

**CITY OF HAYWARD  
SAWYER COUNTY, WISCONSIN  
REGULAR CITY COUNCIL MEETING  
Monday, September 14, 2020  
MINUTES**

The meeting was called to order by Mayor Munich at 6:00 p.m.

**Roll Call**

Council Present: Mayor Munich, Ald. Gillis, Ald. Johnson, Ald. Kennell, Ald. Kreyer, Ald. Miller, Ald. Swan, Ald. Voight and Ald. Williamson

Others Present: Attorney Kelsey, Director McCue, Chief Clapero, Clerk Poppe, Deputy Clerk Metcalf, Mike Stoffel, Lisa Oetken, Hazel Jonjak and Frank Zufall

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**Lisa Oetken, Trunk or Treat – Request to hold “Trunk or Treat” event on Main Street on Saturday, October 31<sup>st</sup>**

A motion was made by Ald. Gillis, seconded by Ald. Williamson to approve the request, as presented by Lisa Oetken, to hold a “Trunk or Treat” event on Main Street from Third Street to Fifth Street on Saturday, October 31<sup>st</sup>. Motion carried.

**Resolution No. 20-10: Resolution creating Tax Incremental District No. 6, approving its project plan and establishing its boundaries**

A motion was made by Ald. Kennell, seconded by Ald. Swan to approve and adopt Resolution No. 20-10: Creating Tax Incremental District No. 6 in the City of Hayward, approving its project plan and establishing its boundaries, as read by Attorney Kelsey. Roll Call Vote: Ald. Gillis – yes; Ald. Johnson – yes; Ald. Kennell – yes; Ald. Kreyer – yes; Ald. Miller – yes; Ald. Swan – yes; Ald. Voight – yes; Ald. Williamson – yes. Motion carried. Ayes (8), Nays (0)

RESOLUTION NO. 20-10

RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 6,  
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES  
CITY OF HAYWARD, WISCONSIN

WHEREAS, the City of Hayward (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 6 (the “District”) is proposed to be created by the City as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the “Tax Incremental Law”); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Sawyer County, the Hayward Community School District, and the Wisconsin Indianhead Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Incremental Law; and

WHEREAS, in accordance with the procedures specified in the Tax Incremental Law, the Planning Commission, on August 31, 2020 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Planning Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Hayward that:

1. The boundaries of the District that shall be named “Tax Incremental District No. 6, City of Hayward” are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2020.

3. The Common Council finds and declares that:
  - (a) Not less than 50% by area of the real property within the District is suitable for mixed-use development as defined by Wisconsin Statutes Section 66.1105(2)(cm).
  - (b) Based upon the finding stated in 3.a. above, the District is declared to be a mixed-use district based on the identification and classification of the property included within the District.
  - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
  - (d) The equalized value of the taxable property in the District, plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
  - (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
  - (f) The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
  - (g) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
  - (h) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District.
  - (i) Costs related to newly platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.
4. The Project Plan for "Tax Incremental District No. 6, City of Hayward" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2020, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

### **Business Improvement District – Board Member Appointments**

A motion was made by Ald. Kennell, seconded by Ald. Voight to reaffirm Business Improvement District Board Member Appointments for a three year term for Teresa Peters, Troy Morgan and Jennifer Vobornik; and the appointment of Mark Barton to fill the vacant board seat created by Mika Ahlgren's resignation. Motion carried.

### **A motion was made by Ald. Miller, seconded by Ald. Williamson to approve the following:**

1. **Minutes:** Finance of 08/10; Regular Council of 08/10 (abridged / unabridged); Joint Review Board of 08/31; Planning Commission of 08/31; Special Council of 08/31; and Planning Commission of 09/10
2. **From Public Works of 09/14:**
  - A. Payment of Pay Request No. 4, submitted by Haas Sons Inc., in the amount of \$86,465.28 for the Main Street Reconstruction Project
  - B. The continuation, the same as in past years, of having the Public Works Department hang Christmas roping and lighting on the light poles along Main Street
  - C. The tabling, until a later date, of any decisions regarding the moving of the fountain from Main Street to Shue's Pond
  - D. An amount up to \$40,000 for the purchase of a used dump truck for the Public Works Department
  - E. The closing of Winter Drive to ATVs; and to amend the ATV ordinance to allow City residents to travel any City street in order to access an ATV trail nearest to their residence
  - F. The proposal, submitted by Ayres Associates Inc., in the amount of \$15,000 for professional services to update the previously submitted Wastewater Treatment Plant Final Nitrogen Reduction Draft Facility Plan and the preparation of a groundwater evaluation report
  - G. The placement of the Bay Avenue water / cell tower update on next month's agenda
3. **From Finance of 09/14:**
  - A. The payment of City General Fund checks numbered 33782 through 33857; Water & Sewer Fund checks numbered 10978 through 11002; and the August account transfers
  - B. The purchase of a new Payne PG96VTA66120 2 stage variable speed furnace and a 13 Seer 5 ton air conditioner for the Police Department from Carlson Electric for an amount of \$7,460
  - C. Denying the request for a City of Hayward credit card, submitted by Kathy Peterson on behalf of the Business Improvement District Board Members
  - D. The use of Business Improvement District funds to pay the \$2,000 charge for Clifton Larson Allen to prepare the 2019 Business Improvement District report

**4. Operator Licenses – Regular (June 30, 2021): Cole K Fortman; Michael J Gunka and Melody L Rocaverte**

**Roll Call Vote:** Ald. Gillis – yes; Ald. Johnson – yes; Ald. Kennell –yes; Ald. Kreyer – yes; Ald. Miller – yes; Ald. Swan – yes; Ald. Voight – yes; Ald. Williamson – yes. Motion carried. Ayes (8), Nays (0)

**Public Comments**

Hazel Jonjak addressed the mayor and council members regarding the placement of the issue of cats running at large within the City of Hayward on the agenda as an action item.

**Executive Session**

A motion was made by Ald. Gillis, seconded by Ald. Kennell to go into executive session per §19.85(1)(e) deliberating or negotiating the purchasing / selling of public property: 5<sup>th</sup> Street and California Avenue. Roll Call Vote: Ald. Gillis – yes; Ald. Johnson – yes; Ald. Kennell –yes; Ald. Kreyer – yes; Ald. Miller – yes; Ald. Swan – yes; Ald. Voight – yes; Ald. Williamson – yes. Motion carried. Ayes (8), Nays (0)

**Action from Executive Session**

No action was taken.

**Adjournment**

A motion was made by Ald. Swan, seconded by Ald. Williamson to adjourn. The meeting was adjourned at 7:43 p.m.

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\*Charles J Munich, Mayor

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\*Lisa Poppe, Clerk-Treasurer