

# City of Abbotsford

203 N. Frist Street, Abbotsford, WI 54405

City Hall (715) 223-3444 City Garage (715) 223-2933 Fax (715) 223-8891

## **AGENDA FOR THE SPIECAL COUNCIL MEETING TO BE HELD**

August 13, 2018 AT 5:00 PM

IN THE COUNCIL CHAMBERS OF THE ABBOTSFORD CITY HALL

203 NORTH FIRST STREET, ABBOTSFORD WI

**All items listed will be brought before the Abbotsford City Council for discussion and possible approval.**

1. Call the regular meeting to order
  - a. Roll call
  - b. Pledge of Allegiance
2. Comments by the Public
3. Interim Administrator Report
4. Minutes from the Council held August 6, 2018
  - a. Waive the reading and approve the minutes
5. Discussion/Approve
  - a. Resend Resolution No. 2018-3 Adopting the Project Plan Approving Territory Amendment #1 to Tax Increment Finance District No, 6 City of Abbotsford . Wisconsin
  - b. Action to Include Tax Parcels #201.0666.000 and 201.0667 to TIF # 6
  - c. Resolution No. 2018-6 Approving Territory Amendment #1 to Tax Increment Finance District No, 6 City of Abbotsford, Wisconsin
  - d. Bid from American Asphalt in the amount of \$36,749.24 on mill and overlay of Pine Street between the tracks an 3<sup>rd</sup> Ave seconded.
  - e. Consideration of Craig Stuttgen as project inspector for the 2018 Construction CDBG project after nominal working hours.
  - f. Discuss recommend completing Sycamore project – Stuttgen
6. Motion to adjourn into closed session pursuant to Wisconsin Statute § 19.85 (1) (g) for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved for the purpose of receiving an update on the Hass Inc. CUP.
  - a. Roll call vote
7. Convene to open session
8. Discuss/recommend items, if any from closed session
9. Adjourn

**RESOLUTION NO. 2018-3****COMMON COUNCIL  
RESOLUTION APPROVING TERRITORY AMENDMENT #1 TO  
TAX INCREMENTAL FINANCE DISTRICT NO. 6  
CITY OF ABBOTSFORD, WISCONSIN**

WHEREAS, the City of Abbotsford desires to promote development, job growth, infrastructure improvements, and broaden the property tax base in the designated area of Tax Incremental Finance District No. 6; and

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Plan Commission, City of Abbotsford has held a public hearing on the proposed amendment to the Project Plan and Tax Incremental Finance District No. 6 boundaries (herein "Project Plan" and "District") on July 31, 2018; and

WHEREAS, 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 the Abbotsford School District, the Colby School District, the North Central Technical College, and Marathon and Clark Counties; and

WHEREAS, the amended 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 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 Common Council makes the following findings:

1. The name of the District shall be "Tax Increment Finance District #6, City of Abbotsford", 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.
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, 2016; 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 #6.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Abbotsford hereby approves and adopts the amended Project Plan and boundaries for Tax Incremental Finance District No. 6, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the Common Council does recommend the amended Project Plan and boundaries for adoption by the Joint Review Board for the City of Abbotsford.

Dated this 31<sup>st</sup> day of July 2018.

OFFERED BY:

APPROVED BY:

\_\_\_\_\_  
Council Member

\_\_\_\_\_  
Lori Voss, Mayor

SECONDED BY:

ATTESTED:

