

**Nov. 17, 2016**

**PUBLIC HEARING**

**5:15 P.M.**

Mayor Jim Wilkie opened the public hearing to the public regarding the Conditional Use Permit application submitted by Susan Miller to operate a vacation home at 1111 South Second Street.

Mayor Wilkie asked for public comment in favor of the Conditional Use Permit application.

Kathy Goodman, owner of the Blue Door Inn, spoke in favor of the Conditional Use Permit. Goodman stated that the home has been for sale for a very long time and that this would be a good use of the property. Goodman, however, did express concern for the intersection to Laue Street and people going to the Recycling Center.

Mayor Wilkie asked for public comment opposed to the Conditional Use Permit. No comments were received.

Hearing no further testimony, Mayor Wilkie closed the hearing.

**Nov. 17, 2016**

**PUBLIC HEARING**

**5:30 P.M.**

Mayor Jim Wilkie opened the public hearing to the public regarding the proposed 2017 budget.

Hearing no testimony for or against the proposed 2017 budget, Mayor Wilkie closed the hearing.

**Nov. 17, 2016**

**COUNCIL PROCEEDINGS**

**6:00 P.M.**

Mayor Jim Wilkie 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 Jim Wilkie, Corey Hanson, Gary Ruff, Monica Moham, Larry Farl, Mary Johnson, Matt Olson and David Earney.

Motion by Moham seconded by Farl to approve the Public Hearing minutes of October 6, 2016 as presented. All members voting yes.

Motion by Ruff seconded by Johnson to approve the Council Proceeding minutes as presented. All members voting yes.

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

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

Citizen comments:

Kathy Goodman, owner of the Blue Door Inn, stated she was in favor of granting the Conditional Use Permit to Susan Miller to operate a vacation rental home at 1111 South Second Street. Goodman stated that Miller has done an excellent job at operating her present vacation home and that the only concern is the intersection at Laue Street.

### **FINANCE/TAX & LICENSE/ZONING COMMITTEE**

Chairman Gary Ruff informed the Council that the committee had met this morning.

Motion by Ruff seconded by Earney to approve the Operator License application submitted by Austin Fluekiger. All members voting yes.

Discussion was held regarding Agenda Item 10b: Memorandum of Understanding with Countryside Cooperative.

Mayor Wilkie explained that this document is needed to apply for the WEDC assessment grant. The assessment of the property is needed and the purchase of the property is contingent upon receipt of the assessment grant. The property owned by Countryside is 1300 South Main and the acreage behind Riverland Energy. The property behind Riverland Energy is of value to the City since it joins our city garage, wastewater treatment plant, city cemetery and the Mossy Hollow trail, Wilkie commented.

Mary Johnson pointed out some grammatical errors in the document.

Motion by Moham seconded by Johnson to approve the Memorandum of Understanding, as corrected, between the City of Alma and Countryside Cooperative. Six members voting yes, one member voting no (Gary Ruff) by roll call vote.

Mayor Wilkie stated that a corrected copy will be drafted for signatures.

Agenda Item 10a: Resolution for funding of the WEDC assessment grant. The resolution is needed apply for the grant committing the City of Alma to provide the required cost sharing of the project. Discussion was held.

Motion by Hanson seconded by Moham to approve the funding Resolution as presented. Six members voting yes, one no (Ruff) by roll call vote.

### **PLANNING COMMISSION**

Mayor Jim Wilkie stated that the Planning Commission had met prior to Council regarding the Conditional Use Permit application submitted by Susan Miller to operate a vacation home at 1111 South Second Street. The Planning Commission imposed the following conditions:

1. Whole house rental only.
2. No lighted signs
3. Provide 4 off street parking spaces.

Discussion was held.

Motion by Ruff seconded by Earney to grant the Conditional Use Permit to Susan Miller for a vacation rental home at 1111 South 2<sup>nd</sup> Street with the recommended conditions from the Planning Commission. Six members voting yes, one no (Olson) by roll call vote.

