

MINUTES FOR CITY COUNCIL MEETING

A City Council Meeting was held on **Tuesday, September 21, 2021 at 6:00 PM** in the Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI. The Public was able to access the meeting remotely at the following link:

<https://zoom.us/j/7689466740?pwd=dEdLR2hXK0ZYMk1qNU5vNFlwMzdSZz09> ID: 768 946 6740, Passcode Tomah2020

The meeting was called to order by Mayor Mike Murray at 6:00 p.m. Following the Pledge of Allegiance, roll call was taken. Present: Michael Murray, Adam Gigous, Richard Yarrington, Shawn Zabinski, John Glynn, Mitchell Koel, Lamont Kiefer, and Nellie Pater. Absent: Dean Peterson Also in attendance: City Administrator Bradley Hanson, City Attorney Penny Precour, Director of Parks and Rec Joe Protz, City Clerk Becki Weyer, City Treasurer Molly Powell, Public Safety Director/Fire Chief Tim Adler, Library Director Irma Keller, Chamber/CVB Director Tina Thompson, and Building Inspector Shane Rolff. Gregg Hagen videotaped the meeting.

Adjourn into Closed Session pursuant to Wisconsin State Statute 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

Motion by Glynn, second by Gigous, to a adjourn into Closed Session pursuant to Wisconsin State Statute 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. Motion carried.

Open session resumed at 7:14 p.m. after a brief recess.

Goose Management Presentation- Mike Jones USDA Wildlife Biologist

USDA Wildlife biologist Mike Jones gave a presentation to the Council presenting the different options for goose management in the City of Tomah.

Action on Closed Session

Motion by Yarrington, second by Kiefer, to proceed with the Glendale ball park area for the Emergency Services Building site, allocating \$1 million dollars in bonding towards the Badger 5 project, along with a transfer of funds from Water and Sewer to offset the site costs that would have been required for the Waste Water Treatment site, with this contingent upon acceptable soil borings with site preparation costs not to exceed \$500,000. If the site preparation costs should exceed \$500,000, the Wastewater Treatment plant site shall be the next building site option, and the Badger 5 project shall be eliminated. This is also contingent on the approval from the Public Works Department for the transfer of the Waste Water Treatment site preparation funds. Motion carried.

Anyone Desiring to Appear Before the Council

No one desired to appear before the Council.

Plan Commission recommendation on a request from Paul Dwyer (Dwyer Transport) & David Spaid (current property owner) to obtain a Conditional Use Permit to operate a Milk Transfer Service at 802 W. Veterans St. to include parcels #286-02654-3500 & #286-02654-4400.

Motion by Gigous, second by Yarrington, to approve the conditional use permit for Dwyer Transport and David Spaid to operate a milk transfer service at 802 W. Veterans St. Motion carried.

Set Date and Time for Budget Workshop

The budget workshop will be on Monday and Tuesday November 8th and 9th, 2021 with times to be determined.

Set Date/Time for Budget Hearing/Lake Hearing

The Budget Hearing and Lake Hearing will be at 6:30 p.m. on November 16, 2021 preceding the normal monthly Council meeting.

REPORTS

Mayor

Thanks to Chief Adler for all his work on the 150th celebration for the Fire Department. CranFest is this weekend, please watch out for additional traffic during this time.

City Administrator

Administrator Hanson presented his monthly report and shared the highlights with the Council. Hanson also announced to the Council that ADA accommodations are available to council members if needed.

Public Safety

Chief Adler presented a monthly report for the Fire Department and the Ambulance Service.

Fire: August was a very busy month with National Night out and the 150th celebration. Thank you to the community for all the support on that day. The Fire department received a \$2000 grant from the We Energies grant program. The Fire and Ambulance continues to look for available grant opportunities.

Ambulance: Adler covered current staffing and hiring. The Ambulance service is discussing adding another ambulance to the fleet to enable the service to complete a remount to the other ambulances to save half the cost of purchasing new ambulances to replace the current ones. It is a 6-9-month process so another ambulance would be needed to complete this process. Critical care licensure should be completed within the next month. The service continues to work with the VA on overdue invoices.

City Clerk

Monroe County Library Tax Exemption (informational only)

Each year, the City of Tomah is required to submit a letter to Monroe County to exempt the City from the County Library Tax. Due to the due date of 09/15/2021, the letter was signed by Mayor Murray and sent to the County on 09/08/2021

City Clerk Monthly Report

Clerk Weyer presented a monthly report and covered the highlights with the Council, specifically regarding recent past and future training, election workers, and the redistricting process.

Treasurer

Treasurer Powell presented the July 2021 Revenue and Expense with Comparison to Budget. The Treasurer's office has been busy with training on the City's accounting software. Barb Hendricks the Deputy Treasurer, who is the current President of the Treasurer's Association attended the annual Treasurer's Association meeting. The Treasurer's office is beginning budget meetings with department heads. Powell has been meeting with the City's accounting software developers to work on implementing the Mi Viewpoint software which was purchased the City a number of years ago but never implemented.

Parks and Rec

Dir. Protz provided a monthly Tomah Parks and Recreation Program Report and covered the highlights with the Council. Parks and Rec has been busy with shelter rentals and mowing. Note to the public: outdoor bathrooms will likely be closing in October. The construction on the Buckley Park Scout cabin is waiting on contracted interior work, and the goal is to have grand opening in Spring of 2022. Protz thanked Chuck Dade for his time and service to the Parks and Rec Department. The department will look to fill his position by the end of the year.

Library

Dir. Keller provided an update to the council on the number of e-book checkouts (1692) and physical checkouts (4683) from the library. The Library continues to have story time at Joliet Park and via zoom. The public can call the library for details. Keller promoted some of the new books at the library.

Chamber/Convention & Visitors Bureau

Dir. Thompson addressed with the Council that the City will not be providing bussing services to CranFest this year. The Night market will be held again this year. The Chamber is still looking to hire an office assistant.

Senior & Disabled Services

Senior & Disabled Services Coordinator Buchda was unable to make the meeting but presented a monthly report.

CONSENT AGENDA: *(Items on the Consent Agenda are routine in nature and require one motion to approve all items listed. Prior to voting on the Consent Agenda, the Mayor or any Council member can request item(s) be removed from the Consent Agenda and addressed on the regular agenda).*

Motion by Yarrington, second by Koel to approve the following consent agenda:

- A. Approval of Minutes from July 20, 2021
- B. Approval of Minutes from August 10, 2021
- C. Approval of Minutes from August 16, 2021
- D. Approval of Minutes from August 17, 2021
- E. Special Beer Permit Application for Tomah Youth Hockey for their event "Tomah Youth Hockey 3 on 3" on October 1st – 3rd, 2021

- F. Special Beer & Wine Permit Application for Tomah Lions Club at the "Night Market" event on October 21, 2021
 - G. Special Beer Permit Application for the Tomah Fire Department event "Hunters night out" November 6, 2021
 - H. Special Beer Permit Application for the Monroe County Tavern League for their event "Monroe County Pool Tournament" January 7, 2022 through January 9, 2022
 - I. Requesting Transfer of Alcohol Beverage License from "Reserve" License to "Regular" License for Cancun Bay at 1422 Superior Avenue
 - J. August 31, 2021 Cash and Investments Report
- Motion carried. (Gigous abstained)

Committee of the Whole

Emergency Services Building (ESB) update, site selection and approval, authorize Keller Builds, Inc. with design and construction management of the ESB, and to begin earthwork as soon as possible.

