

City of Reedsburg Finance Committee Minutes July 13, 2015

Present: Mayor Estes, Jim Heuer, Phil Peterson, Brandt Werner, Don Hull.
Absent: Louis Miller.
Others: Ken Witt, Tim Becker, Jason Schulte, Press.

Mayor Estes called the meeting to order at 6:00pm.

Moved by Hull and seconded by Werner approve the minutes from the June 8, 2015 meeting. Motion carried 5-0.

Administrator Witt reviewed telecommunications debt refinancing plan. \$8 million will be GO debt and \$2.7 million will be Revenue debt. This split, over a more balanced split, saves \$300,000 in interest over the life of the loan. Additional borrowing capacity remains at this level of borrowing. GO at 3.75% and Revenue at 4.75% creates a net effective interest rate of 4%, fixed over 20 years, callable anytime. **Moved by Hull and seconded by Heuer to approve telecomm debt split. Motion carried 5-0.**

The CDA has several projects, but have maxed their budget due to the property purchase on Eagle Street. Additional projects would be purchasing lots for the Habitat for Humanity USDA housing grant. Lot acquisition and division are estimated at \$60,000. **Moved by Werner and seconded by Hull to pursue lot purchases for \$60,000 using undesignated fund balance. Motion carried 5-0.** The Eagle Street house will be part of the school rehab program, starting in the 16/17 school year. There is a roof leak that needs to be done to prevent additional damage. **Moved by Werner and seconded by Peterson to reroof 134 Eagle Street house for up to \$10,000 using undesignated fund balance. Motion carried 5-0.** Asbestos abatement is estimated at \$8000, but can wait until closer to remodel timeline on the Eagle Street house. The siding has asbestos and will need to be removed. This can wait until the 2016 budget. Bathroom and other building repairs are needed for the shop area at 140 Eagle Street to make it usable for a business to operate out of the facility in 2016. The estimate of \$20,000 is just a guess on what the cost could be. **Moved by Heuer and seconded by Werner to use less than \$20,000 of undesignated fund balance to rehab 140 Eagle Street shop. Motion carried 5-0.**

The last community wide reassessment was done in 2006. We are still in compliance with the state law of within 10% of full value. Estimated cost would be \$250,000. There are some properties that are outliers in the data, being significantly higher or lower than assessed values, which create tax inequity. The Finance Committee felt the majority of properties are still within a reasonable range of full value and did not want to pursue a revaluation at this time.

Bills for June reviewed.

Moved by Hull and seconded by Heuer to approve June paid bills. Motion carried 5-0.

Moved by Werner and seconded by Heuer to adjourn. Motion carried 5-0. Meeting adjourned at 6:38pm.

Respectfully submitted,

Ken Witt
Administrator/Clerk/Treasurer