

Council Meeting Minutes

January 8, 2013

Approved

Call to order at 7:00 pm by Mayor Stanek

Pledge of Allegiance

Roll call. All in attendance

Garvin/Krueger to approve minutes from Dec 18, 2012. All ayes. Carried.

Public Comment:

None.

Communications:

Mayor is still working on an appointment for police commission.

Mayor would like to appoint Bruce Lange to the position of Utility Commission.

Helgerson/Krueger motion to confirm the appointment of Bruce Lange to the Utility Commission. All ayes. Carried.

The Council recognized the Garden Club for all of their efforts.

Public Hearing:

The Mayor introduced the public hearing. Steward explained why it is back on the agenda.

Nalani Bever presented her request to rezone from R-2 to I-1 and to sell the property to Larry Ormson of NTM. NTM purpose is to use the property for a cold storage building.

Attorney Berkos, representing Larry Ormson and NTM was in attendance. He stated that the use will be for a warehouse with storage and parking for his employees.

Mrs. Trepes, a neighbor, may not have purchased house if she knew an industry would be located behind her house. The property already looks bad at NTM and feels the trend will continue on the new property. She feels there is a lot of noise from cars using alley and they are driving too fast.

John Connor, representing the factory, said the noise is only the cooling fans and the new building will block that noise.

Motion by Garvin/Helgerson to approve the rezoning from R-2 to I-1 for Nalani Bever with the following stipulations:

1. No production inside this facility
2. 15 – 8’ tall pine trees to be planted along the north property line
3. The building be set back 50-ft from the north property line
4. The shipping bay doors located on the south side of the new building.

Roll call vote. 4 – 1 (Mendum). Carries.

Discussion on public meeting from earlier in the day on the residency and need for City Administrator. There is a need to continue the conversation at the next Council meeting in February. Need to make a quick decision for the betterment of Steward and the Council. Jim Statt asked if there will be another public meeting? The consensus was no as the Council is elected to make decisions and need to make one sooner rather than later and not through a referendum. Bob Retzlaff agrees that it needs to be addressed soon because staff are on edge because they don't know where they stand if the Administrator doesn't know where he stands.

Council moved up the topic of the Mobile Home Park. Decision was to have a meeting on Friday at 10am at the Jefferson Law Firm with Jefferson, Garvin, Pfof, Steward and Retzlaff. Garvin would like to see units 1, 5 and 9 removed by Friday.

Discussion on draft ordinance pertaining to storage of vehicles. There are several junk vehicles on properties that need citations now, there are several properties that are in the gray area and there are several properties who are hobbyists working on their vehicles on a consistent basis. Krueger and Mendum will talk to people who have the hobby of fixing their cars to see what their feelings are and bring back the discussion in February.

Discussion on the CDA by-laws and rules of procedure. Steward passed out the updated version. Garvin explained it. All major decisions will also have to be approved by the City Council.

Garvin/Mendum to approve the City of Elroy CDA bylaws and rules of procedure as distributed to the Council on January 8, 2013. All ayes. Carried.

Steward explained the water rate case being developed for presentation to the Public Service Commission by Johnson Block. In reviewing the case, Johnson Block found a few areas where the City could capitalize on potential revenue. Those include hydrant rental fees and tax equivalent for the Water Utility. Currently, the City General budget thru taxpayer dollars pays \$112,551 to the Water Utility for hydrant rental and the water users pay only \$37,851. The municipality can choose any range from the general fund from paying the whole amount to the water rate payers paying the entire amount.

In regards to tax equivalent, the water utility pays the City General a rate of 3.19% of Water's operating revenues which equates to \$11,300 paid to the General Fund. If the City employed the normal practice established by PSC, the Water Utility would be paying City General \$136,000. The City can leave the calculation as is, or the City can base it off of tax rates times water utility assets, then the City can limit the calculated amount to any amount it chooses.

The Council asked what this would do to the tax rates and the monthly water rates. Steward will look into that with Johnson Block. This will be discussed at the next meeting.

Garvin/Pfof motion to accept \$500 bid for 2003 Crown Victoria by Tanner Dobbratz. All ayes. Carried.

Discussion on the quorum requirements of the City Council. Current requirement is 4 make a quorum. Garvin brought it up for discussion. Consensus to keep it as is.

Discussion on County Aid for highway road construction.

Garvin/Helgerson motion to approve petition for county highway aid in the amount of \$2000. All ayes. Carried.

Discussion on Council Goals. Garvin presented the goals and council members to review for the February meeting.

Garvin presented the holiday schedule. Steward will look into other communities to see what they do.

Discussion on raze orders of dilapidated buildings in the City. Open up the conversation with the Mohns estate about the teardown of the house. Krueger will look into amish for possible scrapping of the building. Keep this discussion on the February agenda.

Steward presented on his conference registration for the APA. Garvin would like to see a cost breakdown before approving the registration.

Pfost/Mendum motion to approve conference registration, and if the Council decides not to send him at the February 12, 2013 meeting then the City will pay the \$50 to cover the cancellation fee.

Garvin/Mendum to approve expenditures. Roll call. All ayes. Carried.

Steward presented on the Well. Update on the generator – install and on line now.

Krueger and Garvin updated on the Streets Committee. Staff will review CIP for updates. Ladwig will work on bids for the loader.

Ordinance Committee update. Topic was discussed earlier.

Finance and Personnel Committee update. Garvin informed council of the meeting earlier. Need to generate more revenue and cut expenses.

Steward gave an update on the Floodproofing project. Last details are being finalized for submittal to the State and final pay request. Steward also presented a preliminary cemetery plat for review. He asked the Council to review and we will discuss at the February meeting. Steward then presented on the MFCG project and would like to move the Olson house and let the Police and Fire use it for training. Garvin suggested open up the sale of Olson house to someone who wants to move it. If not going to move, then burn. Discussion on the Steffen house was maybe to raze it. Garvin and Steward will meet with Kwik Trip to determine their desire for use of the property. If they are interested we will work with them.

Krueger asked Jefferson about dismissing certain citations and Jefferson invited the Council Members and the Police Officers to meet with him if they have questions about the cases.

Council would like to see a Police report every month.

There will not be a Committee of the Whole meeting on January 22, 2013. Next Council meeting will be February 12, 2013.

Agenda item – neighborhood watch program.

Helgerson/Garvin motion to adjourn at 9:15 pm. All ayes. Carried.

Mark Steward
City Administrator