Motion by Yarrington, second by Zabinski, to authorize Keller Builds Inc. with design and construction management of the Emergency Services Building and to begin earthwork as soon as possible. Motion carried.

Ordinance Annexing Land from the Town of LaGrange Parcels #020-01304-0000 & #020-03134-5000 to the City of Tomah - Petition by Managed Investments/Kas Investments

Motion by Zabinski, second by Yarrington, to waive the first verbatim reading of the Ordinance Annexing Land from the Town of LaGrange Parcels #020-01304-0000 & #020-03134-5000 to the City of Tomah - Petition by Managed Investments/Kas Investments. Motion carried.

Motion by Koel, second by Zabinski, to waive the second verbatim reading of the Ordinance Annexing Land from the Town of LaGrange Parcels #020-01304-0000 & #020-03134-5000 to the City of Tomah - Petition by Managed Investments/Kas Investments. Motion carried.

Motion by Pater, second by Kiefer, to adopt the Ordinance Annexing Land from the Town of LaGrange Parcels #020-01304-0000 & #020-03134-5000 to the City of Tomah - Petition by Managed Investments/Kas Investments with the following amendment to the Temporary Designations and correction to the parcel number #020-01304-0000.

SECTION 3: to read: Temporary Designations.

The population at the time of annexation to the City of Tomah was zero (0) population and remains at zero (0). Said property shall be included as part of the aldermanic district that is adjacent to or contiguous to the annexed territory after the approved City redistricting from the City of Tomah 2021 redistricting process. Likewise, the annexed property shall be given the Ward name of the next numerical ward available after the redistricting from the 2021 City Redistricting process has been completed.

Motion carried.

Motion by Koel, second by Zabinski, to create the contingency that if the Project Plan Amendment for TID 8, which includes the annexed land, is not approved by either by the City, The Joint Review board, or the DOR, the city agrees to repeal the annexation ordinance at no cost to the petitioner and to return the land to the Township of LaGrange. Motion carried.

STATE OF WISCONSIN

CITY OF TOMAH

MONROE COUNTY

ORDINANCE NO. 2021-09-08-D AN ORDINANCE ANNEXING LAND FROM THE TOWN OF LAGRANGE TO THE CITY OF TOMAH (Thorson Property)

WHEREAS, the City of Tomah received a petition for direct annexation by unanimous approval of approximately 18.46 acres of land in the Town of LaGrange from Managed Investments/Kas Investments (herein Petitioners) dated August 4th, 2021; and,

WHEREAS, the annexation petition appears to meet the requirements of §66.0217, Wisconsin Statutes; and,

WHEREAS, the City Council has determined that it is in the best interest of the City of Tomah to annex the territory described in the annexation petition.

NOW THEREFORE, the City Council of the City of Tomah hereby enacts the following ordinance:

SECTION 1: Territory Annexed.

In accordance with s.66.0217 of the Wisconsin Statutes, and the Petition for Direct Annexation by Unanimous Approval filed with the City Clerk on August 4th, 2021, and signed by all of the owners of land in the territory, the following described territory in the Town of LaGrange, Monroe County, Wisconsin is annexed to the City of Tomah, Wisconsin:

Lot 2 of Certified Survey Map recorded in Volume 17 CSM on page 27, as Document No. 533147, being part of the Southeast ¼ of the Northwest ¼ and part of the Southwest ¼ of the Northwest ¼ of Section 33, T18N-R1W, Town of LaGrange, Monroe County, WI.

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Parcel Identification Number: 020-01304-0000

Outlot 1 of Certified Survey Map recorded in Volume 16 CSM on page 78, as Document No. 520950, being part of Southeast ¼ of the Northwest ¼ of Section 33, T18N-R1W, Town of LaGrange, Monroe County, WI, excepting Lot 1 of Certified Survey Map being part of Southeast ¼ of Northwest ¼ of Section 33, T18N-R1W, City of Tomah, Monroe County, WI, described as follows:

Commencing at the West ¼ corner of said Section 33; thence N89°33'59"E, along South line of the Northwest ¼ of said Section 33, 2251.03 feet, to the point of beginning; thence N0°04'18E, 286.00 feet; thence N89°33'59", 237.00 feet, to the West R/W line of U.S.H. "12"; thence S0°04'18"W, along said West R/W line, 286.00 feet, to the South line of the said Southeast ¼ of the Northwest ¼; thence S89°33'59"W, along said South line, 237.00 feet, to the point of beginning. Said parcel contains 1.556 acres of land.

Parcel Identification Number: 020-01304-5000

SECTION 2: Temporary Zoning.

Pursuant to the City of Tomah Municipal Code of Ordinance section 52-32(3) and sec.66.0217(8)(a) of the Wisconsin Statutes the territory annexed to the City of Tomah by this ordinance is temporarily zoned as A-1 Agricultural District The City of Tomah Planning Commission is directed to prepare an amendment to the City of Tomah Zoning Ordinance, pursuant to Article IX of the Zoning Ordinance, setting forth permanent classifications and regulations for the zoning of the annexed area and to submit its recommendations to the City Council within one year of adoption of this ordinance.

SECTION 3: Temporary Designations.

The population at the time of annexation to the City of Tomah was zero (0) population and remains at zero (0). Said property shall be included as part of the aldermanic district that is adjacent to or contiguous to the annexed territory after the approved City redistricting from the City of Tomah 2021 redistricting process. Likewise, the annexed property shall be given the Ward name of the next numerical ward available after the redistricting from the 2021 City Redistricting process has been completed.

SECTION 4: Payment to Town as required by Statute.

The City agrees to pay annually to the Town of Tomah, for 5 years, an amount equal to the amount of property taxes that the town levied on the annexed territory, as shown by the 2021 tax roll under §70.65, Stats., pursuant to §66.0217(14)(a)1., Stats.

SECTION 5: Severability.

The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinance whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 6: Effective Date.

This ordinance is effective upon enactment pursuant to §66.0217(8)(c), Stats.
Dated this 21st day of October 2021.

Resolution Approving Territory Amendment #2 And Project Plan Amendment #2 Of Tax Incremental Finance District #8

Motion by Kiefer, second by Zabinski, to approve the Resolution Approving Territory Amendment #2 And Project Plan Amendment #2 Of Tax Incremental Finance District #8 with the amendment of striking the word “forgivable” from the section referring to the loan programs and using the updated map that omits the 100% wetland areas. Motion carried.

RESOLUTION NO. 2021-09-21-32

CITY OF TOMAH CITY COUNCIL

**RESOLUTION APPROVING TERRITORY AMENDMENT #2 AND PROJECT PLAN AMENDMENT #2 OF TAX INCREMENTAL FINANCE DISTRICT #8
CITY OF TOMAH, WISCONSIN**

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, City of Tomah, Monroe County, Wisconsin has held a public hearing on June 24, 2021 on the proposed Territory and Project Plan Amendment #2 of Tax Incremental Finance District #8 (herein "District"), and the proposed boundaries thereof, and on the proposed Project Plan for the Tax Incremental Finance District #8 (herein "Project Plan"); and

WHEREAS, pursuant to said statutory section, the City of Tomah (herein “City”) has taken the following steps in order to implement the Project Plan. To wit:

- A. After notice as required by law, the Planning Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the Project Plan;
- B. Following said hearing, the Planning Commission adopted the Project Plan, subject to the approval of the City Council;
- C. Prior to publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of all local governmental entities having the power to levy taxes on property within the District including the City of Tomah, Tomah Area School District, Western Technical College, and Monroe County; and
- D. At least 15 days prior to the date of said public hearing, owners of property identified for inclusion in the District received by first class mail a copy of the notice of public hearing and notification of the rehabilitation/conservation determination.