(Finance/Tax & License/Zoning Committee continued)

Chairman Ruff informed the Council that the committee recommended approval of the proposed 2017 budget for the City of Alma.

Mayor Wilkie stated that he had cut \$69,853.00 from the working budget for 2017 to balance for the levy limit restriction. All council received a copy of where the cuts were made.

Motion by Ruff seconded by Johnson to approve the 2017 budget for the City of Alma. All members voting yes by roll call vote.

Motion by Farl seconded by Hanson to approve the Finance/Tax & License/Zoning Committee and Planning Commission reports as presented. All members voting yes.

### **UTILITIES COMMITTEE**

Chairman David Earney informed the Council that the Committee had met October 7, 2016 and discussed and/or acted upon the following:

1. Badland Road. The committee instructed Cal Loewenhagen to install the appropriate number of signs needed to enforce the 35-mph speed limit.
2. Vehicles. Due to the aging fleet of vehicles for the city crew, the committee put out for bids for a plow pickup truck. Joe Wick, city crew, developed the specs for the new vehicle.

Earney informed the Council that he had opened the truck bids with the following results:  
(All bids were for a 2017 model of vehicle)

1. Ewald Automotive -----\$29,380.00
2. Ewald Automotive-----\$27,674.00
3. Ewald Automotive-----\$26,907.00
4. North Town Ford-----\$28,750.00
5. Fountain City Ford-----\$30,790.00
6. Nels Gunderson Chev.-----\$29,685.00
7. Keys Chevrolet-----\$30,748.00

Discussion was held regarding the types of vehicles offered and the prices, however, Deb Burce foreman, present at the Council meeting, commented that no 2016 trucks were bid even though the City asked for 2016 or 2017 models and that the pickup is needed as soon as possible for this winter season. All the trucks that were bid could not be delivered, at a minimum, of 60 days. Discussion was held.

Motion by Hanson seconded by Moham to authorize the Mayor to approve the purchase of a pickup truck with the required specifications up to \$30,000 for immediate delivery. All members voting yes by roll call vote.

3. Parking stalls. Earney informed the Council that the parking stalls will be repainted and that Oium Blacktop has been contacted for a quote.
4. Water loss issues. Cal Loewenhagen has been working with WRWA regarding the water loss issue and possible solutions and/or causes.

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

**AMBULANCE BOARD LIAISON**

Gary Ruff, Ambulance Liaison, informed the Council that the Board is concerned about the need for a garage for the new ambulance. Because of its larger size, the ambulance had to be moved to the middle bay where there is not adequate space to get in and out of the ambulance.

Mayor Wilkie suggested raising the door frame of the regular ambulance bay to allow them to park in their regular bay. Discussion was held regarding the funding of the building and/or remodeling of the existing building for the ambulance.

Mayor Wilkie asked that Gary Ruff inquire if the Ambulance Board could consider funding from the other municipalities contracted with the Western Buffalo County Ambulance service and report back to the Council.

Motion by Farl seconded by Olson to approve the Ambulance Board Liaison report as presented. All members voting yes.

Mayor comments:

Mayor Wilkie informed the Council that on the next month's agenda he will include the appointment of Larry Grisen to the Board of Appeals due to the resignation of Paul Schultz for council action.

Mayor Wilkie informed the Council that the City of Alma has received \$3900.00 that was donated for Buena Vista Park improvements. The cost for the Buena Vista Park improvements done by Stockholm Gardens superseded that amount, however, there has been an anonymous donation for the remainder of the costs.

Upcoming meetings:

Board of Review-----Friday, November 18, 2016 9 a.m. to 11 a.m.  
Utilities-----Monday, November 28, 2016 at 9:00 a.m.  
Finance-----Thursday, December 8, 2016 at 8:30 a.m.  
Council-----Thursday, December 8, 2016 at 6:00 p.m.

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