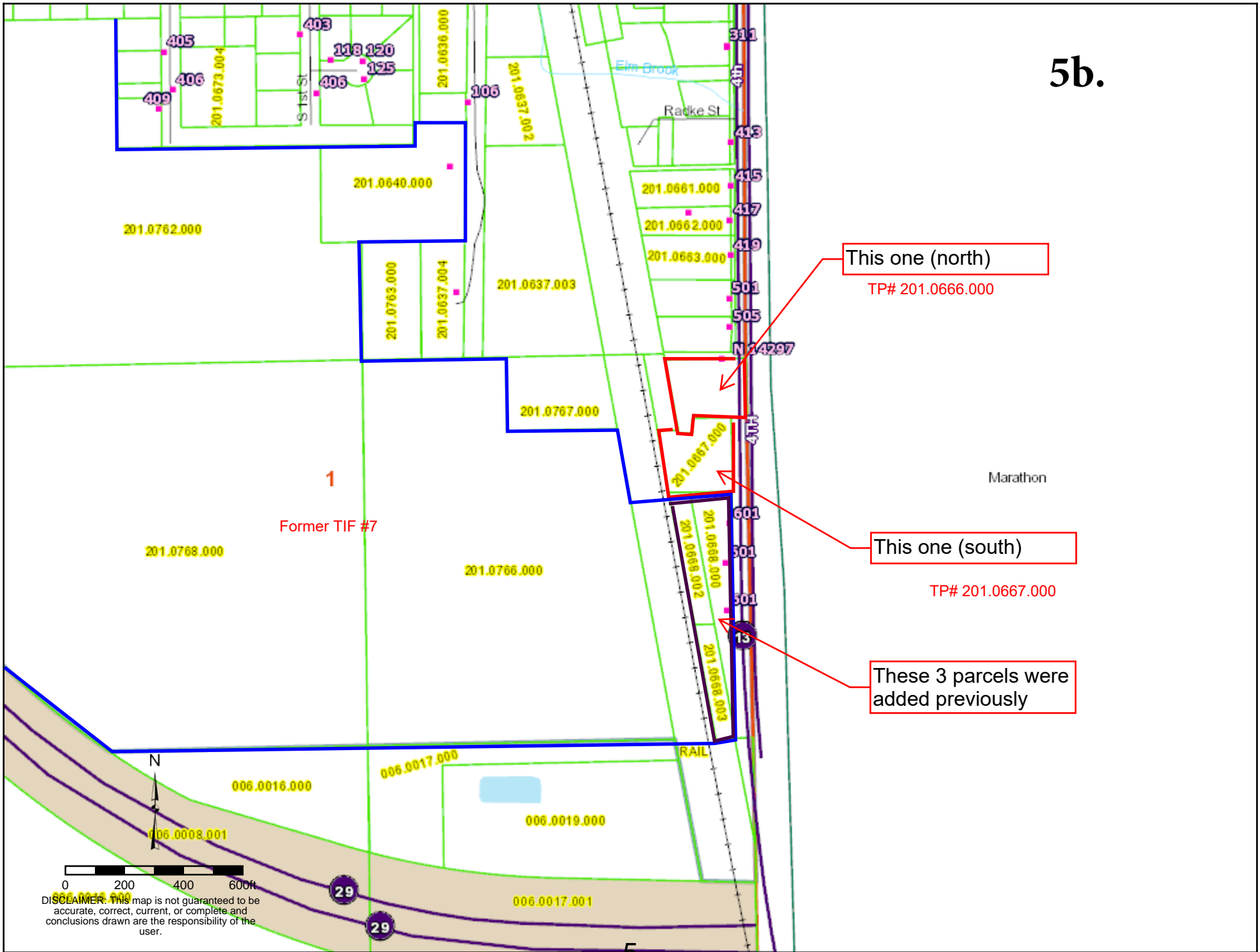
\_\_\_\_\_  
Council Member

\_\_\_\_\_  
Duane Gau, Interim City Clerk

Voted Yes:

Voted No:

5b.



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

# AMERICAN ASPHALT OF WISCONSIN

5d.

DIVISION OF MATHY CONSTRUCTION  
832 STATE HIGHWAY 153 EAST P.O. BOX 98  
MOSINEE, WI 54455  
PHONE (715) 693-5200 \* FAX (715) 693-5220  
[www.americanasphaltowisconsin.com](http://www.americanasphaltowisconsin.com)

## PROPOSAL/CONTRACT

PROPOSAL NUMBER: 1622928 | AMERICAN JOB NUMBER : | DATE: 8/6/2018

### Billing Information

Attn: Craig Stuttgen Abbotsford, City of PO Box 589 Abbotsford, WI 54405	PHONE # (715)-223-3444 FAX # EMAIL
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### Job Information

JOB/OWNER (S) NAME: West Pine St.	JOB CITY/LOCATION: Abbotsford
JOB ADDRESS: SAME	COUNTY: Clark

(WRITE IT DOWN - VERBAL OR WRITTEN TERMS AND CONDITIONS NOT CONTAINED HEREIN ARE NOT BINDING )

American Asphalt of Wisconsin ("CONTRACTOR") proposes as follows:

City Street 1025' X 32'

Mill existing Asphalt 1.5 inches in depth.

Apply tack coat.

Overlay milled pavement with 4MT 58-34s asphalt mix compacted to an average thickness of 1.75 inches.

Upon completion, job to be billed at the unit price of \$98.26/ton.

Total estimated cost is: 374 tons x \$98.26 /ton = \$36,749.24

RECEIVED

AUG - 6 2018

SPECIAL CONDITIONS : City is responsible for Rail Road Flagging.

Final cost based on actual tons used.

Price does not include saw cutting, excavation, base course material, utility adjustments, or misc. patching.

ABBOTSFORD

Thank you for allowing us to quote this work.

The undersigned ("PURCHASER") agrees to pay CONTRACTOR the total price of AS ABOVE and/or the unit prices specified above for the labor and materials specified above which payment shall be due upon completion of each stage of work. PURCHASER acknowledges that the specifications, conditions, and price quotes specified above are satisfactory and hereby accepted.

Acceptance of this Proposal includes acceptance of all the Terms And Conditions on Page 2.

CONTRACTOR:  
American Asphalt of Wisconsin

PURCHASER:  
I have read and understand the terms and conditions on both pages of this contract. PURCHASER hereby acknowledges receipt of the Wisconsin Department of Commerce Right to Cure Law brochure, if applicable.

By:   
Preston Lebal  
Date: 8/6/2018

By: \_\_\_\_\_  
Date of acceptance \_\_\_\_\_

**NOTE:** This proposal shall be automatically cancelled if written acceptance has not been received by the CONTRACTOR on or before 5:00 p.m. September 5, 2018, the Cancellation Date and/or at any time before performance of the work hereunder upon CONTRACTOR'S determination that there is inadequate assurance of payment. By my signature herein I authorize CONTRACTOR to review personal or business Credit Reports to evaluate financial readiness to pay amounts set forth in this Proposal/Contract.

AFTER SIGNING, PLEASE RETAIN ONE COPY AND FORWARD A COPY TO OUR OFFICE ON OR BEFORE THE CANCELLATION DATE.

EEO/AA Employer

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