WHEREAS, the City of Tomah desires to promote development, conservation, infrastructure improvements, and broaden the property tax base in the District; and

WHEREAS, the Project Plan, which is attached to this resolution and incorporated herein by reference, meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District;

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- B. Contains an economic feasibility study;
- C. Contains a detailed list of estimated project costs;
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred;
- E. Includes maps showing existing land use, zoning, future land use, and proposed improvements of real property in such District;
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and City ordinances;
- G. Contains a list of estimated non-project costs;
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by the projects;
- I. Contains a statement indicating how amendment of the District promotes the development of the City;
- J. Includes an opinion of the City attorney advising that the Project Plan is complete and complies with sec. 66.1105, Wisconsin Statutes; and

WHEREAS, the City Council makes the following findings:

- A. The name of the District is Tax Increment Finance District #8, a rehabilitation and conservation district; and
- B. The boundaries of the amended District are described in the attached Project Plan that is incorporated by reference, and such boundaries are contiguous and of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. The boundary of the area proposed for inclusion to the District is contiguous with the original District boundary. Boundaries include only those whole units of property that are assessed for general tax purposes. The boundaries of the District include annexed territory that was not within the boundaries of the City within the last three years. As such, the City pledges to pay the Town of Tomah an amount equal to the property taxes the Town levied on the territory for each of the next five years; and
- C. The amendment date of the District for purposes of allocating tax increment for the territory to be added to the District is January 1, 2021; and
- D. Not less than 50%, by area, of the real property within the District is determined as in need of rehabilitation or conservation; and
- E. Not more than 25% by area, of the District is considered vacant under sec. 66.1105(4)(gm)(1), Wisconsin Statutes; and
- F. The estimated percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is not anticipated to exceed 35 percent of the area of the District; and
- G. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District, or to directly serve to rehabilitate or conserve the area;
- H. The project costs directly serve to promote development consistent with the purposes for which the District is created;
- I. The equalized value of the taxable property in the amended District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City;
- J. The Project Plan for the District is feasible;
- K. The Project Plan is in conformity with any land use, comprehensive or master plans of the City.
- L. The City Council finds that the projects and development described in the Project Plan would not occur without the amendment of Tax Incremental Finance District #8.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Tomah, Monroe County, Wisconsin hereby approves and adopts the Amendment #2 Project Plan for Tax Incremental Finance District #8, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the City Council does recommend the Project Plan for adoption by the Joint Review Board for the City of Tomah, Monroe County, Wisconsin.

Dated this 21st day of September, 2021.

Resolution Approving Project Plan Amendment No. 1 Of Tax Incremental Finance District No. 9
Motion by Gigous, second by Koel, to approve the Resolution Approving Amendment No. 1 Of Tax Incremental Finance District No. 9 with the amendment of striking the word “forgivable” from the section referring to the loan programs. Motion carried.

RESOLUTION NO. 2021-09-21-33

CITY OF TOMAH CITY COUNCIL APPROVING AMENDMENT NO. 1 OF TAX INCREMENTAL FINANCE DISTRICT NO. 9 CITY OF TOMAH, WISCONSIN

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, City of Tomah, Monroe County, Wisconsin has held a public hearing on June 24, 2021 on the proposed Amendment No. 1 of Tax Incremental Finance District No. 9 (herein "District"), and the proposed boundaries thereof, and on the proposed Project Plan for Tax Incremental Finance District No. 9 (herein "Project Plan"); and

WHEREAS, pursuant to said statutory section, the City of Tomah (herein "City") has taken the following steps in order to implement the Project Plan. To wit:

- A. After notice as required by law, the Planning Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the Project Plan; and
- B. Following said hearing, the Planning Commission adopted the Project Plan, subject to the approval of the City Council; and
- C. Prior to the publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of the Tomah School District, Western Technical College, Monroe County, and the Tomah Lake District; and

WHEREAS, the City desires to promote development, job growth, blight removal, infrastructure improvements, broaden and increase the property tax base in the District; and

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WHEREAS, the Project Plan, which is attached to this resolution and incorporated herein by reference, meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District; and
- B. Contains an economic feasibility study; and
- C. Contains a detailed list of estimated project costs; and
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred; and
- E. Includes maps showing existing land use, zoning, future land use, and proposed improvements of real property in such District; and
- F. Includes proposed changes, if any, in zoning ordinances, master plan map, building codes, and City ordinances; and
- G. Contains a list of estimated non-project costs; and
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by the projects; and
- I. Contains a statement indicating how amending the District promotes the development of the City; and
- J. Includes an opinion of the City attorney advising that the Project Plan is complete and complies with sec. 66.1105, Wisconsin Statutes.

WHEREAS, the City Council makes the following findings:

- 1. The name of the District shall be Tax Increment Finance District No. 9, an Industrial type district; and
- 2. The boundaries of the District are described in the attached Project Plan that is incorporated by reference, and such boundaries are contiguous and of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. Boundaries include only those whole units of property that are assessed for general tax purposes. The boundaries of the District do not include any annexed territory that was not within the boundaries of the City within the last three years; and
- 3. The boundaries of the District as described in the original project plan are not changing through this amendment; and
- 4. The amendment date of the District for purposes of determining the expenditure and termination periods shall be the date upon which the City Council approves a resolution adopting the Project Plan. For purposes of allocating tax increment the amendment date shall be January 1, 2021; and
- 5. Not less than 50% of the real property in the District is suitable for industrial development within the meaning of State Statute §66.1101 and has been zoned for industrial use; and
- 6. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District; and
- 7. The estimated percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is not anticipated to exceed 35 percent of the area of the District;
- 8. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District; and
- 9. The project costs directly serve to promote orderly development consistent with the purposes for which the District is created; and
- 10. The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City; and
- 11. The Project Plan for the District is feasible; and
- 12. Improvements to the District are likely to encourage and promote conformity with the City’s planning policies and procedures; and
- 13. The development described in the Project Plan would not occur, or would occur to a lesser extent, without the amendment of TID No. 9.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Tomah, Monroe County, Wisconsin hereby approves and adopts the Project Plan for Amendment No. 1 of Tax Incremental Finance District No. 9, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the City Council does recommend the Project Plan for adoption by the Joint Review Board for the City of Tomah, Monroe County, Wisconsin.

Dated this 21st day of September, 2021.

Michael Murray, Mayor

Attest: Rebecca Weyer, City Clerk

Resolution Approving Project Plan Amendment No. 1 Of Tax Incremental Finance District No. 10
Motion by Gigous, second by Yarrington, to approve the Resolution Approving Amendment No. 1 Of Tax Incremental Finance District No. 10. with the amendment of striking the word “forgivable” from the section referring to the loan programs. Motion carried.

