

**CITY OF VIROQUA  
COUNCIL MINUTES  
JULY 12, 2016**

**1. Roll call:**

The regular meeting of the Common Council was called to order at 7:30 p.m. on Tuesday, July 12, 2016 by Mayor Larry Fanta with Alderpersons Steve Bekkedal, Marc Polsean, Mike Bankes, John Montemurno, Sondra Nazi and Cyndy Hubbard present. Alderpersons Mike Koppa, Todd Sanwick and Terry Noble were excused. Also present were City Administrator John Severson, City Clerk Lori Polhamus, Attorney Stephanie Hopkins, Police Chief Daron Jefson, Fire Chief Chad Buros, Engineer/DPW Sarah Grainger, Utility Clerk Nancy Bekkedal, Warren Meyers-Town & Country, Luke Pelton, Gary Woolever, Jeff Gohlke and Tim Hundt

**2. Approval of the June 28, 2016 Regular Council minutes** – Motion by Alderperson Bekkedal/second by Alderperson Montemurno to approve the minutes of the June 28, 2016 meeting. Voice vote all in favor. Motion carried.

**3. First period for public comment** – none

**4. Approval of additional scope of services for Wastewater Treatment Facility Project from Town and Country (Public Works)** – Warren Meyers of Town & Country explained five items that were not a part of their original contract and will be added expenses. All amounts are not to exceed numbers. The following amounts are requested: 1) Easement acquisition - \$5,000; 2) Permit modification - \$15,000; 3) Water quality trading - \$3,000; 4) Phosphorus compliance plan - \$5,000; 5) Fiscal sustainability plan - \$3,000. Motion by Alderperson Montemurno/second by Alderperson Bekkedal to modify the contract with Town & Country and add the five additional scopes of services listed above. Roll call vote all in favor. Motion carried.

**5. Resolution rejecting all bids for wastewater facilities Contract B – Force Main Outfall (Public Works)** – issues have come up with the outfall proposal where Trout Unlimited is opposed to the location and the DNR is going through the hearing process regarding this item. There were also mistakes made during the low bidder process and Town & Country is recommending all the bids be rejected and rebid the project after all the permit processes are done. Town & Country will do the rebidding at no cost to the City and this would be a 2017 project with bidding in November 2016. Motion by Alderperson Montemurno/second by Alderperson Hubbard to approve resolution 16RS012 rejecting all bids for the wastewater facilities Contract B – Force Main Outfall. Roll call vote all in favor. Motion carried.

**6. Presentation of general development plan and specific implementation plan by Rock Avenue LLC for a 42 unit apartment complex with underground parking in the planned unit development district located on the former Nuzum lot in the 100 block of South Rock Avenue between Jefferson Street and Court Street** – Luke Pelton explained the 42 unit apartment building plan at 116 S. Rock Avenue. This will be workforce housing on .96 acres. They look at 30% of rent to income basis with a minimum of \$26,500. It will be three stories with an elevator, flat roof and underground parking of 40 stalls and 21 surface stalls. It will be half one-bedroom and half two-bedroom units with appliances included. There are secured entrances with rent approximately \$720 for one bedroom and \$825 for two bedroom plus utilities which the tenant would be responsible for. The plan is to transfer the encroaching parcels to the adjacent landowners of the back lot. There is no natural gas and it is served by both Frontier and Vernon Communications with possible underground electrical. They will have underground stormwater storage with runoff through West South Street. The plan is consistent with the City comprehensive plan. Gary Woolever of Vierbicher explained the site plan. There will be two retaining walls with a four foot gravel area with trees and evergreens around the building with two light poles and three wall mounted lights. These are dusk to dawn lights with deflectors on them. Each unit has an outside patio. The color of the building will be vinyl siding of tan, sage green and dark blue with brick accents. He also explained where the water and sewer would connect to the building. The building is non-smoking with garbage services and bike racks in the underground area. The window sizes were changed to 5x4 to accommodate more lighting. They are not considering solar power at this time as each unit is separate.

