

**Village of Holmen  
Special Board Meeting  
Holmen Village Hall – Board Room  
September 14, 2015  
7:00 pm**

President Proctor called the Special Holmen Village Board meeting to order at 7:00 pm on September 14, 2015, at the Holmen Village Hall.

Board members present: Nancy Proctor, Bill Ebner, Steve Johnston, Doug Jorstad, Rich Anderson, Dawn Kulcinski and Chuck Olson. Also present were Administrator Heinig, Police Chief McHugh, Park & Recreation Director Brogan, Public Works Director Olson, Clerk/Treasurer Hornberg, Sean Lentz and Pat McKnight.

Sean Lentz from Ehlers presented a debt planning update. He reviewed the existing borrowing situation, the proposed capital projects for the next 10 years and a financing strategy for the financing of some or all of those projects. Lentz evaluated the effect of completing all of the projects listed and the borrowing capacity, debt levy and tax rate impacts. He then also presented the same information removing the library project from the long-term borrowing plan. Lentz also reviewed the impact of the major sewer regionalization project, and the ability for that fund to support the project and resulting debt for quite a few years into the future.

Trustee Anderson complimented Lentz on the presentation; President Proctor stated that it was to the Village of Holmen's benefit that they have continued to use Ehlers for their financial planning needs.

Administrator Heinig reviewed the budgeting policies, efficiencies and organization which have prepared the Village for today and the next thirty years. He commented that the library was something the Board should review but to keep in mind that investing in facilities such as a library would attract new residents. Holmen has proven to be the new destination for families, and we have been working to build a community to attract those families with concerts, shelters, trails and nice homes; eventually a library is needed also. Heinig believes once residents are attracted, businesses are soon to follow. Heinig noted that it is up to the Board to decide to build now or later, whether to seek donations, and the possibility to take the question of a library to referendum; the choice on how to proceed is theirs to make.

Trustee Olson remarked that people gravitate to communities, and that new businesses are important also. Olson stated that he is one-hundred percent in support of investing in a library. He feels some changes could be made to the plan such as removing library-related property purchases; he feels proceeds from the sale of the current library could pay for those acquisitions. Olson also feels the Village should instead obtain a short-term note for \$1,000,000 of the library project and challenge the community to pay the note off with donations. He feels that the presentation including a two percent growth scenario was very conservative; his feeling is that with the future investments in the community, the Village should well exceed that percentage of growth.

Trustee Ebner shared his feelings that the library should be delayed until 2018 possibly. He remarked on some local inquiries of library views for the community and he feels there are cost concerns for residents. Ebner stated that if the library question passed a referendum, he would be one hundred percent behind the project. Trustee Anderson agreed the library question should be asked with a referendum.

Trustee Jorstad stated that the debt presentation was very good; he shared his feelings for the need of a library to complete the amenities offered to families in the Village of Holmen. He also noted that he

dislikes the idea of increased taxes but feels the library is a need, no different than some of the other projects listed in this plan. Jorstad stated the time is now to invest in the community to receive a future payback.

Trustee Kulcinski stated that she understands the concept of the library but remarked that after speaking with neighbors, she feels the current residents would not utilize a new library; it would only serve to attract new residents.

Trustee Johnston remarked that some very interesting comments were made this evening; he stated that ordinarily he is not in support of additional spending or investing in wants over needs. But after this discussion, he feels confident on investing monies for the benefit of the future. He noted the change in the community over the past several years, and his observation of the many residents taking advantage of and enjoying the amenities in the community. He noted that the library was currently the weakest part of the community. Johnston feels if we invest in the library, his hope is the Village's value will grow which will attract more jobs and industry. He feels it is important to the community that the investment begins with the addition of the library.

President Proctor agreed with Trustee Johnston; she said she has heard many comments on Holmen being a community to be proud of.

Administrator Heinig requested a motion to decide on the 2016 capital projects in respect to 2016 budgeting.

Bill Ebner/Steve Johnston motioned to authorize staff to move forward with the \$1,300,000 local bank note to consider projects as included in the 2016 budget. The motion carried unanimously.

Chuck Olson/Steve Johnston motioned to move forward with a general obligation bond that would include \$3,500,000 for the library and \$280,000 for West Legion Street construction; to include a short-term note for the library project in the amount of \$1,000,000 to be repaid by the public. The motion carried with Olson, Proctor, Jorstad, Johnston in favor; Ebner, Anderson and Kulcinski opposed.

Bill Ebner/Doug Jorstad motioned to adjourn at 8:40 pm. The motion carried unanimously.

Angela A. Hornberg  
Village Clerk/Treasurer