RESOLUTION NO. 2021-09-21-34

**CITY OF TOMAH CITY COUNCIL
APPROVING AMENDMENT NO. 1 OF
TAX INCREMENTAL FINANCE DISTRICT NO. 10
CITY OF TOMAH, WISCONSIN**

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, City of Tomah, Monroe County, Wisconsin has held a public hearing on June 24, 2021 on the proposed Amendment No. 1 of Tax Incremental Finance District No. 10 (herein "District"), and the proposed boundaries thereof, and on the proposed Project Plan for the Tax Incremental Finance District No. 10 (herein "Project Plan"); and

WHEREAS, pursuant to said statutory section, the City of Tomah (herein “City”) has taken the following steps in order to implement the Project Plan. To wit:

- A. After notice as required by law, the Planning Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the Project Plan; and
- B. Following said hearing, the Planning Commission adopted the Project Plan, subject to the approval of the City Council; and
- C. Prior to the publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of the Tomah School District, Western Technical College, Monroe County, and the Tomah Lake District; and

WHEREAS, the City desires to promote development, job growth, blight removal, infrastructure improvements, broaden and increase the property tax base in the District; and

WHEREAS, the Project Plan, which is attached to this resolution and incorporated herein by reference, meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District; and
- B. Contains an economic feasibility study; and
- C. Contains a detailed list of estimated project costs; and
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred; and
- E. Includes maps showing existing land use, zoning, future land use, and proposed improvements of real property in such District; and
- F. Includes proposed changes, if any, in zoning ordinances, master plan map, building codes, and City ordinances; and
- G. Contains a list of estimated non-project costs; and
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by the projects; and
- I. Contains a statement indicating how the amendment of the District promotes the development of the City; and
- J. Includes an opinion of the City attorney advising that the Project Plan is complete and complies with sec. 66.1105, Wisconsin Statutes.

WHEREAS, the City Council makes the following findings:

- 1. The name of the District shall be Tax Increment Finance District No. 10, a Mixed Use type district; and
- 2. The boundaries of the District are described in the attached Project Plan that is incorporated by reference, and such boundaries are contiguous and of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. Boundaries include only those whole units of property that are assessed for general tax purposes; and
- 3. The boundaries of the District as described in the original project plan are not changing through this amendment; and
- 4. The amendment date of the District for purposes of determining the expenditure and termination periods shall be the date upon which the City Council approves a resolution adopting the Project Plan Amendment. For purposes of allocating tax increment the creation date shall be January 1, 2021; and

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- 5. Not less than 50% of the real property in the District is suitable for mixed-use development, as defined under State Statute §66.1105(2)(cm); and
- 6. Newly platted residential development, as defined under Wis. Stat. 66.1105, will not exceed 35% of the area in the District; and
- 7. The City will only allow tax increment revenue to be spent on newly platted residential development in the District if one of the following three applies:
 - Density of the residential housing is at least three (3) units per acre, or
 - Residential housing is located in a conservation subdivision, as defined in sec. 66.1027(1)(a), Wis. Stats., or
 - Residential housing is located in a traditional neighborhood development, as defined in sec. 66.1027(1)(c), Wis. Stats.
- 8. The estimated percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is not anticipated to exceed 35 percent of the area of the District; and
- 9. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District; and
- 10. The project costs directly serve to promote orderly development consistent with the purposes for which the District is created; and
- 11. The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City; and
- 12. The Project Plan for the District is feasible; and
- 13. Improvements to the District are likely to encourage and promote conformity with the City’s planning policies and procedures; and
- 14. The development described in the Project Plan would not occur, or would occur to a lesser extent, without the amendment to TID No. 10

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Tomah, Monroe County, Wisconsin hereby approves and adopts the Project Plan for Amendment No. 1 to Tax Incremental Finance District No. 10, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the City Council does recommend the Project Plan Amendment for adoption by the Joint Review Board for the City of Tomah, Monroe County, Wisconsin.

Dated this 21st day of September, 2021.

Michael Murray, Mayor

Attest: Rebecca Weyer, City Clerk

Resolution Approving Creation of Tax Incremental Finance District No. 11
Motion by Gigous, second by Kiefer, to approve the Resolution Approving Creation of Tax Incremental Finance District No. 11 with the amendment of striking the word “forgivable” from the section referring to the loan programs. Motion carried with one negative vote. (Pater)

RESOLUTION NO. 2021-09-21-35

**CITY COUNCIL
RESOLUTION APPROVING CREATION OF
TAX INCREMENTAL FINANCE DISTRICT NO. 11
CITY OF TOMAH, WISCONSIN**

WHEREAS, the City of Tomah desires to promote development, job growth, infrastructure improvements, and broaden the property tax base in the designated area of Tax Incremental Finance District No. 11; and

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, City of Tomah, Monroe County, Wisconsin has held a public hearing on the proposed Project Plan and Tax Incremental Finance District No. 11 (herein "Project Plan" and “District”) on June 24, 2021 after notice as required by law; and

WHEREAS, prior to publication of notice of said public hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of the City of Tomah, Tomah Area School District, Western Technical College, and Monroe County; and

WHEREAS, after the public hearing was held the Planning Commission recommended adoption of the Project Plan by resolution, subject to the approval of the City Council; and

WHEREAS, the Project Plan, which is attached to this Resolution and incorporated herein by reference, meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District; and
- B. Contains an economic feasibility study; and
- C. Contains a detailed list of estimated project costs; and

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- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred; and
- E. Includes maps showing boundary of the District, existing land use, zoning, future land use, and proposed improvements of real property in such District; and
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and City ordinances; and
- G. Contains a list of estimated non-project costs; and
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by District projects; and
- I. Contains a statement indicating how creation of the District promotes the development of the City; and
- J. Includes an opinion of the City Attorney advising that the Project Plan is complete and complies with sec. 66.1105, Wisconsin Statutes.

WHEREAS, the City Council makes the following findings:

1. The name of the District shall be “Tax Increment Finance District No. 11, City of Tomah”, a mixed-use district; and
2. The boundaries of the District are described in the attached Project Plan that is incorporated by reference, and such boundaries are contiguous and of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. Boundaries include only those whole units of property that are assessed for general tax purposes. No parcels being included in the proposed boundaries were annexed in the last three years; and
3. The creation date of the District for purposes of determining the expenditure and termination periods shall be the date upon which the City Council approves a resolution adopting the Project Plan. For purposes of allocating tax increment the creation date shall be January 1, 2021; and
4. Not less than 50% of the real property in the District is suitable for mixed-use development, as defined under State Statute §66.1105(2)(cm); and
5. Newly platted residential development, as defined under State Statute §66.1105, will not exceed 35% of the area in the District; and
6. The City will only allow tax increment revenue to be spent on newly platted residential development in the District if one of the following three applies:
 - Density of the residential housing is at least three (3) units per acre, or
 - Residential housing is located in a conservation subdivision, as defined in sec. 66.1027(1)(a), Wis. Stats., or
 - Residential housing is located in a traditional neighborhood development, as defined in sec. 66.1027(1)(c), Wis. Stats.
7. The estimated percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is not anticipated to exceed 35 percent of the area of the District; and
8. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District; and
9. The project costs directly serve to promote orderly development consistent with the purposes for which the District is created; and
10. The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City; and
11. The Project Plan for the District is feasible; and
12. Improvements to the District are likely to encourage and promote conformity with the City’s planning policies and procedures; and
13. The development described in the Project Plan would not occur without the creation of TID No. 11.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Tomah, Monroe County, Wisconsin hereby approves and adopts the Project Plan for Tax Incremental Finance District No. 11 and creates Tax Incremental Finance District No. 11, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the City Council does recommend the Project Plan for adoption by the Joint Review Board for the City of Tomah, Monroe County, Wisconsin.

Dated this 21st day of September, 2021.

