

**CITY OF VIROQUA
COUNCIL MINUTES
MARCH 12, 2019**

1. Roll call:

The regular meeting of the Common Council was called to order at 7:30 p.m. on Tuesday, March 12, 2019 by 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 George Hopkins, Assistant Police Chief Todd Simonson, Public Works Director/Engineer Sarah Grainger, Utility Clerk Cheryl Purvis, Tim Hundt, Angie Cina, Sean Lentz and Ashley Lacenski

2. Approval of the February 26, 2019 Regular and March 5, 2019 Special Council minutes – Motion by Alderperson Gohlke/second by Alderperson Birke to approve the minutes from the previous meetings as presented. Voice vote all in favor. Motion carried.

3. First period for public comment – None

4. Refunding of outstanding sewerage system revenue refunding bonds, Series 2010A – Sean Lentz – Lentz stated we had planned on doing this at the end of 2018, however there were conflicting call dates and there was also a delay in the signoff by USDA from the government shutdown. At that time, we received two proposals so this will be finalized with Bankers Bank. The refunding will be for \$1,280,000 and will be brought to City Council at the March 26th meeting by resolution with an estimated closing date of 4/25/2019.

5. Discussion with possible action on CDBG housing loan subordination procedures (Finance)- in 2010 we started the CDBG revolving loan program for home rehabilitation and partnered with Couleecap to administer it for low to moderate income individuals. We have second position lien on their properties at zero interest and are only paid off when the house is sold or no longer their primary residence. In December of 2016, the City Council made a blanket decision to no longer subordinate on these loans. Since that time, we learned more about the program and the loan recipients are signing a notice of understanding document that states that we will review all requests individually. Ashley Lacenski at Couleecap is willing to provide the City any resources necessary in the review process for Council. Motion by Alderperson Noble/second by Alderperson Hubbard to rescind the blanket refusal to subordinate and adopt the recommendations in the notice of understanding. Voice vote eight in favor, one against. Motion carried. Alderperson Bekkedal voted no.

6. Approval of option relating to partial/full CDBG and Revolving loan releases on sale of property at 924 Defreeze Street – After Council approved a CSM for this property, part of the land is being sold to the neighbor. The property with the house will not be part of the transaction. The homeowner has two mortgages with the City. One is a revolving loan for Kickapoo Coffee with \$11,467.26 outstanding. The second mortgage is for a housing loan like discussed in item five for \$4,655 currently but the project is not complete. Before they can close on this property, the City would have to either fully or partially release these liens or have the homeowner satisfy them ahead of time. Motion by Alderperson Gohlke/second by Alderperson Noble to approval a partial release for the land portion as stated in the CSM to come out of our mortgage liens. Voice vote all in favor. Motion carried.

7. Consideration of application for chickens at 646 E Decker Street – Devorah Yahn – there was a concern about the number of chickens and possible rooster issue. Motion by Alderperson Thompson/second by Alderperson Hubbard to table the application until these issues can be addressed. Voice vote all in favor. Motion carried.

8. Authorization to proceed with bids for the North Rusk Avenue project (Public Works) – this is a \$1.5 million project that we received a \$500,000 CDBG grant for in 2017. The project must be complete by October 2019 for the grant. The funding will be from water, sewer and General Fund with Tid revenues. There is a public meeting this Thursday with the homeowners along the project on Rusk, Church and Washington. Motion by Alderperson Bekkedal/second by Alderperson Thompson to proceed with bids for the North Rusk Avenue project. Voice vote all in favor. Motion carried.

9. Possible closed session per Wis. Stats 19.85 (1)(c) – considering employment, promotion, compensation or performance evaluation data of any public employee over which the governing body has jurisdiction or exercises responsibility – Motion by Alderperson Hubbard/second by Alderperson Birke to enter closed session at 8:20 pm. Roll call vote all in favor. Motion carried.

10. Reconvene in open session with possible action on items discussed during closed session- Motion by Alderperson Noble/second by Alderperson Thompson to reconvene in open session at 8:37 pm. Roll call vote all in favor. Motion carried. Motion by Alderperson Noble/second by Alderperson Hubbard to accept the benefit package discussed in closed session. Roll call vote all in favor. Motion carried.

11. Payment of bills (Finance) – Motion by Alderperson Hubbard/second by Alderperson Noble to approve the payment of bills on report date 03/07/19 in the amount of \$67,128.29 additional bills on report date 3/12/2019 for \$79,557.07. Roll call vote all in favor. Motion carried.

12. Second Period for Public Comment – none

13. Adjournment - Motion made by Alderperson Birke/second by Alderperson Gohlke to adjourn the meeting at 8:39 p.m. Voice vote all in favor. Motion carried.

Minutes respectfully submitted by: Lori Polhamus, City Clerk