



Committee of the Whole Council Workshop Meeting Minutes
Tuesday, May 21, 2024, at 5:15 p.m.
Chilton City Hall – First Floor Chambers
42 School Street, Chilton, WI 53014

Pursuant to Section 19.84(2) and (3) of the Wisconsin State Statutes, notice is hereby given to the public, to the Tri-County News, the official newspaper of Chilton, and to those news media who have filed a written request for this notice that a meeting of the above-referenced was held at the date, time and location listed above.

Notice is hereby given that a majority of the Common Council of the City of Chilton, or a standing committee of that body were present at this meeting to gather information about the subject matter which they have decision making responsibility.

The above governmental body met to discuss and act on the following agenda items as set forth below:

The Committee of the Whole Council Workshop meeting was held at City Hall and was called to order at 5:15 p.m. by Mayor Tom Reinl.

ROLL CALL:

Council members Ron Gruett, Rick Jaeckels, Deb Meier, Peggy Loose, Joe Schoenborn, and Robbie Seipel were present at roll call. Kathy Schmitzer was absent and excused. Other city officials present were Chief of Police Jason Kvalheim, DPW Chris Marx, and City Administrator David DeTroye. Tom Cullen, Linda Cullen, and Leon Wagner were also in attendance.

Those in attendance recited the Pledge of Allegiance.

Minutes: Motion by Loose, seconded by Gruett and carried by unanimous voice vote (6 – 0) to approve the minutes from the April 16, 2024, council workshop committee meeting.

Audience Participation: None

New Business:

1. Future City Hall Usage – Administrator DeTroye informed the committee that multiple service organizations and citizens have inquired about usage of city hall since the facility has been reopened to the public after construction. The main inquiry is if the community room is still available and functioning. Administration staff is looking for clarification or an answer to who and what types of groups should be allowed to utilize the facilities and what rooms are available. Discussion ensued with Mayor Reinl starting the conversation claiming he feels the service organizations could be able to utilize the former council chambers once the area has been cleared of temporary storage materials. Other members of the committee agreed with Reinl exclaiming that the lower-level chambers would suffice for a meeting area. Resident Tom Cullen did say the area would be appreciated by the American Legion Post as they meet the first Thursday of each month. Committee member Jaeckels asked what other clubs have been affected. The service clubs listed consisted of the care bears weight club, the recreation department as their room has been utilized for storage and they have been displaced since the COVID-19 pandemic, the county meal site, boy scouts, as well as exercise programs administered by the county. Administrator DeTroye went on to explain that all groups could utilize the former council chambers and that the city uses scheduling software and online calendars to manage the reservations of the rooms. He also made mention that the facility will require a deep clean and purging of materials prior to being reopened. Fall of 2024 was suggested as a potential return time for organizations to city hall. DeTroye asked if the council wanted to continue private rentals of city hall as many residents have inquired on the use of the new council chambers to congregate. It was the consensus of the group that the new facility should be used for professional meetings and elections only. Reinl explained that there are other

feasible rental options within the city and neighboring townships that are available. DPW Chris Marx also mentioned that future park planning has indicated the opportunity to create large meeting spaces within existing buildings if the city continues to redevelop the park areas. Committee member Jaeckels went on to describe the shortage of meeting space as temporary, and that the city is working on options to address. A motion was made by Jaeckels and seconded by Schoenborn to recommend council approve usage of city hall facilities by service organizations for no charge, and that the council chamber or any other area of the city hall facility not be utilized for private rental events. Voice vote showed six committee members in favor and zero opposed. Administrator DeTroye also went on to ask permission to clear clutter and accumulated junk from city hall. DeTroye informed the committee that much of the stored items are dated, outdated, no longer in use, or simply beyond their useful life. As city departments continue to look for storage space, a deep clean is required. Motion by Jaeckels, seconded by Loose and carried by unanimous voice vote to recommend council approve the de-cluttering of debris and accumulated junk prior to service organizations returning to city hall. Committee member Gruett asked if anything could be sold. DeTroye informed the committee that anything of value would be retained for resale if it is no longer utilized, however, most of the accumulation is bound for the dumpster.

2. Chillington Meadows LLC Development – Administrator DeTroye reviewed a timeline of events showing what has occurred as of late within the Chillington Meadows development.

- Development Agreement signed by City in November of 2022.
- Three homes constructed in 2023 and \$96,000 reimbursed to city leaving a balance owed of \$44,000 for year one on January 1, 2024, to the city per the terms of the agreement. Notice of payment due was given to Church.
- Jan 16, 2024, Committee and Council approved amending the developer agreement to allow the city to act as a second line of credit for continued development. Church was to secure financing.
- January and February invoices were sent to Church reflecting penalties associated with defaulting on the original agreement as no activity had occurred on securing financing.
- March 19, 2024, Church paid the balance owed the city of \$44,000 for year one. Church informed the city that he was still attempting to secure financing for building homes.
- April 11, 2024, received notification from Church that financing was not approved and that he was looking for other options.
- April 11, 2024, city gave notice to Church that May 15, 2024, would be a deadline for receiving some type of notification or intent to proceed with future development. Nothing was received.

- City needs to reconsider the offer/amendment of the developer agreement due to lack of progress.
- If the city opts to disregard the amendment, the default penalty needs to be assessed to Church in the amount of \$19,750 – which represents 79 days of nonpayment at a rate of \$250 per day. 79 days is January 1 – March 19.
- City needs to consider next steps in the process as \$560,000 remains owed to the city by Church.

Mayor Reinl suggested the city reverse the January 16, 2024, approval of acting as a second financier to development. He also suggested that the city send notice of the penalty that is due for non-payment totaling \$19,750.00. Committee member Gruett asked what else could the city do to assist rather than penalize as he is concerned the project will stall out. Discussion ensued with committee member Schoenborn exclaiming that he didn't agree with the proposal originally and that it is time for the city to intervene and take control of the development. Additional commentary was offered by DeTroye to support development by the city if the council elected to utilize funds to procure future housing development. Committee member Jaeckels said he has some concern/fear of the continued partnership with Church as a lot of negativities have been generated from this development. Motion by Seipel, seconded by Schoenborn and carried by unanimous voice vote to recommend council reverse the January 16, 2024, agreement to act as a financial second to Leon Church and the Chillington Meadows LLC for future home construction. Committee member Meier abstained from the vote as she was not part of the January 16, 2024, approval. A second motion was made by Loose, seconded by Jaeckels and carried by unanimous voice vote to recommend council approve sending notice to Leon Church for payment due for default of the developer agreement in the amount of \$19,750.00.

Adjournment: Motion by Loose, seconded by Seipel and carried to adjourn at 6:07 pm.

Meeting Minutes Prepared by:
David DeTroye
City Administrator/Clerk/Treasurer