OFFERED BY:

Adam Gigous
City Council Member

APPROVED BY:

Mike Murray, Mayor

SECONDED BY:

Lamont Kiefer

ATTESTED:

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City Council Member

Rebecca Weyer, City Clerk

Voted Yes: 6 Voted No: 1

Resolution Approving Allocation of Excess Tax Increment from Tax Incremental Finance District No. 11 To No. 8

Motion by Gigous, second by Kiefer, to approve the Resolution Approving Allocation of Excess Tax Increment from Tax Incremental Finance District No. 11 To No. 8. Motion carried with one negative vote. (Pater)

RESOLUTION NO. 2021-09-21-36

**CITY OF TOMAH CITY COUNCIL
APPROVING ALLOCATION OF EXCESS TAX INCREMENT FROM
TAX INCREMENTAL FINANCE DISTRICT NO. 11 TO NO. 8
CITY OF TOMAH, WISCONSIN**

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, City of Tomah, Monroe County, Wisconsin has held a public hearing on June 24, 2021 on the proposed creation of Tax Incremental Finance District No. 11 (herein "District"), and the proposed boundaries thereof, and on the proposed Project Plan for the Tax Incremental Finance District No. 11 (herein "Project Plan"); and

WHEREAS, pursuant to said statutory section, the City of Tomah (herein "City") has taken the following steps in order to implement the Project Plan.
To wit:

- A. After notice as required by law, the Planning Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the Project Plan; and
- B. Following said hearing, the Planning Commission adopted the Project Plan, subject to the approval of the City Council; and
- C. Prior to the publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of all local governmental entities having the power to levy taxes on property within the District including the Tomah School District, Western Technical College, Monroe County, and the Tomah Lake District.

WHEREAS, the City of Tomah desires to promote development, job creation, blight removal, infrastructure improvements, broaden and increase the property tax base in Tax Increment District No. 11 and Tax Increment District No. 8; and

WHEREAS, the Project Plan to create TID No. 11, which is attached to this Resolution and incorporated herein by reference, includes as an eligible expenditure the allocation of future excess tax increment from TID No. 11 (the "Donor TID") to TID No. 8 (the "Recipient TID"); and
WHEREAS, the Project Plan meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District; and
- B. Contains an economic feasibility study; and
- C. Contains a detailed list of estimated project costs; and
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred; and
- E. Includes maps showing existing uses, conditions of real property, and proposed improvements of real property in such District; and
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and City ordinances; and
- G. Contains a list of estimated non-project costs; and
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by the project; and
- I. Contains a statement indicating how creation of the District promotes the development of the City.
- J. Includes an opinion of the City attorney advising that the Project Plan is complete and complies with sec. 66.1105, Wisconsin Statutes.

WHEREAS, the City Council makes the following findings:

- 1. TID No. 11 and TID No. 8 have the same overlaying taxing jurisdictions; and
- 2. The Project Plan for TID No. 11 demonstrates that the District’s current and projected increment is sufficient to pay off all costs incurred by the District and provides enough surplus revenue to pay some of the costs for the recipient TID No. 8; and
- 3. TID No. 8 was created upon a finding that not less than 50% of the real property in TID No. 8 is blighted or in need of rehabilitation, thus allowing a Type 3 Paragraph (f) Allocation Amendment under Wisconsin State Statutes 66.1105(6)(f)2; and
- 4. That the allocation of excess tax increment from the District directly serves to promote redevelopment and blight elimination activities in TID No. 8 and is likely to enhance significantly the value of real property in TID No. 8; and
- 5. Once the donor amendment is established the District cannot request or receive an extension to its maximum life under current State Statutes.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Tomah, Monroe County, Wisconsin hereby approves and adopts the Project Plan for Tax Incremental Finance District No. 11, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the City Council does recommend the Project Plan for adoption by the Joint Review Board for the City of Tomah, Monroe County, Wisconsin.

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Dated this 21st day of September, 2021.

Michael Murray, Mayor

Attest: Rebecca Weyer, City Clerk

Resolution of Cooper Property Acquisition by the City of Tomah

Motion by Koel, second by Yarrington, to approve the Resolution of Cooper Property Acquisition by the City of Tomah. Motion carried.

RESOLUTION No. 2021-09-21-37

AFFIRMING THE CITY OF TOMAH’S ACQUISITION OF 709 TOWNLINE ROAD, ALSO KNOWN AS THE COOPER PROPERTY, THROUGH THE TAX INCREMENT FINANCING DISTRICT (TID) 9 FOR ITS STORMWATER PROTECTION AND POSSIBLE ADDITIONAL PARK OR OPEN SPACE USE

WHEREAS, prior to 2021 City staff became aware of a potential stormwater and floodplain issue within a residential neighborhood of the City that is adjacent to Council Creek; and

WHEREAS, during the City’s research and study efforts how to improve and/or remedy the situation the Cooper property became available, which could aid the City’s remediation efforts as Council Creek flows through the Cooper property; and

WHEREAS, TID 9’s southwestern most area of its western boundary is adjacent to the Cooper’s property eastern boundary, which also Council Creek flows north from the Cooper property and along TID 9’s entire western boundary; and

WHEREAS, staff believed the Cooper property could also be used as a potential stormwater storage area naturally or with infrastructure improvements that could be more cost effective for the City’s infrastructure improvements for the residential neighborhood and to a larger benefit of TID 9 due to its proximity of TID’s western boundary; and

NOW THEREFORE, BE IT RESOLVED that the City of Tomah Common Council affirms City staff’s recommendation to acquire the Cooper property by the use of TID 9’s increment taxes for the protection of TID 9’s economy from damage due to stormwater surge at the cost of \$60,000.00 plus any additional closing costs or encumbrances.

BE IT FURTHER RESOLVED that the City Council of the CITY OF TOMAH, a Municipal Corporation (the “City”) approve the following actions:

RESOLVED: That the City is a valid and existing Municipal Corporation since the time of its incorporation; and **RESOLVED:** That the City approves the purchase of vacant land located in the City of Tomah, Monroe County, Wisconsin and legally described as set forth on attached Exhibit “A” for the purchase price of \$60,000.00 plus standard closing costs; and

RESOLVED: That the City Administrator is authorized and directed for and on behalf of the City to execute and deliver such instruments as may be required and to take such other action in the consummation of the transaction contemplated as deemed necessary or desirable, and any and all acts previously taken by such City officers to such end are hereby expressly ratified and confirmed as the acts and deeds of this City.

PASSED AND APPROVED by the City of Tomah Common Council, Monroe County, Wisconsin this 21st day of September, 2021.

MICHAEL MURRAY, MAYOR

ATTEST: REBECCA WEYER, CITY CLERK

Resolution to Establish City of Tomah Municipal Wards and to Combine Wards for Voting Purposes

Motion by Koel, second by Zabinski, to postpone this agenda item until the October meeting. Motion fails. (5 no votes: Gigous, Yarrington, Glynn, Kiefer, Pater)

Motion by Yarrington, second by Kiefer, to approve the Resolution to Establish City of Tomah Municipal Wards and to Combine Wards for Voting Purposes contingent on there being no changes to the selected County Supervisor Plan. Motion carried with one negative vote. (Koel)

RESOLUTION NO. 2021-09-21-38

A RESOLUTION TO ESTABLISH CITY OF TOMAH MUNICIPAL WARDS AND TO COMBINE WARDS FOR VOTING PURPOSES

WHEREAS, Wisconsin Statutes Section 5.15, requires all cities, villages and towns with a population of 1,000 or more to establish municipal wards based on the results of the 2020 census,

AND WHEREAS, Section 59.10 (3)(be).of the Statutes requires that each county board adopt and transmit to each municipal governing body in the county a tentative county supervisory district plan dividing the county into districts and designating the approximate location and population of each ward proposed to effectuate the division of the county into districts,

AND WHEREAS, these laws require that each municipality designate by consecutive whole number, geographical description and population the various wards to be created within the municipality,

NOW, THEREFORE, BE IT RESOLVED, that the City of Tomah has adopted the wards as described below and as set forth on the attached map and that the polling place for all sixteen (16) wards will be at the Tomah Municipal Center, 819 Superior Avenue, Tomah, WI.

