

Council Meeting Minutes

August 13, 2013

Approved

Common Council Meeting:

Call to order at 7:00 pm by Mayor Stanek

Roll Call. Pfast firefighting in California.

Pledge of Allegiance.

Approval of minutes:

Minutes not in packet. Will handle this at next meeting.

Public Comment:

Wendy Kocik in attendance to complain about animals running at-large, specifically, cats in her neighborhood. She complained and Officer Krueger visited the site and issued a citation. She doesn't feel it is her responsibility to trap or capture the animals.

Communications:

Mayor has none

Council – none

Administrator – none.

PUBLIC HEARING

Consideration of the application by Perry and Pamela Hoppmann for a conditional use permit to allow a detached accessory structure greater than 12' x 12'.

Steward explained the hearing at the Board of Appeals for a variance. BOA denied the variance. Applicant was not in attendance.

Garvin/Krueger motion to Adjourn the hearing to next Council meeting which is September 10, 2013. All ayes. Carried.

Consent Agenda:

Garvin/Mendum motion to approve operator's for Slater, Bashirian, and Deasy. All ayes. Carried.

Garvin/Klipstein motion to approve Park Exclusive Use permit for Elroy Lions and waive the fee. All ayes. Carried.

Garvin/Mendum motion to approve class b license for Elroy Fair Board for the Apple Dumpling Days. Three ayes, one nay (Krueger). Carried. Krueger feels that the Fair Board doesn't deserve this license since they didn't clean up after the 2013 Fair.

Discussion and possible action on refinance City debt, Sewer debt and Electric debt.

Jim Mann from Ehlers in attendance to explain and present refinancing options. Steward explained the equalized value decline and the adjustment to the TIF districts. Failure on the part of the previous Assessor led to these problems, but are now being corrected by the new Assessor. Mann passed out a finance plan for sale of bonds.

If we refinance and take an extra \$500,000 for projects, it leaves us with approximately \$700,000+ in borrowing capacity.

Garvin feels the refinancing option is appropriate but not to take the additional \$500,000 but wait until the projects happen then borrow, if need be.

Krueger feels it is time the City starts doing projects, but doesn't want to keep spending.

Mendum wants to take advantage of the low interest rates.

Stanek feels the time is now to take advantage and do the projects. Might hurt the pocket book short term, but long term the City will benefit.

Mann, the next piece is the sewer utility. Option to refinance existing or refinance plus additional money for projects.

Third piece is the electric utility refinance which would save approximately \$24,000 per year.

Resolution 942 – Garvin/Mendum motion to approve resolution 942 in the amount not to exceed \$495,000 for street improvement projects. Roll call. All ayes. Carried.

Resolution 943 – Garvin/Krueger motion to approve resolution 943 in the amount not to exceed \$1,115,000 for the purpose of refunding obligations of the City, including interest on them. Roll call. All ayes. Carried.

Resolution 944 – Garvin/Mendum motion to approve resolution 944 directing the City Administrator to publish, within 15 days, the notice to electors related to the bond issue in the official City newspaper as a Class I notice. All ayes. Carried.

Resolution 945 – Garvin/Mendum motion to approve resolution 945 providing for the sale of \$1,610,000 general obligation corporate purpose bonds. Roll call. All ayes. Carried.

Resolution 946 – Garvin/Mendum motion to approve resolution 946 providing for the sale of \$1,050,000 sewer system revenue bonds. Roll call. All ayes. Carried.

Resolution 947 – Garvin/Mendum motion to approve resolution 947 providing for the sale of \$2,335,000 electric system revenue refunding bonds. Roll call. All ayes. Carried.

Mann reported that the sale is set for October 22. Can adopt parameters resolution on October 8 to approve sale on October 22 or have a special meeting on October 22 to get approval. Set special meeting for October 22, 2013 at 6:30 pm at City Hall.

Discussion on CDBG-PF grant application. Need to post public hearing on September 10, 2013 at 7:00 pm. Rob Uphoff of MSA presented on the application process. Uphoff will work with Steward on items he needs to complete the project.

Discussion and possible action on Strelow alley project.

Idea is to discontinue an easement, Strelow will donate land for access to the back of the old PineCrest. Form a new alley to connect the back of Pine Crest to 2nd Main Street. The cost of a new plat is \$480 and Strelow wishes to split that with the City. Strelow would donate the gravel and culvert and the City would install it.

Garvin/Krueger motion to convey interest in Strelow property to Strelow and to authorize City Attorney to draft documents and City to pay \$240 towards the survey. All ayes. Carried.

Discussion on washing City vehicles at Bubba's Car Wash.

Krueger presented on this topic and would like to see the City police cars and other vehicles using the car wash. He would like to support the local small business.

Kreuger/Mendum motion to buy tokens from Bubba's to wash squad cars and others and wash cars once a week or as needed. Garvin has to abstain due to Bob Steffen being his brother-in-law. All ayes. Carried.

Discussion on signage throughout City. Will bypass this discussion to a later date.

Discussion and possible action on curb and gutter and sidewalk on Franklin Street. The idea is to remove the sidewalk between the Olson House and Hanratty House. Additionally, the driveways need to be removed and curb and gutter installed.

Garvin/Mendum motion to approve the S&S Concrete bid of \$2500 to replace curb and gutter on Franklin Street. Three ayes, one nay (Klipstein). Carried.

Garvin/Krueger motion to approve resolution to remove the sidewalk from the Olson House to the Hanratty property on Franklin Street and the Street Department would do the work. Two ayes, Two nays, Mayor votes no, so resolution fails.

Discussion on sidewalk repair on Main Street. Steward prefaced the need for this after the Hwy 80/82 project.

Garvin/Klipstein motion to approve the S&S concrete to repair sidewalk downtown in the amount of \$5268. Roll call. All ayes. Carried.

Garvin/Klipstein motion to approve expenditures. Roll call. All ayes. Carried.

Klipstein/Krueger motion to go into closed session. Roll call. All ayes. Carried.

Garvin/Klipstein motion to reconvene to open session. Roll call. All ayes. Carried.

Garvin/Kreuger motion to alter out MFCG program to remove two prior approved houses and replace with 523 Franklin Street and petition the DNR to amend the grant. All Ayes. Carried.

Krueger/Klipstein motion to approve Bob Steffen of Bubba's Car Wash a CDBG-RLF loan in the amount of \$6,000. Roll call. All ayes

Garvin/Klipstein motion to authorize the City Attorney and City Administrator to amend or create a new TID for parcel 422.14 and 422.15 and develop a developers agreement/incentive for the property. All ayes. Carried.

Reports:

CDA – potential new TID and Main Street project with October 9 as the public hearing on the main street project.

Ordinance – discussed inspections from August 8. Order will be written by public health on an infestation issue. Steward will follow up with Heather Ingram on her church remodel. Need to look over the outdoor wood burner ordinance and possibly revise.

Parks – concerned with the shape of the park after the fair and poker run from last year. Commons and Pool fees were discussed.

Streets – approved curb and gutter and sidewalk and Jamie's to do list. Open the burn site land to hunting.

Administrator report – Steward reported on the YTD budget, status of razes.

Garvin/Krueger motion to adjourn at 9:30 pm. All ayes. Carried.

Mark Steward
City Administrator