



COMMON COUNCIL MINUTES

Monday, August 21, 2023

The Common Council Meeting was called to order by Mayor Greg Kubarski on Monday, August 21, 2023 at 7:00 PM. All present stood and recited the Pledge of Alliance. Mayor Kubarski asked for affirmation of proper public notice to which City Clerk Sheila Schraufnagel confirmed the meeting did receive proper public notice.

Roll call was taken with Alderpersons Leanne Beyer, Rick Hanke, Thomas Hotek, Mark Lankey, Patricia Moen, Darrow Novy, and Randall Seeley present. Elizabeth Parish was absent.

Others in attendance were: City Administrator Joshua Finch, City Clerk Sheila Schraufnagel, Police Officer Christopher Kucinsky, Hillsboro Public Librarian Jackie Pysarenko, via phone Dave Rasmussen from MSA Professional Services, and Hillsboro Sentry Editor, Nicolette Nauman.

Motion by Beyer, seconded by Moen to approve the July 17, 2023 Common Council minutes. Motion carried.

Librarian Jackie Pysarenko informed the council the Library along with Community Care will be hosting a Book Walk Event on September 30, 2023 and extend through October.

Hotek has been working with Emergency Management in setting up emergency cooling centers in the City of Hillsboro for Tuesday, August 22 – Thursday, August 24, 2023. Hillsboro City Hall, First Congregational Church, Gundersen St. Joseph's Hospital, and Hillsboro Public Library are available at this time.

Motion by Lankey, seconded by Hanke to approve the monthly bills for payment. Motion carried.

Motion by Hotek, seconded by Hanke to approve Operator License #34-2023. Motion carried.

Dave Masmossen from MSA gave a re-cap on the Project Plan Subtraction Amendment to Tax Incremental Finance District No. 4. The reason for the subtraction is TID No. 4 currently is 14.4% of the City's total equalized value. In order to create a new TID, the equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City cannot exceed 12% of the total value of equalized taxable property within the City. Removing Land O' Lakes from TID No. 4 would drop the value increment about \$3,000,000 and removing Little Ron's, LLC (Dollar General) would drop it another \$500,000 which we would then have 10.77% putting us below the 12%

threshold. By 2027 all debt will be paid off in TID No. 4 and will be able to be closed out. Masmossen's recommendation is to wait on the creation to of TID No. 5 but approve the subtraction of the Land O' Lakes and Little Ron's, LLC properties (parcel no. 236-00612-0003) from TID No. 4. Motion by Beyer, seconded by Lankey to approve Resolution No. 4-2023 Resolution Approving the Project Plan Subtraction Amendment to Tax Incremental Finance District No. 4 by removing Land O' Lakes and Little Ron's, LLC properties. Motion carried.

Motion by Hotek, seconded by Moen to approve Consent Resolution #5-2023 for the sale of city property to Kaliber Properties, LLC for a purchase price of \$10,000 for the development of three four-unit apartment buildings. Motion carried.

Motion by Beyer, seconded by Novy to adjourn at 7:26 PM. Motion carried.