

**CITY OF VIROQUA
COUNCIL MINUTES
OCTOBER 10, 2017**

1. Roll call:

The regular meeting of the Common Council was called to order at 7:30 p.m. on Tuesday, October 10, 2017 by Mayor Larry Fanta with Alderpersons Marc Polsean, Steve Bekkedal, Mike Koppa, Mike Bankes, Cyndy Hubbard, Terry Noble, John Thompson, Sondra Naxi and Jeff Gohlke present. Also present were City Administrator John Severson, City Clerk Lori Polhamus, Attorney George Hopkins, Police Chief Daron Jefson, Public Works Director/Engineer Sarah Grainger, Park & Rec Director Dan Stalsberg, Ole Yttri, Gene Edwards, Jeff Clifton, Kurt Muchow, Bill Meeks, Gregory Splinter, Michael Corr, Kelly Boyd, Karen Dahl, Heather Seevers, Julie Peterson, Joe Vikemyr, Anthony Wangen and Ryan Wagner

2. Approval of the September 26, 2017 Regular Council minutes – Motion by Alderperson Polsean/second by Alderperson Koppa to approve the minutes from the September 26, 2017 meeting as presented. Voice vote all in favor. Motion carried.

3. First period for public comment – Jeff Clifton thanked the City crew and Council for the excellent work on the sidewalk by the Viroqua cemetery. Ole Yttri, Vernon County Solid Waste Chair, stated the Vernon County landfill is continuing operations with a possible expansion in the future and all Vernon County garbage needs to go to this landfill and they do not accept out of county garbage. Gene Edwards asked if the Council had visited a transfer station as it could have a negative effect on the solid waste operations in the County.

4. Public hearing on conditional use application to allow the use of property at 701 E. Power Drive as a solid waste transfer station- the public hearing was opened at 7:32 p.m. Bill Meeks stated his business handles waste from several counties and the majority of his growth is outside the county so he needs a dependable source to take this waste in the future. Ole Yttri stated they will be checking with all municipalities to make sure their waste goes to the landfill. Cyndy Hubbard asked if the County would have a problem with the transfer station if all Vernon County waste goes to the landfill and they stated no they would not have a problem. The contract the City has with Southwest states the City waste will go to the landfill. The public hearing was closed at 7:55 p.m.

5. Consideration of conditional use permit at 701 E. Power Drive as a solid waste transfer station- Motion by Alderperson Bankes/second by Alderperson Polsean to approve the conditional use permit at 701 E. Power Drive for a solid waste transfer station. Voice vote all in favor. Motion carried. Alderperson Hubbard stated that we need to make sure that all County waste is going to the landfill as well.

6. Public hearing on conditional use application to allow the use of property at 126 West Jefferson Street for an automotive repair and service- the public hearing was opened at 7:56 p.m. The Mayor reviewed the conditions that the Plan Board placed on the permit application for consideration. The operating hours would be 9-5, five days a week. The plan is to have a maximum of four workers in the future with the potential of six cars within the building. He would work on all makes of cars, but no diesel and no farm equipment and there is an exhaust system in the building already. Alderperson Bekkedal asked for a definition of outside storage of vehicles and Boyd has contacted some businesses including the American Legion about renting private parking space if a person could not pick up their vehicle right away. He would not use public lots or the streets for storage. He would close the doors to help with excessive noise. Gregory Splinter feels that this type of business doesn't fit the vision for this area of the City and Alderperson Hubbard agreed. Alderperson Koppa feels this would be a service that is missing from the City as an Autotec. Alderperson Naxi stated we have a disconnect between the modern feel versus historic so we need to determine which direction we are going. Alderperson Bankes agrees that the need is there but the location isn't right. Karen Dahl is concerned that her parking lot will be used for overflow from this business and this will not be allowed. Alderperson Gohlke stated this building is set up for a garage and it is the city's goal to fill empty buildings. Michael Corr would also like to see this business located in a different location. The public hearing was closed at 8:35 p.m.

