

Common Council Special Meeting Minutes
Joint Meeting
January 17, 2017
Approved

Call to order at 7:00 pm by Mayor Stanek

Roll Call.

Klipstein, Lindemann, Garvin, Huber and Stanek. Madden excused.

Also in attendance: Steward, Jefferson, Gunderson St. Joseph's representatives – Toni Tangblad and Richard Behm, as well as Dick Steffan, and Anna Straight.

Garvin/Klipstein motion to approve the minutes. All ayes. Carried.

Public Comment (5 minute limit, no action to be taken, items not on agenda)

Dick Steffan in attendance to speak about opening all streets for ATV/UTV's. Club will sign all the streets if approved. How to get an ATV to the park – from the north and south? The start of the process needs to go to the Ordinance committee and then on to the Council.

George Lambesis – lives near 103 S. Brooklyn and wondering what is going on with that house. Jefferson let him know that we are in the process of getting an inspection warrant to get in to the house.

Presentation by Gunderson /St. Joseph's:

Toni Tangblad began the presentation and Richard Behm in attendance as well to discuss the new hospital. Forming focus groups, conducting surveys and looking for comments. HGA out of Milwaukee will be the Architects. CD Smith will be the construction consultant. These groups focus on small communities and have done hospitals and clinics in small communities in Wisconsin. Two sites under consideration – consensus to remain and current site and build there. They are in the pre-design phase. Old hospital will be demolished. Economic impact for Gunderson/St. Joseph's is \$36.3 million, with total jobs equal to 377 with labor income of \$15.8 million. Open for business by January of 2019.

Gavin asked about the clinic in Elroy – answer: There was a time it was not on the capital request, but now has made it on the capital request. Elroy is very important and they want permanence.

Discussion and possible action on Patrick Reinsma Scholarship.

Not a local scholarship. It was a no last time. Garvin says we should say no. Klipstein concurs.

Discussion and possible action on support for the Elroy Senior Meals Program.

Garvin checked into this with the lady out of Mauston (Juneau County ADRC) and the local representative out of the Lutheran Church. IT serves about 15 people locally. Garvin would like to see it support at \$1500 this year and evaluate on an annual basis. Money is available in the budget.

Garvin/Huber motion to allocate \$1,500 to the Senior Meals Program for 2016. All ayes. Carried.

Discussion and possible action on selling/leasing the old City Hall.

Garvin mentioned it was discussed at the CDA meeting last Monday night. CDA does not recommend leasing the building as they didn't want to get into property management. So how much? CDA analyzed properties for sale and compared to City Hall. CDA recommends a selling price at \$59,900.

Huber feels it should be sold for \$70,000.

Lindemann feels it is a high quality building and one of the best on Main Street.

Garvin/Klipstein motion to list the old city hall at \$63,800 to start. Voice vote, Garvin – Yes, Lindemann – no, Klipstein – yes and Huber – no. Mayor vote is – yes. Motion carried. Look at price in the early summer (May-June).

Discussion on Henke sign issue and invoice.

Issue is dropped per Bill Jefferson and Henke's attorney.

Discussion and possible action on wall improvements behind front desk.

Steward brought up the idea. Got idea from other offers.

Garvin would like to see nothing or something very simple.

Lindemann suggests after we sell the other city hall use money to spruce the wall up.

Discussion on City Hall, secure storage, cost split and open house.

Steward reported on phone issues. Secured stored could be a storage container and we have found a fabricator who could do the work. Cost split will happen during the audit.

Open house next 30 to 60 days when all is done.

Discussion on Sick Leave and Vacation Policy

Garvin reported on the committee discussion of sick leave. Discussion on 50% pay out in cash or 50% pay out in insurance. Prefer going towards insurance because not as a big hit to the City and not a tax impact to the employee. Policy clarification was suggested as well. Such as termination without cause, death or retirement ok for pay out. If terminated with cause or resign no pay out. Also, have to work 10 years before eligible for payout. Other clarifications to define the policy better.

Vacation adjustments discussed. 5 yrs = 100; 10 yrs = 120; 15 yrs – 140; 20 yrs – 160. And no vacation carryover. Use it or lose it, with exception remaining.

Update on TID projects and Funding.

Steward reviewed the projects on the TID list.

There will be a meeting on Thursday with Kurt Muchow from Vierbicher on potential projects in downtown.

Discussion on the demo of 3 buildings and how to collect the costs from the demo.

Will the owners give us the lots? Will they agree to pay? We can put on assessment roll. We can sue them personally. Maybe get lien against other property. Jefferson needs invoices to begin the process of working with the property owners to get our money back.

Update on distressed properties. Steward and Garvin discussed the meeting at the County. City may consider splitting the cost of the demolition of 205 2nd Main Street.

Garvin reviewed 2017 potential razes projects and distressed properties. 205 Spring St is of concern. Need to send letter to Tanner. 5 on list: 1416 Academy; 103 S. Brooklyn, 205 2nd Main; 205 Spring Street; 401 S. Brooklyn.

Discussion and possible action on open book and board of review dates.

Open book is okay with May 2, 2017 from 4 to 6 pm.

Board of Review on May 9 from 5:30 to 7:30 pm and Council starting at 7:30pm.

Discussion and possible on petition for County Aid for Highway Road Construction.

Lindemann/Garvin motion to approve the petitions for payment for county aid. All ayes. Carried.

Expenditures.

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

Admin report. No word on Stewardship grant. Library roof isn't that bad and no repairs needed.

CDA – working with Children's Cottage. Working with Tailor Made. 2nd Main lots not recommended to be purchased by City.

Fire and Ambulance – 75 % coverage, still lacking daytime coverage. Looking for a replacement ambulance. Quoted at \$96,677, so \$50k less than brand new.

Library – updated policies. Terminated one person and hired 3 people.

Police – talked about job description of the police chief. Parking and plowing issues and violations discussed.

Utility – pole survey completed. 8% rejected then need immediate attention (about 57). Looking for helper between sewer and water. Water main break on Grove.

Garvin/Lindemann motion to go into closed session pursuant to Wis. Stats. § 19.85 (1)(E) and (1)(c). Roll call. All ayes. Carried.

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

Garvin/Huber motion to establish a resolution authorizing the City Attorney to draft an offer to purchase the Willow Pond Mobile Home Park in the amount of \$58,000 and for the Mayor and City Administrator to sign all papers. Roll call. 3 Ayes and 1 Nay (Klipstein)

Lindemann/Huber motion to authorize Mayor, Council President and Steward to negotiate the settlement of taxes with Mile Bluff. Roll call. All ayes. Carried.

Garvin/Huber motion to adjourn at 9:18 pm. All ayes. Carried.

Mark Steward
City Administrator