

**CITY OF VIROQUA
COUNCIL MINUTES
DECEMBER 13, 2016**

1. Roll call:

The regular meeting of the Common Council was called to order at 7:30 p.m. on Tuesday, December 13, 2016 by Mayor Larry Fanta with Alderpersons Steve Bekkedal, Terry Noble, Marc Polsean, Mike Bankes, Mike Koppa, Sondra Naxi, John Montemurno, Todd Sanwick and Cyndy Hubbard present. Also present were City Administrator John Severson, City Clerk Lori Polhamus, Attorney George Hopkins, Police Chief Daron Jefson, Public Works Director Sarah Grainger, Park & Rec Director Dan Stalsberg and Utility Clerk Nancy Bekkedal

2. Approval of the November 29, 2016 Regular Council minutes – Motion by Alderperson Polsean/second by Alderperson Montemurno to approve the minutes of the November 29, 2016 Council meeting. Voice vote all in favor. Motion carried.

3. First period for public comment – none

4. Certified Survey Map approval – Kermit & Judith Sisbach (Plan Commission) – Motion by Alderperson Hubbard/second by Alderperson Naxi to approve the extraterritorial certified survey map. Voice vote all in favor. Motion carried.

5. Approval of Wapasha Construction Co. Pay Request #3 – Wastewater Treatment Facility project (Public Works) – Motion by Alderperson Sanwick/second by Alderperson Koppa to approve pay request #3 for \$116,392.49. Roll call vote all in favor. Motion carried.

6. Approval of Change Order #5 – Rock/North East Avenue project (Public Works) – Mathy missed billing for work completed on Court Street and this was included in our grant funding. Motion by Alderperson Polsean/second by Alderperson Bankes to approve change order #5 for \$46,261.10. Roll call vote all in favor. Motion carried.

7. Approval of Badger Environmental Pay Request #16 – Rock/North East Avenue project (Public Works) – Motion by Alderperson Naxi/second by Alderperson Montemurno to approve Pay Request #16 for \$46,261.10. Roll call vote all in favor. Motion carried.

8. 2016 borrowing for capital expenditures (Finance) – Severson reviewed the 2016 General Fund expenditures of \$321,068 and Tid eligible projects of \$235,532. Total local funding would be \$451,600 after the remaining State Trust Fund draw of \$105,000. We received interest rate quotes from Citizens of 2.9% for ten years and from Peoples State Bank of 2.44% for ten years. Motion by Alderperson Bankes/second by Alderperson Polsean to approve the 2016 capital expenditure borrowing of \$451,600 from Peoples State Bank at 2.44% interest. Roll call vote all in favor. Motion carried.

9. Approval of second draw on State Trust Fund – Tid #6 (Finance) – Motion by Alderperson Polsean/second by Alderperson Hubbard to approve the second draw of \$105,000 from the State Trust Fund loan program. Roll call vote all in favor. Motion carried.

10. Discussion with possible action on subordination request on CDBG mortgage loan – in 2010 we received a housing grant that CouleeCap managed on our behalf for \$600,000. This was used to establish loans for home improvements to low income homes in which we would take a second lien position to be paid upon sale of the property or refinance situations. We currently have a request from one of the property owners to obtain a reverse mortgage where their original mortgage is paid off and they would like us to subordinate into second position again behind the new finance company. We have limited information as there is no appraisal on the property other than the estimated value they projected which is substantially higher than the assessed or fair market value currently. The consensus of the Council was that these are revolving loan funds and the City should not subordinate. Motion by Alderperson Noble/second by Alderperson Koppa to reject the subordination request and to establish a policy to not subordinate on these CDBG loans in the future. Roll call vote all in favor. Motion carried.

11. Ordinance considering zoning amendment of lots 1 & 2 of Certified Survey Map 586 to A-1 Agricultural (lying between Camelot Ct and Conner St) – First Reading (Plan Commission) – The two residential lots are

1.16 acres and 1.06 acres and they have no intent to develop them. They are currently being used as Ag and Plan Commission agreed with the amendment. Motion by Alderperson Hubbard/second by Alderperson Bekkedal to approve Ordinance 16OR009 for the zoning amendment and waive the second reading. Voice vote all in favor. Motion carried.

12. Payment of bills. – Motion by Alderperson Montemurno/second by Alderperson Hubbard to approve the payment of bills on report date 12/08/16 in the amount of \$69,601.91 and additional bills on report date 12/13/2016 for \$87,805.18. Roll call vote all in favor. Motion carried.

13. Second Period for Public Comment – none

14. Adjournment - Motion made by Alderperson Bekkedal/second by Alderperson Polsean to adjourn the meeting at 8:16 p.m. Voice vote all in favor. Motion carried.

Minutes respectfully submitted by: Lori Polhamus, City Clerk