

TOWN COUNCIL WORKSHOP

The Town Council held a workshop on Tuesday, September 23, 2008 at 5:00 p.m. for the purpose of discussion on the Capitol Facilities tax. Present were; Mayor Hensel, Councilmen Madsen, Evans and Shoemaker, Fireman-Scott Scheller, Dave Windmeier, Derick Marker and Fire District Representative, Don Moede. Also present were County Commissioner, Joe Richardt, Tim Milikin and Dan Kirkbride. Kaiser & Associates Representative, Todd Bishop. Town Clerk, Cindy Kahler, Deputy Clerk, Sandy Lipps, Building Inspector, Steve Snook

Todd Bishop stated that the tax would become effective January 1, 2009 and projects could be bonded for their individual amounts. He stated that bonding will require financing at approximately 11%, plus administrative costs, which would be 89% of the funds would be used for the project and the remainder would be used for financing etc...

Scott Scheller suggested the Town Council consider appointing a "Project Management Team" of Derick Marker, Don Moede, Dave Windmeier and Scott Scheller.

Clerk, Cindy Kahler asked what the process is that needs to be completed before any work on the project begins and Todd Bishop stated:

1. Priority Resolution must be adopted and signed.
2. Escrow Agreement needs to be approved and signed by all participants
3. Formal - Joint Powers Board Agreement needs to be adopted (a member from each Community that intends on selling Bonds must be on the Joint Powers Board). The Agreement must be approved by the Attorney General. The Board will operate through the length of the tax - approximately 2014.
4. Platte County Improvement Project Bonds will be issued. Todd Bishop indicated that Hartville does not want to sell bonds at this time, they would like to draw their funds directly from the County as they become available through the tax collection.

Todd Bishop stated there is a mechanism which allows the Town's to front funds also before the bonds are sold...a Reimbursement Resolution must be adopted by the Town wishing to front funds for a project.

Clerk/Treasurer, Cindy Kahler asked if Kaiser and Co. would be preparing the documents along with a time table, so that all of the participating Town's would have guidelines and Mr. Bishop stated it was his understanding that they would be.

Mayor Hensel asked the Fire Dept. Representatives, what they are anticipating the actual cost of construction to be and they stated around \$900,000.00, so he indicated to Mr. Bishop the Town

would probably wish to bond \$1,000,000.00 and leave the remainder until the funds become available through the tax collection. Todd Bishop stated that would not be a problem, however, they would need a legal description of the property.

There was a discussion concerning the issues raised by the Historical Society regarding preservation of the building. Don Moede stated that he had met with Randy Hines of the Historical Society and he had suggested renovating the existing building and doing actual construction of the new building on top of the existing bays. The Fire Department felt that it would be expensive to even consider the suggestion. Mr. Moede stated that their intent is to salvage as much of the original brick from the front of the building to be used on the front of the new building. If the brick turns out to be unsalvageable, they plan to purchase new brick to match the front of the bays.

Todd Bishop stressed that the project must be completed to meet the ballot question exactly and the "Operations and Maintenance" Funding must be booked and used for that project only.

Clerk/Treasurer, Cindy Kahler stated that the Town would be the fiscal agent for the Fire Hall Project even though it was a Town/County Project on the ballot.

The Fire Dept. presented the preliminary drawings of the project for review by those in attendance.

Clerk/Treasurer, Cindy Kahler