

April 11, 2013

COUNCIL PROCEEDINGS

6:00 p.m.

Mayor Robert Scow called the regular monthly meeting of the Common Council of the City of Alma to order.

Pledge of Allegiance was said.

Clerk Linda Torgerson took roll call with the following members present: Mayor Robert Scow, Gary Ruff, Monica Moham, Mary Johnson and Leighton (Jim) Wilkie. Absent: Robert J. Oium, Larry Farl and David Earney.

Motion by Ruff seconded by Johnson to approve the March 7, 2013 Public Hearing minutes for the Boat Launch Ordinance as presented. All members voting yes.

Motion by Johnson seconded by Ruff to approve the March 7, 2013 Public Hearing minutes for the Fishing Tournament Ordinance as presented. All members voting yes.

Motion by Ruff seconded by Moham to approve the March 7, 2013 Council Proceeding minutes as presented. All members voting yes.

Motion by Ruff seconded by Johnson to approve the Financial Report as presented. All members voting yes by roll call vote.

Motion by Johnson seconded by Wilkie to approve the Treasurer's Report as presented. All members voting yes.

Citizen's comments: No citizens present.

UTILITIES COMMITTEE

Chairperson Jim Wilkie informed the Council that he was notified by Shawn Welte, Davy Engineering that the reservoir bids came over budget with a resulting cost of \$24,561.00. Bid summaries were handed out to the council. Wilkie stated he has spoken with WI DNR, Charlie Cameron, and received an extension for the reservoir repairs until June 15th.

Wilkie informed the Council that the committee met and approved emergency repairs on Secrist Road if the repairs are less than \$10,000. If the repairs are more then it will come back to the committee.

Mayor Scow informed the Council that he had inspected the road damage at Secrist Road, Vista Drive and Riverview Drive. Scow stated he has spoken with Jeff Reglin regarding a repair for Riverview Drive.

Wilkie informed the Council that the committee approved Foreman Debra Burce's hiring of two part-time summer crew.

Wilkie informed the Council that the committee reviewed the staircase projects and with the sewer and water upcoming repairs needed, recommended doing just one staircase project this year; Elm Street.

Motion by Wilkie seconded by Ruff to proceed with the Elm Street staircase project covered under the TIF project expenditures. All members voting yes.

Motion by Ruff seconded by Johnson to approve the Utilities Committee report as presented. All members voting yes.

FINANCE/TAX & LICENSE COMMITTEE

Committee member, Monica Moham, informed the Council that the committee had met this morning and conducted the following actions:

- Announced that there will be a Combination Class B Beer & Liquor License application to be acted upon in May (former TRAXX).
- Recommended granting the Riverland Communications claim of unlawful tax
- Recommended approval of a mobile home park permit to Keith Properties (Olson's Fish Camp-renewal)
- Approved all vouchers, bills and receipts

Motion by Moham seconded by Ruff to approve the claim from Riverland Communications for an unlawful tax. All members voting yes.

Riverland Communications inadvertently reported Minnesota personal property on the City of Alma's personal property tax form and were taxed accordingly.

Motion by Moham seconded by Wilkie to approve the Mobile Home Park Permit Application to Keith Properties (Olson's Fish Camp). All members voting yes.

Motion by Moham seconded by Wilkie to approve the Operator License application submitted by Lynn Bennett. All members voting yes.

Motion by Johnson seconded by Wilkie to approve the Finance/Tax & License committee report as presented. All members voting yes.

HISTORICAL PRESERVATION ADVISORY COMMITTEE

Wilkie informed the Council that the committee met and approved building permit applications submitted by Dennis & Ann Matchey for 100 S. Main St. – remodel building for a shop and Al & Marvilla Zittel 304 S. Main to replace their back porch.

Motion by Moham seconded by Johnson to approve the Historical Preservation Advisory Committee report as presented. All members voting yes.

Mayor Scow announced that the Re-organization Meeting of the Common Council will be held Tuesday, April 16, 2013 at 5:00 p.m. All Council has received a copy of the proposed committees, which Mayor Scow stated would be staying the same due to the projects the committees are involved in.

Attorney Jon Seifert briefed the Council on the court case of Alma Apartments claim of over assessment. Seifert stated that court lasted approximately 6 hours and the City of Alma did come out more favorable than Alma Apartments.

Seifert discussed the methodology used to compute the assessment for the apartments as challenged by Alma Apartments' assessor and upheld by City of Alma assessor, Eric Kleven.

In summary Seifert stated that Alma Apartments wanted a cap rate of 11.25% used in the assessment calculation and the City of Alma's assessor had used a cap rate of 7.85%. In the end, the judge decided upon an 8.5% cap rate which ultimately resulted in approximately the return of \$3,000 to Alma Apartments for 2010's assessment and \$3,000 to Alma Apartments for 2011's assessment. (Alma Apartments had originally wanted close to \$10,000 per year).

Seifert commented that for the 2012 challenged assessment by Alma Apartments, there could possibly be an agreement reached without having to go to court.

Mayor Scow and the Council thanked Seifert for his work on this case.

Next Council meeting will be Monday, May 6, 2013.

Board of Review will meet on Monday, May 13, 2013 with time to be determined.

Motion by Ruff seconded by Wilkie to adjourn. All members voting yes.