

CITY OF RIPON
SPECIAL COMMON COUNCIL MEETING
Council Chambers, City Hall
Monday, November 25, 2013
7:00 p.m.

AGENDA

- I. Call to order/roll call
- II. Conduct public hearing – proposed 2014 budget and tax levy
- III. Consider resolution – adoption of 2014 budget and tax levy
- IV. Adjourn (by 7:25 p.m.)

CITY OF RIPON
COMMON COUNCIL MEETING
Council Chambers, City Hall
Monday, November 25, 2013
7:30 p.m.

- I. Call to order/roll call
- II. Pledge of Allegiance/Invocation – Gary Miller
- III. Approval of agenda
- IV. Public communications and comment
- V. Action items
 - 1. Proposed 5-year agreement for assessing services – Associated Appraisers
(Staff note: Every 5 years staff seeks bids for assessing services. After reviewing the bids, staff recommends Associated Appraisers at a cost of \$127,600. This would be an annual savings of \$8,230.)

2. Loan Review Board minutes from November 20th – request to modify loan terms for Ripon Hotel Group, LLC
 (Staff note: In 2005, the Loan Review Board and City Council approved a \$150,000 loan to Ripon Hotel Group, LLC. for 15 years, at 4% for the first 3 years, with a balloon payment at the end. If the borrower wanted to continue the loan beyond 3 years, a new interest rate had to be negotiated. We reached that point in 2008, and a 5-year extension was granted by the Loan Review Board and the Council. A balloon payment of \$82,000 is now due on January 1, 2014. They want to continue the loan for 7 years at 4% at which time the loan will be fully amortized and paid off. The borrower has been prompt with all payments for this loan. The Board unanimously recommended approving this request.)
3. Insurance services – Property/Liability/Workers’ Compensation
 (Staff note: Every 3 years, the City solicits proposals for insurance services. As outlined in the attached memo and bid comparison from Barb, staff received 2 quotes, and we recommend Diedrich Agency, Inc., at their bid of \$141,028.)
4. Resolution – initiating proposed discontinuance of public right-of-way
 (Staff note: As noted in the attached part of Wisconsin Statutes 66.1003(4), Alliance Laundry has asked that the City adopt a resolution to begin the process of vacating Vermont Street, from Lyon to Hall, to allow for the efficient movement of raw materials and components as Alliance expands their manufacturing operation to the other side of Vermont Street.)
5. Resolution – special assessments for Thomas Street
 (Staff note: The Thomas Street reconstruction project is budgeted for 2014. Staff recommends approval of the attached resolution to start the process for special assessments for these improvements.)

VI. Discussion Items

1. Consider amendment to composting ordinance
 (Staff note: On November 12th council directed staff to work on an amendment to the composting ordinance to allow composting in areas zoned Institutional. Attached is a draft amendment for council’s review.)

VII. Project updates & staff reports

VIII. Mayor’s communications and appointments

IX. Agenda items for future Council meetings

X. Adjourn to closed session Wisconsin Statutes 19.85 (1)(e) “Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session”

RE: Consider Memorandum of Understanding (Agnesian HealthCare Inc.)

RE: Consider amendment to TID 10 Development Agreement (Agnesian)

Council will also review minutes from the closed session on 11/12/2013 for accuracy.