**7. Consideration of Rock Avenue LLC general development plan and specific implementation plan by Rock Avenue LLC for a 42 unit apartment complex with underground parking in the planned unit development district located on the former Nuzum lot in the 100 block of South Rock Avenue between Jefferson Street and Court Street (Plan Commission)** – Motion by Alderperson Bekkedal/second by Alderperson Hubbard to

approve the general development plan and specific implementation plan including the changes made of increased window size and extra underground parking stalls as presented. Roll call vote all in favor. Motion carried.

**8. Resolution authorizing development agreement with Rock Avenue LLC for development project in Tid #6 (Finance)** – this item was tabled for a future meeting.

**9. Resolution authorizing & providing for the incurrence of indebtedness for the purpose of providing a portion of the cost of acquiring, constructing, enlarging and improving its water system – USDA** – Motion by Alderperson Naxi/second by Alderperson Montemurno to approve resolution 16RS013 for the water system financing of \$1,472,000 with \$491,640 grant through USDA. Roll call vote all in favor. Motion carried.

**10. Resolution authorizing & providing for the incurrence of indebtedness for the purpose of providing a portion of the cost of acquiring, constructing, enlarging and improving its sewer system – USDA** – Motion by Alderperson Polsean/second by Alderperson Bankes to approve resolution 16RS014 for the sewer system financing of \$1,145,630 through USDA. Roll call vote all in favor. Motion carried.

**11. Approval of reappointment of Marion Clark & David Jackson to Zoning Board of Appeals for three year term expiring 5/1/2019** – Motion by Alderperson Polsean/second by Alderperson Montemurno to approve the reappointment of Marion Clark and David Jackson to the Zoning Board of Appeals. Voice vote all in favor. Motion carried.

**12. Operator license approvals (Public Safety)** – Motion by Alderperson Bekkedal/second by Alderperson Polsean to approve an operator license for Kim Thompson. Voice vote all in favor. Motion carried.

**13. Approval of temporary Class B beer license for Vernon Trails at Driftless Book Store location – 518 Walnut Street (Public Safety)** – Vernon Trails is sponsoring the event for the Driftless Book Store on July 24, 2016 from noon to 11:00 p.m. for the Wisconsin Roots Music Cooperative Benefit. Motion by Alderperson Hubbard/second by Alderperson Montemurno to approve the temporary Class B beer license for Vernon Trails. Voice vote all in favor. Motion carried.

**14. Request from Doug Ewing for possible water/sewer service off Brendel Lane (Public Works)** – Ewing is planning on putting in a building behind Tractor Supply and the current sewer service stops at their driveway and there is no water service. The recommendation from the Public Works committee was to bring the water service from Hwy 14 to the current location of the sewer service for now with the potential of going further if they would eventually connect with Chicago Avenue. Ewing would be responsible for the cost of connecting at this point. We would put a hydrant in for flushing purposes. The cost would be approximately \$25,000-\$30,000 and would need to be bid with our workers being able to do some of the work. The option of using Tid financing will be explored as well. Motion by Alderperson Bekkedal/second by Alderperson Bankes to proceed with the project with possible TIF financing contingent on Ewing proceeding with his project. Roll call vote all in favor. Motion carried.

**15. Payment of bills.** – Motion by Alderperson Hubbard/second by Alderperson Montemurno to approve the payment of bills on report date 07/07/16 in the amount of \$124,960.85 and additional bills report date 07/12/16 in the amount of \$79,800.20. Roll call vote all in favor. Motion carried.

**16. Second Period for Public Comment** – none

**17. Adjournment** - Motion made by Alderperson Polsean/second by Alderperson Bankes to adjourn the meeting at 8:47 p.m. Voice vote all in favor. Motion carried.

Minutes respectfully submitted by: Lori Polhamus, City Clerk