WARD 1 – All that part of the City of Tomah, lying within Supervisory District 11, that lies North of the reference line described as follows on the date of ratification: commencing at a point where the City of Tomah’s Westerly boundary intersects Eggleston Street/Flare Avenue immediately North of the West boundary of the First Addition to Sime-Eggleston Subdivision, thence East along the centerline of Eggleston Street until its intersection with La Grange Avenue, thence continuing East on the same bearing until intersecting with the East right of way of La Grange Avenue/Emerson Road, thence North along the East right of way of La Grange Avenue/Emerson Road until it intersects with the South boundary of the Tomah Area School District Property (La Grange School), thence East and South along the Southerly and Westerly boundary of the School District Property until it reaches the centerline of the Western terminus of Straw Street, thence continuing East along the centerline of Straw Street to its intersection with Mark Avenue thence continuing along the centerline of unfinished Straw Street extended until it reaches the centerline of the North Bound lanes of United States Highway 12 (North Superior Avenue), thence North along the centerline of the North Bound lanes until it intersects the South Right of way of the Railroad operated by Union Pacific Railroad, thence East along the South boundary of the railroad until it intersects the City of Tomah’s Easterly boundary.

WARD 2 – All that part of the City of Tomah, lying within Supervisory District 11, that lies to the right of the following reference line described as follows on the date of resolution: commencing at a point where the City of Tomah’s Westerly boundary intersects Eggleston Street/Flare Avenue immediately North of the West

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boundary of the First Addition to Sime-Eggleston Subdivision, thence East along the centerline of Eggleston Street until its intersection with La Grange Avenue, thence continuing East on the same bearing until intersecting with the East right of way of La Grange Avenue/Emerson Road, thence North along the East right of way of La Grange Avenue/Emerson Road until it intersects with the South boundary of the Tomah Area School District Property (La Grange School), thence East and South along the Southerly and Westerly boundary of the School District Property until it reaches the centerline of the Western terminus of Straw Street, thence continuing East along the centerline of Straw Street to its intersection with Mark Avenue thence continuing along the centerline of unfinished Straw Street extended until it reaches the centerline of the Northbound lanes of United States Highway 12 (North Superior Avenue), thence South along the centerline of the Northbound lanes of United States highway 12 to its intersection with the centerline of Veterans Street, thence West along the centerline of Veterans Street until it intersects with Flatter Avenue, thence South along the centerline of Flatter Avenue until it intersects with the South right of way line of West Veterans Street also being the boundary of the City of Tomah, thence continuing clockwise along the City of Tomah Boundary to the Point of Beginning.

WARD 3 – All that part of the City of Tomah, lying within Supervisory District 11, that lies to the right of the following reference line described as follows on the date of the resolution: commencing at a point where the City of Tomah’s Easterly boundary intersects the centerline of East Veterans Street, thence Westerly along the centerline of East Veterans Street to its intersection with North Glendale Avenue, thence South along the centerline of North Glendale Avenue until its intersection with B street at the Veterans Administration property, thence West along the centerline of B Street through its intersection with Third Street and until its intersection with Second Street, thence North along the centerline of Second Street at the Veterans Administration property until it intersects with East Veterans Street, thence West along the centerline of East Veterans Street until its intersection with the centerline of the Northbound lanes of United States Highway 12, thence North along the centerline of the Northbound lanes of United States Highway 12 until it intersects the South Right of way of the Railroad operated by Union Pacific Railroad, thence East along the South boundary of the railroad until it intersects the City of Tomah’s Easterly boundary, thence clockwise along the City of Tomah’s Easterly Boundary to the point of beginning.

WARD 4 – All that part of the City of Tomah, lying within Supervisory District 11, that lies to the right of the following reference line described as follows on the date of the resolution: commencing at a point where the City of Tomah’s Easterly boundary intersects Foothill Avenue, thence West along the centerline of Foothill Avenue to the intersection with North Glendale Avenue, thence South along the centerline of North Glendale Avenue to its intersection with Franklin Street, thence West along the centerline of Franklin Street to its intersection with Lemonweir Parkway and Mill Street, thence South on Mill Street to its intersection with Arthur Street, thence West along the centerline of Arthur Street to its intersection with United States Highway 12 (North Superior Avenue) thence North along the centerline of the Northbound lanes of US Highway 12 to its intersection with Deer Creek, thence West along the centerline of Deer Creek to its intersection with the Westerly Boundary of the City of Tomah, thence clockwise along the Westerly Boundary of Tomah until its intersection with the South right of way boundary of West Veterans Street, thence West along the South right of way boundary of West Veterans Street until it intersects the centerline of Flatter Avenue, thence North along the centerline of Flatter Avenue until its intersection with Veterans Street, thence East along the centerline of Veterans Street until it intersects with Second Street at the Veterans Administration property, thence South along Second Street until its intersection with B Street, thence Easterly along the centerline of B Street through its intersection with Third Street until exiting the Veterans Administration Property at North Glendale Avenue, thence North along the Centerline of North Glendale Avenue to its intersection with East Veterans Street, thence East along the centerline of East Veterans Street until it intersects with the City of Tomah boundary, thence South along the Easterly boundary line of the City of Tomah clockwise to the point of beginning.

WARD 5 – All that part of the City of Tomah, lying within Supervisory District 12, that lies to the right of the following reference line described as follows on the date of the resolution: commencing at a point where the City of Tomah’s Westerly Boundary intersects Deer Creek, thence Easterly along Deer Creek until it intersects the centerline of the Northbound lanes of United States Highway 12, thence South along the centerline of the Northbound lanes until the intersection with Arthur Street, thence continuing South along the centerline of United States Highway 12 (North Superior Avenue) until it intersects with the Northerly right of way of the Railroad operate by Canadian Pacific Railway, thence continuing Southerly along the centerline of the Southbound lanes of United States Highway 12 to the intersection with West Washington Street, thence Westerly along the centerline of West Washington Street to the intersection with the centerline of West Benton Street, thence West along the centerline of West Benton Street to the intersection with Hollister Avenue, thence South along the centerline of Hollister Street to its intersection with Pearl Street, thence West along the centerline of Pearl Street to its intersection with Ann Street, thence North along the centerline of Ann Street to its intersection with West Jackson Street, thence East along the centerline of West Jackson Street to its intersection with May Street, thence North along the centerline of May Street to its intersection with Williams Street, thence West along the centerline of Williams Street to its intersection with Park View Drive, thence Northwesterly along the centerline of Park View Drive until its intersection with the South Fork of the Lemonweir River, thence Northerly along the centerline of the Lemonweir River until its intersection with the East line of Section 31 Town 18 North, Range 1 West, thence continuing North along the aforesaid East line of Section 31, until its intersection with the Northerly line of the railroad also being the Boundary of the City of Tomah, thence continuing Northwesterly along the Westerly border of the City of Tomah in a clockwise direction until the point of beginning. Also the Southwest Quarter of the Northeast Quarter of Section 32 of Town 18 North, Range 1 West.

