

**CITY OF VIROQUA
COUNCIL MINUTES
APRIL 9, 2019**

1. Roll call:

The regular meeting of the Common Council was called to order at 7:30 p.m. on Tuesday, April 9, 2019 by Special Guest Sixth-Grader Saul Dollhausen and Mayor Karen Mischel with Alderpersons Steve Bekkedal, Gregory Splinter, Terry Noble, Tanja Birke, Mike Koppa, Cyndy Hubbard, John Thompson, Sondra Naxi and Jeff Gohlke present. Also present were City Clerk Lori Polhamus, Administrator Nate Torres, Attorney Stephanie Hopkins, Assistant Police Chief Todd Simonson, Public Works Director/Engineer Sarah Grainger, Park & Rec Director Dan Stalsberg, Utility Clerk Cheryl Purvis, Fire Chief Chad Buros, Tim Hundt, Angie Cina, Luke Pelton, Mike Skildum, Doug Swenson, Christina Dollhausen, Evan Blatner, Elizabeth Reynolds, Dennis Brault, Joe Goldberger and Chris Slater.

2. Approval of the March 26, 2019 Regular Council minutes – Motion by Alderperson Birke/second by Alderperson Naxi to approve the minutes from March 26, 2019. Voice vote all in favor. Motion carried

3. First period for public comment – None

4. Approval of conditions of sale of property at 116 S Rock Avenue (Rock Avenue Apartments) and assignment of bond/development agreement – Chris Slater and Attorney Joe Goldberger for Premier Real Estate Company LLC addressed the Council and stated they are a family company with over 40 years' experience, 15,000 apartments and 550 employees with a high pride of ownership. They acknowledge that the landscaping updates need to be done to the property and are willing to take over assignment of the bond/development agreement from Rock Avenue LLC. They have experience and are financially viable with no defaults on their obligations and don't feel additional collateral or improvements should be asked of them that were not asked of the current owner. Motion by Alderperson Gohlke/second by Alderperson Naxi to accept the transfer of obligation and assignment of the bond/development agreement to Premier Real Estate Company LLC with the understanding that the upgrade to the landscape needs to be completed. Voice vote eight in favor with one opposed. Motion carried. Alderperson Hubbard voted no.

5. Presentation of mayoral veto on application for chickens at 646 E Decker Street – Clerk Polhamus received the Mayoral veto notice on 3/29/2019 regarding the vote that was taken at Council on 3/26/2019 approving the application without a corrective action plan for compliance. It was explained that a 2/3 vote would be required to override the veto. No motion was made so the veto stands.

6. Possible reconsideration of application for chickens at 646 E Decker Street – Devorah Yahn – the Mayor explained that a plan should be put in place to ensure that she comes into compliance with the ordinance within a certain timeframe. Motion by Alderperson Naxi/second by Alderperson Birke to conditionally approve Yahn's application but she will need to be in compliance with the number of chickens and all aspects of the ordinance by the renewal date of 1/1/2020. Voice vote all in favor. Motion carried.

7. Consideration of application for chickens at 121 W Broadway Street – Elizabeth Reynolds – the application was discussed and the property line should be out 15 feet versus 10 feet so Reynolds will update that in her plan. Motion by Alderperson Hubbard/second by Alderperson Splinter to approve the application for Elizabeth Reynolds. Voice vote all in favor. Motion carried.

8. Consideration of application for chickens at 231 S Rusk Ave – Amy Petrozzini – this application was not complete and did not include lot measurements. They also cannot put animal waste in compost and the setback from the lot line is not correct. Motion by Alderperson Bekkedal/second by Alderperson Thompson to send back this application as incomplete with a copy of the compost ordinance and request additional information. Voice vote all in favor. Motion carried.

9. Approval to go out for bids for the Airport runway resurfacing project (Finance) – Doug Swenson updated Council on the \$1.7 million project. The blacktop is nearing 30 years old and needs to be done. After other

funding sources the ask of the City is about \$26,000. Motion by Alderperson Hubbard/second by Alderperson Birke to go out for bids for the Airport runway resurfacing project. Voice vote all in favor. Motion carried.

