

**CITY OF VIROQUA
COUNCIL MINUTES
DECEMBER 12, 2017**

1. Roll call:

The regular meeting of the Common Council was called to order at 7:30 p.m. on Tuesday, December 12, 2017 by Mayor Larry Fanta with Alderpersons Marc Polsean, Mike Koppa, Mike Bankes, Cyndy Hubbard, John Thompson, Sondra Naxi and Jeff Gohlke present. Alderperson Bekkedal and Noble were excused. 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, Fire Chief Chad Buros, Library Director Trina Erickson, Karen Mischel, Joshua Furnald, Kathy Hanson, Susan Townsley, Sheila Sherwin, Scott Benzing, Gregory Splinter and Sandra Berger

2. Approval of the November 28, 2017 Council minutes – Motion by Alderperson Polsean/second by Alderperson Naxi to approve the minutes from the November 28, 2017 meeting as presented. Voice vote all in favor. Motion carried.

3. First period for public comment – none

4. Public hearing on conditional use application by Pristine Sun LLC, Wisconsin to construct a Solar Energy System of up to 20 acres off Mahoney Road on the Craig & Renae Solverson property, parcel 286-01151-0000- the public hearing was opened at 7:34 p.m. Josh Furnald updated the Council and public on the background of the Pristine Sun Company. There would be six-foot-tall structures with a fenced in compound, 100% removable vibrated in posts with no concrete. The panels track the sun, the system is silent and non-reflective. They will follow the lay of the land. Fifteen feet separate the panel rows and Xcel Energy would place three poles in the right of way area to covert the power. They are asking for twenty acres but it will probably be less. They contract with the landowner and the produced energy is sold back to Xcel energy at their local substation. The landowner could still use the property for grazing of sheep for example. Plan Commission forwarded a recommendation of approval with the condition that the fence not contain barbed wire. The public hearing was closed at 7:50 p.m.

5. Consideration of conditional use application by Pristine Sun LLC, Wisconsin to construct a Solar Energy System (Plan Commission)- Motion by Alderperson Hubbard/second by Alderperson Koppa to approve the conditional use application by Pristine Sun LLC with the condition that the fence do not contain barbed wire. Voice vote all in favor. Motion carried.

6. Public hearing on proposed change to zoning code, specifically to allow “professional office not used as primary residence” as conditional use in the R1 residential district – the public hearing was opened at 7:50 p.m. Susan Townsley explained she is looking for a place to move her private practice with up to three practitioners. The hours would be 8-6 Monday-Friday with minimal parking issues. Sandra Berger expressed concern about parking in the neighborhood and there was also a question on the affect to property values. The Plan Commission forwarded this to Council without a recommendation. If the zoning were changed it would open this up as a conditional use in all R1 districts. The public hearing was closed at 8:10 p.m.

7. Consideration of zoning code change to allow “professional office not used as primary residence” as conditional use in the R1 residential district (Plan Commission)- Alderperson Thompson stated the residential zoning is in place to protect those already there and can’t support this. Alderperson Gohlke stated that housing is at a premium. Motion by Alderperson Gohlke/second by Alderperson Thompson to leave the zoning as it is. Voice vote all in favor. Motion carried.

8. Certified Survey Map – City of Viroqua (Arena Drive property) (Plan Commission)- this is for the area that is across from Well #5. This was the first step for the potential development on Lot 2. We have also had interest from the neighbors for the purchase of the outlot properties. Alderperson Gohlke recommends that the outlot areas if they are sold be combined with the neighbor’s lot and not as buildable lots. Motion by Alderperson Hubbard/second by Alderperson Koppa to approve the certified survey map. Voice vote all in favor with one abstention. Motion carried. Alderperson Gohlke abstained.

