

**CITY OF VIROQUA
COUNCIL MINUTES
NOVEMBER 15, 2022**

1. Roll call:

The regular meeting of the Common Council was called to order at 7:00 p.m. on Tuesday, November 15, 2022 by Mayor Justin Running at City Hall and via Zoom with Alderpersons David Tryggestad, Joe Ahler, Tanja Birke (via Zoom) Todd Spaeth, John Thompson, Cyndy Hubbard, Steve Willis and Kristal Welter present. Also present were City Clerk Lori Polhamus, City Administrator Nate Torres, Fire Chief Chad Buros, City Engineer/Public Works Director Sarah Grainger, Park & Rec Director Dan Stalsberg, Utility Clerk Cheryl Purvis, Attorney George Hopkins, Jake Victor, Dallas Seevers, Chris Clemens, Dan & Danielle Johnson, Sean Lentz, Tim Hundt and Randy Skinner

2. Approval of the October 25, 2022 Regular Council minutes – Motion by Alderperson Welter/second by Alderperson Ahler to approve the minutes of the previous meeting. Voice vote all in favor. Motion carried.

3. Council Announcements – Alderperson Birke thanked Chad Buros and all EMS for their quick response on a call and also thanked clerks Lori Polhamus and Jodie Olson for their work at the General Election and police officers for their service at the election where 2,138 people voted.

4. First period for public comment – None

5. Public hearing on general development plan and specific implementation plan for Main Street Apartment project (Northpointe Development) for a planned unit development zoning district located at old county highway shop location at Main & Broadway – the public hearing was opened at 7:05pm. Jake Victor reviewed the PUD materials and site layout. It was asked to have the environmental and market studies shared with the Council when complete. EV charging stations were asked to be considered. The childcare space will be leased to the city to work on an RFP for occupants. It was also suggested to consider petitioning the DOT to move Hwy 56 to Broadway. The public hearing was closed at 7:25 pm.

6. Consideration of Northpointe Development Main Street Apartment project general development plan & specific implementation plan on preliminary resolution to rezone from B-2 zoning district to Planned Unit Development (PUD) district (Plan Commission) – Motion by Alderperson Ahler/second by Alderperson Thompson to approve resolution 022RS013. Voice vote all in favor. Motion carried.

7. Review and approval of special event application for Viroqua Chamber – Chris Clemens stated that the Twinklefest parade will be held on November 25th at 6pm with staging on Court Street. Luke Zahm will be the MC and the healthcare workers will be the parade marshals. Motion by Alderperson Hubbard/second by Alderperson Spaeth to approve the application for the Twinklefest Parade. Voice vote all in favor. Motion carried. On the same day they plan to have Christmas on Court Street with music, vendors, food/clothing collection, hot cocoa booth and wreath sales. Motion by Alderperson Thompson/second by Alderperson Spaeth to approve the Christmas on Court Street application. Voice vote all in favor. Motion carried.

8. Discussion with possible action on resolution authorizing submission of CDI grant application to WEDC for Round River Distilling project – Dan Johnson – Johnson gave a slide presentation about Round River Distilling and answered questions. Motion by Alderperson Welter/second by Alderperson Hubbard to approve resolution 022RS014 authorizing submission of the CDI grant application for Round River Distilling project. Voice vote all in favor. Motion carried.

9. Discussion with possible action on awarding sale of note for \$200,000 General Obligation Promissory Note Series 2022C – this is to reimburse our cash balance for capital items purchased in 2022. We received three bids with Citizens First Bank being the lowest interest rate of 3.55% on the ten-year note. Motion by Alderperson Thompson/second by Alderperson Ahler to approve resolution 022RS015 awarding the sale of the \$200,000 GO Promissory note to Citizens First Bank at the 3.55%. Roll call vote all in favor. Motion carried.

- 10. Acceptance of resignation of Rachel Olson from Historic Preservation Commission** – Motion by Alderperson Hubbard/second by Alderperson Spaeth to accept the resignation of Rachel Olson. Voice vote all in favor. Motion carried.
- 11. Approval of Amendment #1 to Strand Associates agreement for Main Street TAP grant (Public Works)** – this if for the increased work due to changes required by the DOT for easement acquisitions and other admin services. Motion by Alderperson Hubbard/second by Alderperson Welter to approve Amendment #1 to Strand Associates Agreement. Roll call vote all in favor. Motion carried.
- 12. Discussion with possible action on real estate services with Right of Way Professionals Inc. for Main Street project (Public Works)** – Motion by Alderperson Ahler/second by Alderperson Welter to approve the proposal from Right of Way Professionals. Roll call vote all in favor. Motion carried.
- 13. Approval to open a water replacement fund account with LGIP (Public Works)**- Motion by Alderperson Welter/second by Alderperson Thompson to approve opening the water replacement fund with LGIP. Voice vote all in favor. Motion carried.
- 14. Update on options for Bathhouse – Marc Zettler (Historic Preservation)** – Zettler has 15 years’ experience and did an evaluation of the bathhouse on October 17th and gave a condition report for the Council. Priority #1 would be to get a roof on the building and priority #2 would be to repair the masonry. The space could be used for restrooms, garden storage, greenhouse or classroom space for example. If it was taken down the bricks are not standard so it would be hard to reconstruct. He recommends forming a non-profit group to set up fund raising goals. Historic Preservation Commission is working with the Historical Society, WEDC and others to pursue grants and other funding possibilities. They do have some architectural renderings available on what could be done with the building as well.
- 15. Discussion with possible action on General Fund or Tid 6 budget for bathhouse project-tabled from 10/25/2022 meeting** – Alderperson Tryggestad stated that the taxpayers in his ward do not want any taxpayer dollars spent on this project and it needs to go. The question was posed on how long do we wait to do something as we aren’t following our own rules on property maintenance. We need to form a plan and a timeframe. Motion by Alderperson Welter/second by Alderperson Ahler to ask Historic Preservation Commission to present their designs and amounts as options for the bathhouse at the next council meeting and discuss funding possibilities and timeframe for receiving grants. Voice vote seven in favor, one against. Motion passed. Alderperson Tryggestad voting no.
- 16. Approval of legal professional services agreement with BoardmanClark** – Motion by Alderperson Thompson/second by Alderperson Ahler to approve the agreement. Roll call vote all in favor. Motion carried.
- 17. Payment of bills (Finance)** - Motion by Alderperson Hubbard/second by Alderperson Ahler to approve the payment of bills on report date 11/10/2022 in the amount of \$762,340.66 and additional bills on report date 11/15/2022 for \$171,049.79. Roll call vote all in favor. Motion carried.
- 18. Second Period for Public Comment** – Dallas Seevers stated the fix on the rock structure for the bathhouse is not a band aide but a permanent fix with the materials suggested and the Commission is working on a plan. Dan Stalsberg stated he received a quote of \$7000 to tear down the bathhouse and remove. Chris Clemens stated he is advocating for public restrooms downtown. Randy Skinner would like to know the process with the Police Chief investigation. Tim Hundt suggested turning the bathhouse property over to the library for their use and input.
- 19. Adjournment** - Motion made by Alderperson Ahler/second by Alderperson Willis to adjourn the meeting at 9:18 p.m. Voice vote all in favor. Motion carried.

Minutes respectfully submitted by: Lori Polhamus, City Clerk