

Meeting Minutes
Finance & Personnel Committee
Wednesday – September 2, 2009 4:30 p.m. Council Chambers

Members present: Romberg, Barrington, Morack, Tate, O'Connell

Also present: Henke, Hanlon, Hager, Radke, Herminath, Lee Rousseau, Earl Luaders, Herter, Steve Thompson, Eric Spirtas, Jay Waterstradt, Michelle Fiane, Tim Pritzl, Julie Blohm, Wayne Poppy, Art Malouf, Rick Bohlmann, Wendy Bohlmann, Linda Luedeke, Dan Wochinski, Charlie Luedeke, Terry Dorschner, John Faucher, Bill Thompson, Bill Thompson, Jr, Bill Sell

1. The meeting was called to order by Chairman Romberg. Luaders indicated he would like to amend the agenda to remove item 5, Beverage Operator License approval procedures. Romberg/Barrington to approve the amended agenda. Carried 5-0.
2. Romberg briefed the committee on the status of the former Simmons property. Hager provided a drawing of the Certified Survey Map of the parcel that was prepared for First State Bank. Hager showed the council the numerous tax parcels on the property and briefed the Committee on the reasons a Certified Survey Map is being proposed for the property.
3. Hanlon presented a noise ordinance. There was a concern about snow blowing prior to 6:00 am. Hanlon was also directed to clarify who needs a permit, instead of the ordinance saying all outdoor music. Morack would like to see a complaint-based ordinance. Hanlon will revise the ordinance and bring it back to Committee.
4. Hanlon discussed proposed changes to Chapter 14, Subchapter III of the Municipal Code addressing electrical inspections. Barrington/Tate to recommend to council approval of the proposed changes. Carried 5-0.
5. At the request of the Municipal Attorney, the Beverage Operators License approval procedures item was removed from the agenda for future consideration.
6. Alderman O'Connell asked that Ordinance #1147, Delinquent Utility Payment Procedure be Amended/Rescinded. Several landlords expressed their concerns regarding the current utility bill collections

procedure where landlords are ultimately responsible for their delinquent tenant utility bills. These concerns include the following: they did not receive any money back for the payment of the delinquent tenant utility payments to New London Utilities, the Utility turned back on delinquent persons, tenants do not want utilities included in their rent, they are not notified when Utilities are behind. Mr. Thompson indicated landlords are notified of delinquent tenant utilities and that the state dictates when he is to turn utilities back on for customers, even if they are delinquent. The Utilities feel they do work well with the landlords and try to get back the dollars for them. O'Connell moved to rescind the ordinance. No second. Fire protection fees were also discussed. The fee is currently charged based on the number and size of water meters.

7. Annexation Ordinances:
 - a. Robert Brown. Morack/Tate to recommend to council approval. Carried 5-0.
 - b. James & Sherry Crain. Morack/Barrington to recommend to council approval. Carried 5-0.
 - c. David Klinzaing. Morack/Tate to recommend to council approval. Carried 5-0.

8. Judge Resch provided a 2010 Bond Schedule Proposal to increase fees paid to the New London Municipal Court. Fees were based on the state mandated rate schedule. Motion made to accept changes to fee schedule. Morack/Barrington. Carried 5-0.

9. Discuss status of former Simmons property. Eric Spirtas, owner of the property, started the discussion with an unconditional apology to the council for his inability to move forward on the demolition/cleanup of his property. He stated that financial trouble was the reason for his delay. Romberg indicated that the City is at great risk the longer this project is delayed. Tate was concerned for the neighborhood, as they have had to put up with this mess for way too long. Barrington walks by the parcel often and says he does not see any progress on the demolition of the buildings, just that more junk seems to be piling up. Hager pointed out that the buildings with the demolition order against them consisted of 4 acres running next to Beacon Avenue. He told the council that the City is at a point where they need to take action regarding the situation. After the City enforces the court approved demolition order the possible City actions are as follows: place the demolition cost against the 4 acre parcel that also has nearly all the delinquent taxes against it, have the owner agree to deed over the entire property to the City, or the

City acquires the mortgage on the property and forecloses, pays the back taxes and takes complete ownership of the all parcels. Considerable discussion followed with the consensus being that the City will solicit bids and follow thru with the demolition order while at the same time the City will begin the process to acquire the mortgage for the property and follow thru with a foreclosure action. These actions will take further City Council approval when they are ready to be implemented. Mr. Spirtas stated that he needed to talk the situation over with his attorney and would be in touch with Mr. Hager tomorrow.

10. The budget hearing was set for 4:30 Wednesday October 7th. The Finance and Personnel Committee meeting will follow.
11. Radke presented the City's current debt schedule with a breakdown of General Obligation and TIF Debt. An estimate for the closure of TIF 2 was given as 2013.
12. Hager reviewed the status of the Hillshire Drive Property sold to Steve and Brian Investments. Per a covenant, the City has the option to buy back the property within two years of acquisition, if the landowner fails to improve the property. The property is up for sale and no improvements have been made since the purchase in 2001. Motion made not to enforce the covenant at his time. O'Connell/Morack. Carried 5-0.
13. Finance reports were discussed.
14. Administrator's report was discussed.
15. There being no further business Barrington/Morack to adjourn. Committee adjourned at 6:36p.m.

Judy M. Radke
9-2-09