



CITY OF MERRILL

COMMON COUNCIL

MINUTES • TUESDAY SEPTEMBER 22, 2015

Special Meeting

City Hall Council Chambers

6:00 PM

1. Call to Order
2. Silent Prayer
3. Roll Call

Attendee Name	Title	Status	Arrived
Chris Malm	Aldersperson - First District	Present	
Pete Lokemoen	Aldersperson - Second District	Present	
Ryan Schwartzman	Aldersperson - Third District	Present	
Kandy Peterson	Aldersperson - Fourth District	Present	
John Burgener	Aldersperson - Fifth District & President	Present	
Dave Sukow	Aldersperson - Sixth District	Present	
Rob Norton	Aldersperson - Seventh District	Present	
Tim Meehean	Aldersperson - Eighth District	Present	
Bill Bialecki	Mayor	Present	

Mayor Bialecki noted that other attendees included City Attorney Tom Hayden, City Clerk Bill Heideman, City Administrator Dave Johnson and Finance Director Kathy Unertl.

4. Public Comment Period

There was no public comment.

5. Preliminary Items:

1. Discussion and decision on future City involvement in 201 S. Prospect Street Redevelopment Project (Former Hurd)

City Administrator Johnson reported on the status of the cleanup/redevelopment project at the former Hurd property at 201 North Prospect Street. He reported that the Merrill Area Development Corporation (MADC) missed an opportunity to obtain a grant for the cleanup in the vicinity of a "dip tank" at the project site.

Although MADDC cannot apply for a grant at this time, the City could apply and secure a grant if the City assumed ownership of the property. Based on that, MADDC is requesting that the City assume ownership.

Representing the Wisconsin Department of Natural Resources (DNR), John Robinson reported that the DNR would work with the City to secure the grant, if the City assumes ownership.

Motion (Meehean/Schwartzman) to approve the request, with the following contingencies:

1. MADDC will guarantee \$200,000 in contingency funds, via escrow or bond.

2. The City of Merrill will receive, from the DNR, a "comfort" letter related to the cleanup project.

RESULT:	APPROVED BY ROLL CALL VOTE [6 TO 2]
AYES:	Lokemoen, Schwartzman, Peterson, Burgener, Sukow, Meehean
NAYS:	Malm, Norton

2. Review and recommendation on soccer concession stand financing (information will be provided via e-mail prior to meeting and distributed at meeting).

Merrill Soccer Association Inc. currently owes approximately \$30,000 on two loans related to funding for the construction of the soccer concession stand at the Merrill Area Recreation Complex (MARC). They are currently seeking the consolidation of those loans, and have discussed that possibility with River Valley Bank.

Mayor Bialecki and City Administrator Johnson have met with officials from the Merrill Soccer Association and River Valley Bank to discuss this prospective loan. River Valley Bank has agreed to approve the loan if the City of Merrill is named as guarantor on the loan. Therefore, the Merrill Soccer Association and River Valley Bank are requesting that the City be included as a guarantor on the loan.

Representing River Valley Bank, Susan Ryman distributed a copy of the proposal loan document, a \$30,000 promissory note. She stated that the Merrill Soccer Association is financially sound at this time. Representing the Merrill Soccer Association, Lisa Beckman Hass provided additional details and answered questions.

It was noted that the request is not for any funding, it is only a request that the City be a guarantor on the loan.

Motion (Lokemoen/Peterson) to approve the request.

RESULT:	APPROVED
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3. Overview presentation on proposed TID Amendments and Creation by representatives from Ehlers & Associates.

Patrick Mallory, Ehlers & Associates, distributed a handout on the Tax Increment Finance (TIF) and the details on the project plan being considered. He then gave an overview of the handout and answered questions.

6. Resolutions:

Motion (Meehean/Lokemoen) to suspend the rules and allow City Attorney Hayden to read all resolutions by title only. Carried.

1. A Resolution approving an amendment to the Project Plan of Tax Incremental District No. 3 in order to share tax increment with Tax Incremental Districts No. 6, 7, and 8, City of Merrill, Wisconsin (Resolution #2423).

Motion (Schwartzman/Meehean) to approve.

RESULT: APPROVED

2. A Resolution approving an amendment to the Project Plan and Boundaries of Tax Incremental District No. 3, City of Merrill, Wisconsin (Resolution #2424).

Motion (Schwartzman/Peterson) to approve.

RESULT: APPROVED

3. A Resolution approving an amendment to the Project Plan and Boundaries of Tax Incremental District No. 6, City of Merrill, Wisconsin (Resolution #2425).

Motion (Sukow/Norton) to approve.

RESULT: APPROVED

4. A Resolution approving an amendment to the Project Plan and Boundaries of Tax Incremental District No. 7, City of Merrill, Wisconsin (Resolution #2426).

Motion (Burgener/Peterson) to approve.

RESULT: APPROVED

5. A Resolution approving an amendment to the Project Plan and Boundaries of Tax Incremental District No. 8, City of Merrill, Wisconsin (Resolution #2427).

Motion (Meehean/Norton) to approve.

RESULT: APPROVED

6. A Resolution approving the Project Plan and Establishing the Boundaries for and the Creation of Tax Incremental District No. 10, City of Merrill, Wisconsin (Resolution #2428).

Motion (Norton/Sukow) to approve.

RESULT: APPROVED

Note: The complete wording of the six resolutions, the legal descriptions of all the Tax Increment Districts involved and all related exhibits are available for inspection in the Clerk/Treasurer office at City Hall.

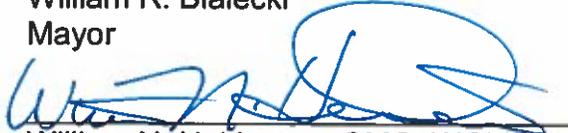
7. Adjournment

Motion (Burgener/Schwartzman) to adjourn. Carried. Adjourned at 6:57 P.M.



William R. Bialecki

Mayor



William N. Heideman, CMC, WCMC

City Clerk

I, William N. Heideman, City Clerk of the City of Merrill, Wisconsin, do hereby certify that the Mayor approved the above action of the Common Council on September 28th, 2015.



William N. Heideman, CMC, WCMC

City Clerk