draft 2020 Fund Financial Statements.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Bender, Robert	YES
Ermeling, Barb	YES
Meinel, Steve	YES
Oldenberg, Mark	YES
Simmons, Ryan	YES

EDUCATIONAL PRESENTATIONS & REPORTS.

None.

POLICY ISSUES – DISCUSSIONS/RECOMMENDATIONS.

7. Discussion and Possible Recommendation Regarding Special Assessment Method for Ryan St/Apache Ln Utility Looping Project

Donner gave an overview of the project and stated the main purpose is for system redundancy. Donner stated inquiries are periodically received after current private systems have failed. Donner added that the goal is to get the price close to the cost to replace a private system. Donner stated this is a single option and is up for discussion. The goal is mandatory connection after the 10th year, with the clock not starting until the project is complete. There still need to be public hearings yet on this project.

Bender stated he feels the presented option is reasonable. Meinel asked why we would change the prior method used for special assessments where the amount would be assessed now, and each person would have 10 years to pay versus allowing deferral. Donner stated there have been more concerns over hardship from special assessments, so the goal was to ease the financial burden for impacted properties and incentivize connection.

There was discussion on the amount of the assessment and the assessment method. The total estimated assessment is around \$22,000 and the assessments are being done by lot.

Motion by Bender, second by Meinel, to recommend the special assessment method as outlined.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
---------------	---------------

Bender, Robert	YES
Ermeling, Barb	YES
Meinel, Steve	YES
Oldenberg, Mark	YES
Simmons, Ryan	YES

8. Discussion on American Rescue Plan Act Funds

Trautman informed the committee that we are actually getting more funds than anticipated and have been classified as a metropolitan city which means we must apply for the funds and report to the federal government quarterly. There was discussion on what funds can be used for. The guidance is generally broad, so we are waiting on additional guidance and to see what other areas are doing. White asked if the funds will impact expenditure restraint; Trautman stated the WI DOR sent out guidelines stating that if the funds are recorded and expended within a special revenue fund there is no impact to the Expenditure Restraint Program.

9. Discussion and Possible Recommendation on TIF Grant Philosophy

Trautman stated generally pay-go's were done for TIF grants in the past. For pay-go's the business gets a grant once the project generates the increment to cover the grant request. A developer agreement is put in place and grants may be given for each year based on the increment generated. With the excess funds that the TIF districts have the Village could consider giving grants without limitations based on the increment generated by the project. Trautman added that if the Village does not desire to give grants out, closing the districts should be considered because the Village cannot just hold onto the funds.

Meinel stated he was not comfortable with how the last few TIF projects were done because he did not feel the value was there for how much was granted. Meinel also expressed concerns about the application of the but-for test when giving out grants. Meinel stated he would like to see TIF funds used to redevelop and cleanup sites. Donner stated there are some projects being looked at that would fit those criteria. Ermeling stated the original intent of TIF 2 was to make it more attractive for development. Ermeling stated she would like to see grants given to improve that area. There was also discussion on properties being combined to make them more marketable. Donner stated that this discussion rolls into the discussion on the Schofield Avenue Plan and the potential TID 2 amendment. Trautman stated there needs to be a discussion on giving grants with the expectation of payback versus giving grants without the expectation of payback in an effort to improve the area. There was discussion on the tax impact on taxpayers outside the TIF who are picking up the cost of the services for taxpayers within the TIF.

There was discussion on Village initiated improvements. There was also discussion on slowly closing the TIF districts versus all at once. Ermeling stated she would still like to see improvements done to TID 2 rather than closing right away. Meinel stated he would like to see a sunset on the TIF where if no plans are in place by that date then the TIF would be closed. Meinel stated ideally, we would set the sunset date and let businesses within TIF 2 know that funds are available to request for improvements until that date.

Meinel stated he would like to see Village participation in the improvement process. Higgins added that previously the Village was not given direction to work on things like that. Donner clarified that the goal is to clarify the grant stipulations and the but-for test with professional

help from Ehlers and Mark Roffers. Donner also confirmed that the committee is encouraging contact with developers with ideas for improvements. The committee agreed. No action was taken.

RESOLUTIONS/ORDINANCES.

None.

FUTURE ITEMS.

10. Next meeting date(s):

- Mon, Jun 21, 2021 @ 4:30 p.m. Regular Meeting

11. Topics for future meetings.

- Government Accounting 101
 - State requirements
 - Levy limits
 - Budget
 - State requirements and reports

12. Remarks from staff.

Donner stated there is going to be a coordination meeting with Miron Construction on the municipal building construction next week. Donner added Miron is hoping to start construction in July.

13. Remarks from Committee Members.

None.

14. Announcements.

None.

ADJOURNMENT OF FINANCE COMMITTEE

Motion by Meinel, second by Bender, to adjourn the Finance Committee meeting at 5:45 p.m.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Bender, Robert	YES
Ermeling, Barb	YES
Meinel, Steve	YES
Oldenberg, Mark	YES
Simmons, Ryan	YES

Next meeting is scheduled for Monday, June 21.

Jenna Trittin, Recording Secretary