Mineral Point, Wisconsin

CITY OF MINERAL POINT

137 HIGH STREET, SUITE 1
MINERAL POINT, WI 53565
608-987-2361

MINUTES

CITY OF MINERAL POINT FINANCE COMMITTEE MEETING
Monday, October 12, 2026, 4:00 PM
City Hall Community Room

Call to Order, Roll Call, and Confirmation of Compliance with the Open Meetings Law.

Chair Burrows called the meeting to order at 4:00 pm. Clerk Skelding confirmed compliance with the open meetings laws.

Keith Burrows, Chair	Present
Mike Christensen	Present (4:02 p.m.)
Chris Goodney	Present
Others Present: Administrator Troy Maggied, Clerk-Treasurer Christy Skelding, Deputy Clerk-Treasurer Renee Rolli, Alicia Gilkes	

APPROVAL OF SEPTEMBER 8 AND 28, 2026 MINUTES

Motion (Goodney/Burrows) to approve the September 8 and 28, 2026, minutes. Motion carried, all voting aye (3-0).

DISCUSSION AND CONSIDERATION ON LEGAL AGREEMENTS WITH PITTZ PREMIER PROPERTIES, LLC, FOR THE RECONSTRUCTION OF 537 RIDGE STREET FOR USE AS A CHILDCARE FACILITY.

Administrator Maggied stated that the committee approved the incentive in the RLF and the promissory note. There have been some clerical changes in terms of reporting, but the dollar amount stays the same. Everything is made out to Pittz Premier properties because they are the ones funding the redevelopment.

The developer agreement's purpose is what the state is waiting on to award the grant. Committee is good with notes in developer's agreement – no questions or concerns.

LEASE: It's the city's building for 3 years, and we are leasing it. It will commence upon signing the developer's agreement. The lease won't be effective if the grant's not awarded.

PURCHASING AGREEMENT: The Attorney wanted us to have an option to purchase. If something were to happen across a 10-year period, the city has the option to purchase the building back.

PROMISSORY NOTE: Still get 3.75% compounded annually. Payments don't start until 2028. $50,000 forgiveness is still there, which happens when she finishes the project with the investment. There is a monthly credit when she serves lower income individuals. We can get a monthly notarized letter from Alicia certifying the income to make that credit happen. Maximum credit of $13,158.

Motion (Burrows/Goodney) to recommend Council approval of the Developer's Agreement, Lease, Offer to Purchase, and Promissory Note and Security Agreement with Pittz Premier Properties, LLC,

with the provision that the Council sorts out what to do with the taxes in the lease. Motion carried, all voting aye (3-0).

CONSIDERATION OF CHANGE ORDER #1 FROM OWEN'S EXCAVATING FOR BREWERY CREEK SUBDIVISION 1ST ADDITION.

The cul-de-sac on the NE corner is incredibly steep. Maggied met with Chad Whitford and Deven Walrack and discussed considerations for serving residents in those lots. Property committee recommend getting a change order. When the time comes, we will sell lots 25 & 26 together and lots 28 & 29 together. We'd be sacrificing lot 27.

Change order is buying concrete apron for lot 27 to enable this lot to be used for snow removal.

Christensen frustrated with why it was thought this was buildable originally. This slope is not new. Burrows and Goodney echo.

We could combine the two lots to sell together, or sell as is together.

Mike asked if it's too late to cut that cul-de-sac off and not include it. It would be losing 5 sellable lots.

Motion (Burrows/Goodney) to recommend Council approval of Change Order #1 from Owen's Excavating for Brewery Creek Subdivision 1st Addition. Motion carried, all voting aye (3-0).

CONSIDERATION OF PAY APPLICATION #5 FROM OWENS EXCAVATING AND TRENCHING, INC FOR BREWERY CREEK SUBDIVISION 1ST ADDITION.

Motion (Goodney/Christensen) to recommend Council approval of Pay Application #5 from Owens Excavating and Trenching, Inc, for Brewery Creek Subdivision 1st Addition. Motion carried, all voting aye (3-0).

DISCUSSION AND CONSIDERATION ON THE DRAFT 2028-2029 CIP PROJECTS AND THE TIMING OF COMMERCE STREET AND SPRUCE STREET UTILITY AND STREET RECONSTRUCTION.

Motion (Burrows/Goodney) to recommend Council approval of Commerce Street and Spruce Street utility and street reconstruction to take place in 2033. Motion carried, all voting aye (3-0).

CONSIDERATION OF THE 2027 EMERGENCY MEDICAL SERVICES AGREEMENT WITH THE MINERAL POINT RESCUE SQUAD.

Went up 4% from last year. Approximately a $5,000 increase. Contract is otherwise the same.

Motion (Christensen/Goodney) to recommend Council approval of the 2027 Emergency Medical Services agreement with the Mineral Point Rescue Squad. Motion carried, all voting aye (3-0).

CONSIDERATION OF RESOLUTION 2026-14, A FINAL RESOLUTION DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT POWERS RELATIVE TO THE INSTALLATION OF CURB AND GUTTER ALONG PORTIONS OF COMMERCE STREET.

There are only 2 people unpaid at this point. This allows us to place on 2027 tax roll if they don't pay.

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Motion (Goodney/Christensen) to recommend Council approval of Resolution 2026-14, a final resolution declaring intent to exercise special assessment powers relative to the installation of curb and gutter along portions of Commerce Street. Motion carried, all voting aye (3-0).

DISCUSSION AND CONSIDERATION OF A FEE SCHEDULE TO COVER CITY COSTS ASSOCIATED WITH MAINTAINING PRIVATE PROPERTY.

Street Foreman Whitford brought this to Maggied's attention. Current practice is to charge $150 per hour. The proposal is to begin using WisDOT and FEMA equipment rates. This is great because it's transparent, and will allow us to recover some actual costs. DOT Rates will be the primary rates used, with FEMA rates used for equipment not on the WisDOT schedule.

Motion (Christensen/Goodney) to recommend Administrator Maggied construct a policy regarding rates and bring back to later meeting. Motion carried, all voting aye (3-0).

DISCUSSION AND REVIEW PROJECTED 2027 OPERATING BUDGET AND FEE SCHEDULE.

There is a current contingency of approximately $2,239.

Goodney mentioned bundling technology to see if we can get a cheaper, bundled price. Or get quotes from different carriers.

The fee schedule is attached to the draft budget. Not making any changes to fees from 2026-2027.

REVIEW MONTHLY TREASURER'S AND BUDGET REPORTS AND MONTHLY BILLS.

We are 75% of the way through the year. Have received 84% of our revenues for the year. All expenses are tracking as expected, and are doing much better than last year at this time. The expenses this month are high due to a couple quarterly payments, water/sewer repairs, library tuckpointing, Delta 3, and a brush hog. There are bigger individual invoices for the month.

The City moved funds from LGIP to Bank CMG in order to get 22 basis points above LGIP interest rate for our general checking account.

Motion (Christensen/Goodney) to approve the treasurer's and budget reports and recommend council pay the bills. Motion carried, all voting aye (3-0).

ADJOURN

Motion (Burrows/Christensen) to adjourn at 5:34 pm. Motion carried, all voting aye (3-0).

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