

City of Monroe
Finance and Taxation Committee Minutes
May 17, 2016

A. CALL TO ORDER & ROLL CALL

Chairperson Stangel called the meeting to order. Present at roll call were Alderpersons Stangel, Koch and Bauman, as well as Alt. Alderperson Boyce. Also present were Administrator Rath, City Attorney Ewald, several citizens, alderpersons, and other city staff

B. CORRECTION OF MINUTES
none

C. BUSINESS: OPEN

1. REQUEST FROM QTS PROPERTIES TO DEFER 2015 NON-PERFORMANCE PENALTY

Administrator Rath explained that Schultz Interstate Ag has been assessed and paying a non-performance penalty for the last few years. They want the city to consider deferring the payment until assessment of the new facilities is completed. The total amount they are requesting to defer is \$1204.52. Attorney Ewald said the city should defer to a specific date. Assistant Administrator Shanks said there is a final inspection this week on the improvements. Questions and discussion took place. Alderperson Koch moved to defer with interest until December 31, 2016. More questions and discussion took place. Administrator Rath added some history of the property. Alderperson Koch moved to delete the interest requirement from the motion. Alderperson Bauman seconded the motion. The motion was carried.

2. PRESENTATION AND PRELIMINARY DISCUSSION OF SQUARENORTH LLC DEVELOPMENT PROPOSAL

Assistant Administrator Shanks gave an explanation of the situation and said that no decision needs to be made tonight. The developers are proposing to build a four unit residential building to be sold to homebuyers. They are requesting permission from the city to purchase land and then subdivide them into two parcels. They are asking for a one year option to purchase the parcels. The sale of the parcels is contingent upon the reselling of the condos. If the condos don't sell, the agreement will end. The developers are also asking for an upfront loan of \$70,000-\$95,000 to be paid back by the developer in three years along with a cash grant of \$112,000-\$150,000. They would also like for the city to conduct a Phase 1 Environmental Study and curb cuts. This information was submitted to Ehlers. City Attorney Ewald explained the potential developer's agreement and his recommendations. The agreement can define the fundamental concepts. Questions and discussion took place. Assistant Administrator Shanks explained how this project will fit in with the goals of the comprehensive plan. The committee agreed they need more time to think about this. Assistant Administrator Shanks commented that he is looking for direction. More discussion took place. Administrator Rath said the next step is to work up a draft agreement to come back before this board in three weeks.

3. MERIT CENTER EQUIPMENT PURCHASE

Deputy Chief Heins explained. They want to purchase a skid loader for the Merit Center. They have the money in the Merit Center account to make this purchase. They want to

purchase it from Davis Implement at a cost of \$7,300. Questions and discussion took place. Alderperson Bauman moved to approve the purchase of a skid loader for the Merit Center at a cost of \$7,300. Alderperson Koch seconded the motion. The motion was carried.

4. FINANCING OPTIONS FOR PARKING RAMP AND OTHER 2016 CAPITAL IMPROVEMENT PROJECTS

City Administrator Rath explained. Questions and discussion took place. Alderperson Stangel said to put this on the agenda for the next Finance Committee meeting.

D. BUSINESS BY MEMBERS

none

E. ADJOURNMENT

Motion made by Alderperson Koch and seconded by Alderperson Bauman to adjourn. Motion carried.

Transcribed by
Nicole M. Cummings, Deputy Clerk