- 9. Operator license approvals (Public Safety)**- Motion by Alderperson Thompson/second by Alderperson Polsean to approve operator licenses for Kellie Weiker, Savannah Burke, Carissa Gabrielson, Tyler Hooverson, Chris Chadwick, Jenna Schneider, Margaret Karasek and Lavdrim Saliu. Steven Sis was conditionally approved upon the background check being completed. Voice vote all in favor. Motion carried.
- 10. Approval of Class B beer/Class C wine license – Viroqua Family Restaurant, Inc. (Public Safety)**- Motion by Alderperson Polsean/second by Alderperson Bankes to approve the Class B beer and Class C wine license for the Viroqua Family Restaurant. Voice vote all in favor. Motion carried.
- 11. Approval of Election worker list 2018-2019**- Motion by Alderperson Gohlke/second by Alderperson Hubbard to approve the list of election workers for the 2018-2019 election years. Voice vote all in favor. Motion carried.
- 12. Approval of Badger Environmental Pay Request #2 – Hwy 14 Liftstation (Public Works)**- Motion by Alderperson Polsean/second by Alderperson Naxi to approve pay request #2 for \$129,137.75. Roll call vote all in favor. Motion carried.
- 13. Approval of Wapasha Construction Co. Pay Request #15 – Wastewater Treatment Facility (Public Works)**- Motion by Alderperson Gohlke/second by Alderperson Hubbard to approve pay request #15 for \$460,627.74. Roll call vote all in favor. Motion carried.
- 14. Approval of replacement of jetter truck chassis for sewer department (Public Works)**- the current jetter truck has a 1988 chassis and the engine compression is leaking into the coolant system. LaFarge Truck Center has a 2011 International for \$18,000 and they can do the modifications needed for a total of \$20,500. There are funds available in the sewer replacement funds. Motion by Alderperson Thompson/second by Alderperson Polsean to approve the purchase of the jetter truck for \$20,500. Roll call vote all in favor. Motion carried.
- 15. Approval of purchase of Knox master key control units for vehicles (Public Safety)**- there are currently about 40 buildings with Knox boxes on them with a master key to unlock any of the boxes. Currently fire officers and the police squads and Chiefs have keys. This system would bring accountability for the keys as they mount a box inside the vehicles with the keys locked into them and you enter a code to remove them and it would keep a record of when it was used and by who. We would put them in four fire trucks and six squad cars. The cost is \$499/piece plus \$499 for the software for a total of \$5500 if purchased by 12/15/2017. There is 2017 budget money in the fire equipment maintenance fund. Motion by Alderperson Thompson/second by Alderperson Bankes to approve the purchase of ten control units plus software for \$5500. Roll call vote all in favor. Motion carried.
- 16. Approval to proceed with design and cost estimates for community room at Western Technical College (Finance)** Jay McHenry has agreed to work with the City regarding the interior finishing and meet regularly to come up with cost estimates. Council would look at the total package for final approval. Motion by Alderperson Hubbard/second by Alderperson Naxi to approve proceeding with design and cost estimates for the community room at WTC. Roll call vote all in favor. Motion carried.
- 17. Offer to purchase former Library building at 118 E. Jefferson Street**- the City has received an offer of \$175,000 from Reed Doerr for the purchase of the former library building.
- 18. Possible closed session per Wis. Stats 19.85 (1)(e) – Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. – Library purchase offer**- Motion by Alderperson Koppa/second by Alderperson Gohlke to enter closed session at 8:35 p.m. Roll call vote all in favor. Motion carried.
- 19. Reconvene in open session with possible action on items discussed during closed session**- Motion by Alderperson Hubbard/second by Alderperson Polsean to reconvene in open session at 9:00 p.m. Roll call vote all in favor. Motion carried. Motion by Alderperson Hubbard/second by Alderperson Naxi to approve the sale of the former library building for \$175,000 with the condition of a meeting with the buyers. Roll call vote all in favor. Motion carried.

20. Payment of bills (Finance) – Motion by Alderperson Polsean/second by Alderperson Gohlke to approve the payment of bills on report date 12/07/17 in the amount of \$253,874.58 and additional bills on report date 12/12/2017 in the amount of \$132,333.83. Roll call vote all in favor. Motion carried.

21. Second Period for Public Comment – none

22. Adjournment - Motion made by Alderperson Gohlke/second by Alderperson Koppa to adjourn the meeting at 9:04 p.m. Voice vote all in favor. Motion carried.

Minutes respectfully submitted by: Lori Polhamus, City Clerk