7. Consideration of conditional use permit at 126 West Jefferson Street for an automotive repair and service- Motion by Alderperson Koppa/second by Alderperson Gohlke to approve the conditional use with the following conditions: 1) All operations of the business are to be conducted within the building and in such a manner as to not produce objectional odor or an undue amount of noise 2) No outside storage of equipment or parts 3) No tires, merchandise or parts for sale shall be displayed outside of the building 4) No outside storage of vehicles. Roll call vote six in favor, three against. Motion carries. Alderpersons Bankes, Hubbard and Naxi voted no.

8. Consideration of subordination request for refinancing of CDBG housing loan- this item was resolved by the bank and was skipped.

9. Resolution petitioning the Secretary of Transportation for airport improvement aid (Airport Commission) (Plan Commission) The airport receives entitlement funds and they would like to set funds aside for the next four years to put towards resurfacing of the runway. The airport commission held a public hearing regarding this also. Motion by Alderperson Hubbard/second by Alderperson Polsean to approve resolution 17RS016 petitioning the Secretary of Transportation for airport improvement aid. Voice vote all in favor. Motion carried.

10. Approval of contract for professional services for CDBG Public Facilities grant administration- Motion by Alderperson Bankes/second by Alderperson Koppa to approve the contract with Vierbicher to provide professional consulting services for the CDBG public facilities grant administration for \$15,000. Voice vote all in favor. Motion carried.

11. Approval of change order #3 – Wastewater Treatment Facility Contract A- Motion by Alderperson Thompson/second by Alderperson Bekkedal to approve the total change order #3 for \$37,668.44. Roll call vote all in favor. Motion carried.

12. Approval of Wapasha Construction Co. Pay Request #13 – Wastewater Treatment Facility project (Public Works) Motion by Alderperson Gohlke/second by Alderperson Hubbard to approve pay request #13 for \$395,785.11. Roll call vote all in favor. Motion carried.

13. Review of 2017 Tax Increment Project Revenue Bond payments- the TIPR bond payments for 2017 for Tids 3 and 4 were reviewed for the Council.

14. Offer to purchase Industrial Park property – Vikemyr Wangen Properties LLC (Plan Commission)- the property is located off Arena Drive across from Well #5. Vikemyr and Wangen are interested in doing a residential development in two phases with phase I being six side by side duplex rental units for open market usage. VDA recommended the property sale at \$10,000 per acre with the first lot being 1.83 acres. They would like an agreement for the phase I lot (Lot 2) with a three-year option on the phase II lot (Lot 1). This will require a subdivision plat along with development agreements. They would like to have two constructed in 2018 and there will be some TIF assistance in Tid 5 also. Motion by Alderperson Polsean/second by Alderperson Bekkedal to approve the project concept. Voice vote all in favor. Motion carried.

15. Ordinance revising Viroqua municipal code rescinding chapter 5.21 entitled Reserve “Class B” License grant (Public Safety)- the license grants are no longer allowed by state statute so the Public Safety committee recommends rescinding this ordinance. Motion by Alderperson Thompson/second by Alderperson Bankes to approve Ordinance 17OR010 rescinding chapter 5.21 entitled Reserve “Class B” license grant. Voice vote all in favor. Motion carried.

16. Resolution authorizing rate change and frequency of residential recycling (Public Works)- Recycling will change from once a month to every other week. The charge will be put on the water bills and will change from \$8.90 per month to \$10.05 per month. Motion by Alderperson 17RS017 authorizing rate change and frequency of residential recycling. Voice vote all in favor. Motion carried.

17. Payment of bills (Finance) – Motion by Alderperson Hubbard/second by Alderperson Koppa to approve the payment of bills on report date 10/05/17 in the amount of \$436,321.56 and additional bills on report date 10/10/2017 in the amount of \$150,149.53. Roll call vote all in favor. Motion carried.

18. Second Period for Public Comment – none

19. Adjournment - Motion made by Alderperson Bekkedal/second by Alderperson Bankes to adjourn the meeting at 9:20 p.m. Voice vote all in favor. Motion carried.

Minutes respectfully submitted by: Lori Polhamus, City Clerk