

## **FINANCE COMMITTEE MEETING \* JUNE 16, 2025**

Minutes of the finance committee meeting of the Breese City Council held on the above date.

Mayor Kevin Timmermann called the meeting to order at 7:00 PM.

Aldermen in attendance: Jason Davinroy, Steve Hellige, Luke Essenpreis, Jeff Jung, Carl Ratermann, Dan Robben, Tim Schleper. Remote: Gary Usselmann.

City Officials: Public Works Mgr. Don Voss, Electric Operations Mgr. Jason Deering, Street Supt. Tom Tebbe, Clubhouse Mgr. Doug Schulte, Golf Course Supt. Paul Smith, City Treasurer Bob Venhaus, Police Chief Mark Berndsen, Business Admin. Trevor Schubert, Park Custodian Bruce Kruep.

### **PUBLIC WORKS:**

- HMG submitted the Mine Street application to IDOT.
- Walnut Street project at the overpass is slated for September and will be contracted out. City will replace a few spots of curbing before the project starts. As of right now, traffic will not be shut down during the project.

### **UTILITIES:**

- The Tower Co lease buyout offer for \$226,000 has been approved and just needs a signature from Kevin.
- Top AG property—Don wants to approach Top AG about buying the old concrete elevator to relieve Top AG of the liability and use the land to build a structure to house 2 diesel generators. It will cost some money to tear down, but the location is ideal. More discussion next Finance meeting.
- Raeber property—Looks promising as of right now. Kevin spoke with John Fonke and said the family may still want to develop the front part and offer the City to buy the back half of the property. The family is concerned a substation would be unsightly. Kevin assured them the City would construct it in a way to not drive down property value.
- Electric and Sewer asked to purchase a 2025 F-150 XL from Jansen Ford for \$45,207.41. The truck would replace Brandon's, and Brandon's truck could go to Bruce. Council agreed and will approve at Tuesday's council meeting. Bruce's current truck will get added to the surplus items that need to be auctioned off this fall.
- Rate Study—Zoom presentation with Utility Financial Solutions LLC July 14<sup>th</sup> at 6:30 pm. Don will send out the rate study prior to the meeting for review.
- Transformer Rewind quote increased \$25,000 after evaluation to \$710,097. Jason found a 1998-99 model twin to the current transformer available for \$350,000. Cost would be an additional \$15,000 to Sunbelt Soloman to scrap the old transformer. Council agreed to purchase the sister transformer for \$350,000.

- Maintenance quote on Worthington tripled in price and Fairbanks was looked at but not fixed. Jason suggests looking for a new bid before incurring additional costs.
- K & J applied for a solar system that is basically 100% of their usage. The City originally agreed to pay for their electric service intending to recoup the revenue later to offset the costs. The City negotiated with K & J asking them to reimburse the City for their electric service up to \$12,000. The original total cost before negotiation would have been \$14,950. Council decided utility service will no longer be included in agreements and will be paid in full up front. Council agreed to accept the \$12,000 and to review current hookup fees and make necessary adjustments.

#### **PUBLIC SAFETY:**

- Mark requested to place No Parking signs on Memorial Drive north of District 12 between the duplexes and the lift station on both sides of the road. Kevin wants to discuss future parking plans with Ryan Ketchum. Mark also wants No Parking signs on South Walnut at the curve next to the apartments. Council agreed to put the signs on South Walnut and only on the east side going north at District 12. Joanne will write an ordinance for each area.
- Council agreed to hire Chris Jansen to replace Keith Wempe. He will be sworn in at Tuesday's Council meeting and start 7/2/25.
- Tara Whitaker will be at the Tuesday Council meeting to present the Breese EMS, Fire, and Police departments with donations collected at the Tunes for Tara & Maci's Heroes benefit. The purpose of the event was to supplement the First Responder Organizations that responded to their motor vehicle accidents.

#### **AMBULANCE:**

- Motion by Schleper, seconded by Davinroy to approve the Billable Runs for May 2025. Motion carried by unanimous voice vote.