WARD 6 - All that part of the City of Tomah, lying within Supervisory District 12, that lies to the right of the following reference line described as follows on the date of the resolution: commencing at the intersection of Arthur Street and North Superior Avenue (US Highway 12), thence East along the centerline of Arthur Street until it intersects with the driveway leading into the Croell Redi-Mix concrete plant, thence straight south along the driveway and through the Croell Redi-Mix Incorporated property and beyond until reaching the end of a driveway into Glendale Park that lies on the South Side of the Northerly ball diamond, thence continuing on said driveway centerline in Glendale Park in a Southerly and then Easterly direction until the centerline of the driveway intersects the center of North Glendale Avenue, thence Southerly along the centerline of North Glendale Avenue until it intersects the center of Townline Road, thence Southerly along the center of Council Creek, thence Southerly along the centerline of Council Creek until it intersects with the centerline of East Nott Street if it were extended to the center of Council Creek, thence West to the terminus of East Nott Street, thence continuing West along the centerline of Nott Street until it intersects the centerline of McLean Avenue, thence South along McLean Avenue until it intersects the centerline of West Foster Street, thence West along the centerline of West Foster Street until it intersects with the centerline of Hollister Avenue, thence North along the centerline of Hollister Avenue until it intersects the centerline of West Benton Street, thence East along the centerline of West Benton Street until it intersects West Washington Street, thence Southeasterly along the centerline of West Washington Street to the centerline of the Southbound lanes of United States Highway 12 (Superior Avenue), thence North along the centerline of the Southbound lanes of United States Highway 12 to the intersection with the North Right of way of the railroad operated by Canadian Pacific Railway, thence continuing North along the centerline of North Superior Avenue (United States Highway 12) to the point of beginning.

WARD 7 - All that part of the City of Tomah, lying within Supervisory District 11, that lies to the right of the following reference line described as follows on the date of the resolution: commencing at a point where the City of Tomah’s Easterly boundary intersects Council Creek, thence Southwesterly along Council Creek to its intersection with Townline Road, thence Westerly along Townline Road to its intersection with North Glendale Avenue, thence Northerly along North Glendale Avenue until it intersects with a driveway leading to the North Glendale Ball Park, thence Westerly along the driveway and continuing as it turns to the right (North) and following the driveway extended and through to the driveway that enters the Croell Redi-Mix Incorporated concrete plant and exiting the Croell Redi-Mix Property where its driveway intersects Arthur Street, thence East along the centerline of Arthur Street to its intersection with Mill Street, thence North along the centerline of Mill Street until it intersects with Franklin Street, thence East along Franklin Street until it intersects with North Glendale Avenue, thence Northerly along the centerline of North Glendale Avenue until it intersects Foothill Avenue, thence East along the centerline of Foothill Avenue until it intersects the Easterly boundary of the City of Tomah, thence continuing clockwise along the Easterly boundary of the City of Tomah to the point of beginning.

WARD 8 – All that part of the City of Tomah, lying within Supervisory District 13, that lies to the left of the following reference line described as follows on the date of the resolution: commencing at a point where the City of Tomah’s Easterly boundary intersects Council Creek, thence Southerly along Council Creek to its intersection with East Brownell Street, thence East along the centerline of East Brownell Street to its intersection with Carol Avenue, thence South along Carol Avenue to its intersection with East Monroe Street, thence East along the centerline of East Monroe Street until its intersection with King Avenue, thence South along King Avenue to its intersection with East Monowau Street, thence east along the centerline of East Monowau Street to its intersection with Sime Avenue, thence South along the centerline of Sime Avenue to its intersection with the Tomah City boundary, thence counter-clockwise along the City of Tomah Border to the point of beginning.

WARD 9 – All that part of the City of Tomah, lying within Supervisory District 12, that lies to the left of the following reference line described as follows on the date of the resolution: commencing at the intersection of the City of Tomah’s West boundary and the centerline of County Highway ET/Bow Street, thence East along the centerline of Bow Street to its intersection with Lakeview Drive, thence Northeast along Lakeview Drive to its terminus, thence continuing along a driveway through the Lakeview Condominium until it exits and intersects with Park View Drive, thence continuing East along the Centerline of Park View Drive until it intersects with the South Fork of the Lemonweir River, thence continuing Northeast along the centerline of the river until it intersects the South railroad right of way boundary of the railroad operated by Canadian Pacific Railway, thence West along the south line of the railroad right of way boundary until it intersects the City of Tomah Boundary, thence continuing counter clockwise along the boundary of the City of Tomah to the point of beginning.

WARD 10 – All that part of the City of Tomah, lying within Supervisory District 12, that lies to the right of the following reference line described as follows on the date of the resolution: commencing at the intersection of the City of Tomah’s West boundary and the centerline of County Highway ET/Bow Street, thence East along the centerline of Bow Street to its intersection with Lakeview Drive, thence Northeast along Lakeview Drive to its terminus, thence continuing along a driveway through the Lakeview Condominium until it exits and intersects with Park View Drive, thence continuing East along the Centerline of Park View Drive until it intersects with Williams Street, thence East along Williams Street until it intersects with May Street, thence South along May Street until it intersects with West Jackson Street, thence West along West Jackson Street until it intersects with Ann Street, thence South along Ann Street until it intersects with Pearl Street, thence West along Pearl Street until it intersects with Butts Avenue, thence South along Butts Avenue to its intersection with Brandon Street, thence Westerly

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along Brandon Street until it intersects with Ellen Drive, thence South along Ellen Drive to its intersection with West Monowau Street, thence West along West Monowau Street to its intersection with Charles Drive, thence South along Charles Drive to its intersection with West Juneau Street, thence West along West Juneau Street until it intersects with the City of Tomah Boundary, thence clockwise along the City of Tomah boundary to the point of beginning.

WARD 11 – All that part of the City of Tomah, lying within Supervisory District 12, that lies to the left of the following reference line described as follows on the date of the resolution: commencing at the intersection of Ann Street and Pearl Street, thence heading west along the centerline of Pearl Street until it intersects with Butts Avenue, thence South along Butts Avenue to its intersection with Brandon Street, thence Westerly along Brandon Street until it intersects with Ellen Drive, thence South along Ellen Drive to its intersection with West Monowau Street, thence West along West Monowau Street to its intersection with Charles Drive, thence South along Charles Drive to its intersection with West Juneau Street, thence East along the centerline of West Juneau Street to its intersection with Hollister Avenue, thence North along the centerline of Hollister Avenue to its intersection with West Monroe Street, thence East along the centerline of West Monroe Street to its intersection with McLean Avenue, thence North along McLean Avenue to its intersection with West Foster Street, thence West along the centerline of West Foster Street to its intersection with Hollister Avenue, thence North along Hollister Avenue to its intersection with Pearl Street, thence west along Pearl Street to the point of beginning.

WARD 12 – All that part of the City of Tomah, lying within Supervisory District 13, that lies to the right of the following reference line described as follows on the date of the resolution: commencing at the intersection of West Juneau Street and Hollister Avenue, thence North along the centerline of Hollister Avenue to its intersection with West Monroe Street, thence East along the centerline of West Monroe Street to its intersection with McLean Avenue, thence North along McLean Avenue to its intersection with West Nott Street, thence East along the centerline of West Nott Street to its intersection with the Northbound centerline of Superior Avenue, thence South along the centerline of Superior Avenue to its intersection with Cameron Street, thence West along the centerline of Cameron Street to an alley in Block 3 of the Original Plat of Tomah, thence South along the alley to its intersection with West Clifton Street, thence West along the centerline of West Clifton Street to its intersection with Stoughton Avenue, thence North along the centerline of Stoughton Avenue to its intersection with West Cameron Street, thence West along the centerline of centerline of West Cameron Street to its intersection with Hollister Avenue, thence North along Hollister Avenue to the point of beginning.

