Common Council Meeting Minutes

Wednesday, November 04, 2026 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Roll Call

Mayor Hammer called the meeting to order at 6:30pm. Members present included: Mayor Joe Hammer, Council President Molly Finkler, Alderperson Rhonda Fuller, Alderperson Michael Lawson, Alderperson Trina Reid, Alderperson Amy Roelke and Alderperson Ryan Rostad. Clerk Caine was excused.

Pledge of Allegiance

The Pledge of Allegiance was recited by those in attendance.

Notice of Open Meeting

Noted as posted.

Approval of Agenda

Motion made by Alderperson Rostad, Seconded by Alderperson Roelke to approve the agenda. Motion carried on a unanimous voice vote.

Public Comment *(Public comments will be limited to three (3) minutes per speaker. Speakers must begin by stating their name and address for the record. To ensure that all individuals have an opportunity to be heard, the presiding officer may enforce the time limit and may call speakers to conclude their remarks when their time has expired.)*

None.

Consent Agenda

Motion made by Council President Finkler, Seconded by Alderperson Reid to approve the consent agenda which included approval of a Temporary Alcohol Beverage License for the 2026 Chamber of Commerce Wine Walk to be held on November 28, 2026. Administrator Amundson clarified that this is a special event type of alcohol license. Motion carried on a unanimous voice vote.

New Business

2. Consider and take possible action on the outstanding obligations of the Developer under the Development Agreement for Cardinal Heights. (5/19/26):

Amundson shared that the financial terms have been met, and payment has been made to the city. Items number two and six through nine on the punch list have been completed, as well. Items one and three are scheduled to be completed in the coming weeks. Item number four will be addressed in the spring by the city. Progress is being made on number five.

The two items remaining for some discussion and direction to staff are 1. the applicant is requesting a $25,000 increase to the allowable incentive for the TIF financing for the project. Council would need to provide direction to staff if that is something they would like brought back as a possible amendment to the development agreement for further discussion at a future meeting, and 2. the remaining punch list items require direction to staff on how to proceed. The current letter of credit expires on December 1, 2026, and there are a couple of options as to how to proceed.

Either reducing the letter of credit to an amount in align with work remaining, or putting an agreement with a deposit from the applicant to cover the cost if there is a need to do so.

Attorney Dan Evans was also attending via zoom and was available for any questions members had. Alderperson Lawson asked if there was any advantage of taking a letter of credit versus a MOU. Amundson stated that hopefully the remaining items are addressed by next council meeting and no further action will be needed. If there is, members could direct staff to bring something back to council after reviewing what work remains, costs involved and a solution. Engineer Leitha explained the construction timeline in regards to the warranty period and how this affects repair time to the damaged concrete and sidewalks. If work remains, they will need to be addressed at the November 17, 2026 Council meeting. Leitha suggested that there could be a plan worked out with the developer without extending the letter of credit.

Alderperson Lawson would like to see a comparable between the original estimate of the taxable value and what staff thinks it will be now. Amundson shared that until the property is actually assessed that would be a guess. Currently, there is an assessment based on partial completion as of January 1, 2026.

Alderperson Finkler suggested staff bring back the request with a draft MOU to the next council meeting. Council members agreed and no additional action was taken by Common Council members.

3. **Consider and take possible action regarding Development Agreement with Historic Tremont LLC. (CDA 10-19-26):**

   Motion made by Council President Finkler, Seconded by Alderperson Reid to approve the Development Agreement with the Historic Tremont LLC. Motion carried on a unanimous voice vote.

4. **Consider and take possible action on RES.21-26: A Resolution supporting the submission of a Community Development Investment (CDI) grant application by Historic Tremont LLC to the Wisconsin Economic Development Corporation (WEDC) for a downtown Columbus, WI revitalization project. (CDA10/19/26):**

   Motion made by Alderperson Rostad, Seconded by Alderperson Roelke to adopt Resolution 21-26: A Resolution supporting the submission of a Community Development Investment (CDI) grant application by Historic Tremont LLC to the Wisconsin Economic Development Corporation (WEDC) for a downtown Columbus, WI revitalization project. Motion carried on a unanimous voice vote.

5. **Consider and take possible action on RES.22-26: A Resolution declaring official intent to Reimburse Expenditures from Proceeds of Borrowing in the City of Columbus, Wisconsin - Utilities. (CoW 10/06/26):**

   Motion made by Council President Finkler, Seconded by Alderperson Roelke to adopt Resolution 22-26: A Resolution declaring official intent to Reimburse Expenditures from Proceeds of Borrowing in the City of Columbus, Wisconsin for Columbus Utilities. Director Randy Myrum was present and shared that there is an upgrade project underway which should last about three years. It is a conversion project for electric. The funding is not available until 2027. This resolution allows the department to move forward with the project and reimburse expenses at a later date when borrowing takes place. Motion carried on a 6-0 Roll Call vote.

6. **Consider and take possible action on the allocation of 2026 street maintenance funding. (CoW 9/01/26):**

   Motion made by Alderperson Roelke, Seconded by Council President Finkler to approve the allocation of 2026 Street Maintenance funding. After discussion, motion was amended by Roelke to cancel the Slurry Seal project of 2026 and use the monies for DPW Maintenance projects and equipment as determined by Director Myrum. Motion seconded by Alderperson Finkler. Motion carried on a 6-0 Roll Call vote.

7. Consider and take action on claims in the amount of $210,519.84:

Motion made by Alderperson Rostad, Seconded by Council President Finkler to approve payment of claims in the amount of $210,519.84. Motion carried on a 6-0 Roll Call vote.

Report of City Officers – City Administrator, Mayor

Amundson shared on behalf of City Clerk Caine her appreciation to the volunteers, and the voters, on a successful election. They registered 94 new voters. 2,317 ballots were cast which equaled a 67.57% turnout. A very strong mid-term turnout.

Mayor Hammer reiterated with many thanks to Clerk Caine and her crew with the November 3rd election. He heard many voters thanking the poll workers for their service. The camaraderie of the voters and staff was great.

Adjourn

Motion made by Council President Finkler, Seconded by Alderperson Fuller to adjourn at 7:08pm. Motion carried on a unanimous voice vote..

*A quorum of city committees and/or commissions may be present at this meeting. No action will be taken or considered by those committees and/or commissions.