10. Award of bid for North Rusk Avenue Reconstruction project (Public Works) – there were three bidders for the project with Gerke Excavating being the low bid at \$1,290,383.74. The other bids were from Badger Environmental at \$1,291,401.25 and A-1 Excavating at \$1,532,286. Motion by Alderperson Thompson/second by Alderperson Hubbard to accept the bid from Gerke Excavating. Roll call vote all in favor. Motion carried.

11. Announcement of EDA grant with possible action – Kurt Muchow reviewed the EDA grant award and potential timeline of implementation. This is a \$3.3 million project with an 80% grant amount awarded of \$2,640,000 for a joint project with Vernon County. Motion by Alderperson Birke/second by Alderperson Thompson to accept the EDA grant and authorize the Mayor and City Clerk to sign the grant agreement. Voice vote all in favor. Motion carried.

12. Authorization for Plan Commission to proceed with TID 4 and TID 5 extension, TID 4 amendment, and/or TID 7 creation – Kurt Muchow explained the Tech College extension that would allow us to extend the life of Tids 4 and 5 out three years. The current projection of all the Tids is about a \$4.1 million surplus and this would add another \$500,000. Tid 7 would be the area for the new EDA development area and a mixed use Tid to include areas for affordable housing. Motion by Alderperson Hubbard/second by Alderperson Birke to proceed with the Tid 4 & 5 extension, Tid 4 amendment and Tid 7 creation. Voice vote all in favor. Motion carried.

13. Mayoral appointment and Council approval of a City Representative to serve on Joint Review Board – Motion by Alderperson Naxi/second by Alderperson Thompson to appoint Mayor Mischel as the City representative on the Joint Review Board. Voice vote all in favor. Motion carried.

14. Approval of the agreement for Vierbicher to provide grant administration and engineering services for the EDA grant project – Motion by Alderperson Hubbard/second by Alderperson Gohlke to approve the Vierbicher contract to provide grant administration and engineering services for the EDA grant for \$223,521. Roll call vote all in favor. Motion carried.

15. Approval of the agreement for Vierbicher to provide Tid Services – Motion by Alderperson Naxi/second by Alderperson Koppa to approve the agreement for Vierbicher to provide Tid Services for \$21,000. Roll call vote all in favor. Motion carried.

16. Authorization to proceed with creation of City/County Development Authority with the responsibility of drafting intergovernmental agreement and managing the sale and development of county-owned land located within Tid #7 – the Economic Development Committee will be used on the County side and Nate Torres and Sarah Grainger will be appointed on the City side. Motion by Alderperson Thompson/second by Alderperson Koppa to proceed with the City/County Development Authority and related agreements. Voice vote all in favor. Motion carried.

17. Review of capital project listing (Finance) – The Council reviewed the listing provided in the packet. The Park & Rec Committee met earlier and stated the concrete bleachers at Park Bowl are a liability priority on their list of projects. These will be incorporated into the Capital Improvement Plan.

18. Discussion with possible action on contractor/facilitator of Capital Improvement Plan (Finance) – Torres stated with the experience of Kurt Muchow at Vierbicher and Sean Lentz at Ehlers for financial advisement we can get the 2020-2025 plan put together. Motion by Alderperson Thompson/second by Alderperson Naxi to approve the Vierbicher contract to provide professional services on the Capital Improvement Plan for \$4500. Roll call vote all in favor. Motion carried.

19. Ordinance amending Chapter 5.20 Intoxicating liquors & fermented malt beverages and rescinding Chapter 5.22 retail “Class A” intoxicating liquor licenses – second reading – Motion by Alderperson Birke/second by Alderperson Splinter to approve the second reading of Ordinance 19OR005. Voice vote all in favor. Motion carried.

20. Payment of bills (Finance) - Motion by Alderperson Hubbard/second by Alderperson Noble to approve the payment of bills on report date 04/05/19 in the amount of \$188,560.59 additional bills on report date 4/09/2019 for \$30,856.89. Roll call vote all in favor. Motion carried.

21. Second Period for Public Comment – none

22. Adjournment - Motion made by Alderperson Birke/second by Alderperson Gohlke to adjourn the meeting at 9:30 p.m. Voice vote all in favor. Motion carried.

Minutes respectfully submitted by: Lori Polhamus, City Clerk