WARD 13 – All that part of the City of Tomah, lying within Supervisory District 9 that lies to the right of the following reference line described as follows on the date of the resolution: commencing at the intersection of Tomah’s Westerly Boundary and the centerline of West Juneau Street, thence East along the centerline of West Juneau Street to its intersection with Hollister Avenue, thence South along the centerline of Hollister Avenue to its intersection with Schaller Street, thence East along the centerline of Schaller Street to its intersection with Superior Avenue, thence South along the center of Superior Avenue until it intersects the City of Tomah boundary, thence along the City of Tomah boundary clockwise until it reaches the point of beginning. Also Lot 2 of Volume 2 of Certified Survey Maps, Page 015 recorded as Document No. 296762 (Water Tower parcel).

WARD 14 – All that part of the City of Tomah, lying within Supervisory District 13, that lies to the right of the following reference line described as follows on the date of the resolution: commencing at the intersection of the centerline of Superior Avenue’s Southbound lane and Cameron Street, thence West along the centerline of Cameron Street to an alley in Block 3 of the Original Plat of Tomah, thence South along the alley to its intersection with West Clifton Street, thence West along the centerline of West Clifton Street to its intersection with Stoughton Avenue, thence North along the centerline of Stoughton Avenue to its intersection with West Cameron Street, thence West along the centerline of West Cameron Street to its intersection with Hollister Avenue, thence South along the centerline of Hollister Avenue to its intersection with Schaller Street, thence East along the centerline of Schaller Street to its intersection with Superior Avenue, thence North along the center of Superior Avenue until it intersects with US Highway 12, thence North along the centerline of the Southbound lanes of Superior Avenue to the point of beginning.

WARD 15 – All that part of the City of Tomah, lying within Supervisory District 13, that lies to the right of the following reference line described as follows on the date of the resolution: commencing at the intersection of Council Creek and the centerline of East Brownell Street, thence East along the centerline of East Brownell Street to its intersection with Carol Avenue, thence South along Carol Avenue to its intersection with East Monroe Street, thence East along the centerline of East Monroe Street until its intersection with King Avenue, thence South along King Avenue to its intersection with East Monowau Street, thence West along the centerline of East Monowau Street to its intersection with the centerline of the Northbound lanes of Superior Avenue, thence North along the centerline of the Northbound lanes of Superior Avenue to its intersection with East Nott Street, thence East along the centerline of East Nott Street until it reaches its terminus, thence continuing East to the centerline of Council Creek, thence Southerly along Council Creek to the point of beginning.

WARD 16 - All that part of the City of Tomah, lying within Supervisory District 13, that lies to the right of the following reference line described as follows on the date of the resolution: commencing at the intersection of East Clifton Street and Superior Avenue, thence North along the centerline of the Southbound lanes of Superior avenue to its intersection with Cameron Street, thence East along the centerline of Cameron Street to its intersection with the centerline of the Northbound lanes of Superior Avenue, thence North along the centerline of the Northbound lanes of Superior Avenue to the intersection with East Monowau Street, thence East along the centerline of East Monowau Street to the intersection with Sime Avenue, thence South along the centerline of Sime Avenue to the intersection with the City of Tomah’s Southerly boundary, thence continuing clockwise along the City of Tomah’s boundary until it intersects with the centerline Superior Avenue, thence North along the centerline of Superior Avenue to the point of beginning.

Dated this 21st day of September, 2021.

Michael Murray, Mayor

ATTEST:

Rebecca Weyer, City Clerk

American Rescue Plan Act of 2021 (ARPA) Grant Funds Recommended Expenditures

Motion by Kiefer, second by Koel, to postpone this agenda item until the October Council meeting. Motion carried. Members of the Council requested that when this agenda item next appears in front of the Council, that additional details are provided on the proposed expenditures using the ARPA grant funds.

Tomah Area Ambulance Service, Per Capita increase

Motion by Kiefer, second by Pater, to approve the Tomah Area Ambulance per capita increase by \$2.50 to a total of \$15.00. Motion carried.

Resolution on the Retirement of Charles W. Dade

Mayor Murray read the Resolution commending Charles W. Dade on his service to the City of Tomah. Motion by Gigous, second by Zabinski, to accept the Resolution on the Retirement of Charles W. Dade. Motion carried.

CITY OF TOMAH

RESOLUTION NO 2021-09-21-39

A RESOLUTION COMMENDING CHARLES DADE ON HIS RETIREMENT AND FOR HIS YEARS OF SERVICE TO THE CITY OF TOMAH

WHEREAS, Charles W. Dade, is retiring from The City of Tomah employment on August 27, 2021, after having diligently served the people of the City of Tomah and the community; and

WHEREAS, Charles began his employment with the Tomah Parks and Recreation Department on November 17, 1986 as a Maintenance Worker; and

City Council Meeting – September 21, 2021

WHEREAS, Charles acted as Foreman during times of need and served the city of Tomah diligently; and

WHEREAS, during his tenure, Charles played a key role in the City of Tomah Parks and Recreation Department, showing an exemplary level of service and dedication to the Department; and

WHEREAS, it is appropriate to recognize the accomplishments and years of service that Charles has given to the City of Tomah.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Tomah do hereby honor and commend Charles W. Dade for his thirty-four years of dedicated service to the Tomah Parks and Recreation Department upon the occasion of his retirement, and extend to him best wishes and success in all his future endeavors.

Resolved this 21st day of September, 2021

Michael Murray Mayor, City of Tomah

Attest: Rebecca Weyer City Clerk

Resolution for the Approval of Extension of Larkin Street

Motion by Gigous, second by Yarrington, to approve the Resolution for the Approval of Extension of Larkin Street.
Motion carried.

RESOLUTION NO. 2021-09-21-40

RESOLUTION DESIGNATING EXTENSION OF LARKIN STREET

BE IT RESOLVED the Common Council of the City of Tomah hereby approves the extension of the road and utility infrastructure along Larkin Street from its current end at Berry Avenue for approximately 500 feet to the west, terminating in a cul-de-sac to assist with supporting newly constructed resident apartment buildings in the area. (As described in the legal description shown on the Certified Survey Map as Outlot 3)

Dated this 21st day of September, 2021.

Michael Murray, Mayor

Attest:

Rebecca Weyer, City Clerk

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Resolution for Payment of Monthly Bills

Motion by Gigous, second by Pater, to approve the Resolution for the payment of monthly bills. Motion carried.

RESOLUTION NO : 2021-09-21-41

RESOLUTION AUTHORIZING
PAYMENT OF MONTHLY BILLS

Be it resolved by the Common Council of the City of Tomah that the Committee of the Whole has reviewed the monthly bills				
and recommends the City Council approve said bills as follows:				
1. Pre-Paid Checks:	2021	\$2,300,898.19	Check #'s:	130648 - 130830
2. Payroll:		\$390,863.11	Dir Dep #'s:	9293432-9293831
3. Wire/ACH Transfers:		\$182,682.34		
4. Invoices:		\$154,809.25		130847-130895
Total:		\$3,029,252.89		
Requested by: Finance Department				
Submitted by: Committee of the Whole				
September 14, 2021				

Mayor

Clerk

Adjourn

Motion by Kiefer, second by Koel, to adjourn. Motion carried. Meeting adjourned at 8:50 p.m.

Mayor Michael Murray

Attest:

Rebecca Weyer, City Clerk

Approved October 19, 2021