#### **RECREATION:**

- Paul reported that the new rough mower will arrive soon. Trevor reminded the council that the General Fund would purchase the mower and set up a 5-year 3% loan. Payments would be about \$1500-1800 per month.
- New playground is complete with mulch and open. Southside and Soccer Parks also need mulch.
- Davinroy suggested that we enforce the 30-minute lightning rule for all organizations using the City parks. Need to follow up with Joanne regarding an ordinance that was requested last year.
- Disc swing at Hannah's Playground needs a new bushing. A replacement part will cost \$3223.99. Discussed trying to find a feasible fix for much less.

- Dog Park—Don said the fence posts for the double gate will need to be surface mounted on the concrete slab. Don needs to know what kind of plumbing will be installed so the water lines can be laid before pouring concrete.

#### **BUSINESS ADMINISTRATOR:**

- Return to Work Policy—IML RMA requires a policy to be in place by September 1<sup>st</sup>. Need to schedule a Health committee meeting to review and approve by July 14<sup>th</sup> Finance meeting.
- Insurance renewals for equipment are due to Trevor by the end of month.
- Jansen Ford Redevelopment Agreement—the signed agreement was returned to Trevor and will be approved at Tuesday's Council meeting. It is a TIF agreement to reimburse Jansen Ford the lesser of \$1,797,000 or 25% of their project costs.
- Business District Grants—Need to schedule a committee meeting to start planning for 2025-2026. Discussed revising the Business District Plans to include the KC Hall and the American Legion. Trevor wants to start this year's program in July. Council agreed to a 50/50 split of the project costs capped at \$7500.
- PGAV Contract—On Tuesday agenda for approval not to exceed \$25,000.
- 2025 Financial Statement
  - General Fund had excess revenues of approximately \$300,000 which was down from last year due to purchasing the Holy Cross Lane property.
  - Ambulance revenue was up \$265,000 from last year. They paid off their loan to Electric and cut their fund balance deficit in half. Still owe the Capital Expense Fund for the new ambulance.
  - Government Funds (TIFs, Business Districts, MFT, and Police Drug & Alcohol) showed a loss due to the South Main Street project.
  - Business Funds (Electric, Water, Sewer, Golf) all had operating incomes except Golf; Sewer was most successful.

#### **CITY COLLECTOR:**

- Council agreed to update City Hall business hours to 7:30-4:00 starting 7/1/25. The new operating hours will match the County offices and Clinton County Electric Cooperative. City Hall is continuing to implement more online capabilities for Breese residents.
- Finalizing \$ amounts for the FY2026 Appropriation and will send to Joanne to prepare the ordinance. Public Hearing will be held during the July 14 Finance meeting at 7 pm.

### **ZONING:**

- Jung has tried several times to contact Brad Drewes about cleaning up his property. Joanne needs to send a formal letter warning him of impending fines.
- Jung will reach out to McKay Manor regarding fixing their fence after recent storms.
- John Becker—Council decided to have Joanne make an addendum to his contract. The contract will include committee meeting pay of \$75.00 per Finance and/or Council meeting attended and will be retroactive. Jung will notify John of the change.

### **MAYOR'S REPORT:**

- Sewer Plant funding—City did not make the list for funding. Waiting on a letter for the Water Tower later this month.
- Don wants to schedule a committee meeting to discuss bonds once he receives the updated Sewer Plant estimate.

### **OLD BUSINESS:**

- City credit card policy—Need to revise to allow for large \$ purchases when needed rather than a \$1000 limit. Supervisors should explain large purchased to their committee chairman prior to Finance meetings. Credit cards should only be used by supervisors.

### **NEW BUSINESS:**

- Alternative Transportation Vehicle requirements—Review requirements/restrictions for permits. Consider changing the age limit from 21 to 18. Should the seatbelt requirement be relaxed?

Motion by Schleper, seconded by Davinroy to adjourn after no further business was brought before the Council. Motion carried by unanimous voice vote.

Meeting adjourned at 8:37 pm.

Non-verbatim minutes taken by: \_\_\_\_\_  
Jackie Hummert, City Clerk