

**September 12, 2019**

**PUBLIC HEARING**

**5:30 p.m.**

Mayor Jim Wilkie opened the public hearing to the public regarding a Conditional use permit application submitted by Clive Pace, 100 Swift Street, Alma, WI to move the tax office and custom gun repair/restoration/saws and custom knife shop from 813 N. Main Street to 611 S. Main St. The property is zoned residential.

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

Clive Pace, applicant, stated that the property had been commercial in the past prior to zoning regulations. He further commented that it would not have an impact on the residential neighborhood with lighting or signs. Pace stated that he is improving the property and adding value to the City. He stated that he is a good neighbor and would continue to be so.

Robert Scow, 701 S. Main Street, spoke in favor of approval of the Conditional Use Permit application. Scow stated that the Paces are his neighbors to the north and have been for quite some time. The Paces are good neighbors and he felt this type of business (non-retail) would fit in the residential district, Scow stated.

No further testimony for the Conditional Use Permit application.

Mayor Wilkie asked for comments opposed to the Conditional Use Permit application.

Marie Marquardt, 609 S. Main – neighbor to the north of the Pace property, spoke against the Conditional Use Permit. She stated that the area is a quiet neighborhood and she feels parking would be a problem. She stated that backing out of her driveway with cars parked (potential customers) would cause a safety factor for her. Marquardt stated that having a gun shop next door made her feel uneasy, unsafe and felt the resale value of her property would go down. She stated moved into the residential district to have residential neighbors.

Kevin Cassidy, 301 N. 2<sup>nd</sup> Street, stated he really wasn't either way on the Conditional Use Permit, however wanted to make a few statements:

- Pace sells everything from handguns to assault rifles.
- Zoning laws were written for a reason.
- Recent applications for businesses in the residential district have been denied.
- If permit is approved, property values should be guaranteed.

Hearing no further testimony for or against the proposed Conditional Use Permit, Mayor Wilkie closed the hearing.

**September 12, 2019**

**PUBLIC HEARING**

**5:45 p.m.**

Mayor Wilkie opened the public hearing to the public regarding an ordinance amending Chapter 73: Traffic Schedules Section II, One-Way Streets deleting High School Road as a one-way street and return as its former operation of a two-way street.

Rob Stewart, School Superintendent, informed the public that he was apologetic for not doing his research when he requested the City to adopt an ordinance making High School Road a one-way street. He traveled the route and found that there are more safety issues with the road becoming a one-way street because school buses exiting onto Hwy 35 from the north pull out slow and traffic coming down the hill will have a hard time stopping for the school bus. Stewart respectfully requested the Council to adopt an amendment to omit High School Road from the one-way street ordinance that was recently approved.

Hearing no further testimony for or against the proposed Ordinance amendment, Mayor Wilkie closed the public hearing.

**September 12, 2019**

**COUNCIL PROCEEDINGS**

**6:00 p.m.**

Mayor Jim Wilkie called the 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, Richard Champeny, Gary Ruff, Monica Moham, Larry Farl, Larry Grisen and David Earney. Absent: Ron Geiselhart.

Motion by Ruff seconded by Champeny to approve the August 8, 2019 Public Hearing minutes as presented. All members voting yes.

Motion by Ruff seconded by Farl to approve the August 8, 2019 Council Proceeding minutes as presented. All members voting yes.

Motion by Moham seconded by Ruff to approve the August 2019 Financial Report as presented. All members voting yes by roll call vote.

Motion by Ruff seconded by Moham to approve the August 2019 Treasurer's Report as presented. All members voting yes.

### **PARKS AND RECREATION COMMITTEE**

Chairman Larry Farl informed the Council that the committee had met on August 28, 2019 at 9 a.m. and discussed and/or acted upon the following:

- Marina office restrooms-Farl informed the Council that the marina operators were present and informed the committee that they would like to install nice bathrooms in their shop building to accommodate their slip owners. Dennis Benish stated that the slip owners' wives like very nice modern bathroom facilities and they have the room in the shop to do this. The committee felt it was a good idea and all that he would need is a building permit.

- Bass Fishing Tournament applications-Farl informed the committee that there are two applications from Major League Series, LLC-Mike Ulik. One is for Sept. 29<sup>th</sup> at Alma Beach and another for October 13<sup>th</sup> at South Landing. The committee approved both applications.
- Update on city docks-Joe informed the committee that the docks are in at Breckow's Landing.
- Park concerns-The crew will be investigating a bad smell near Lot #11 at Rieck's Lake Park. Tennis courts need restriping.
- Bike trail proposal-Mayor Wilkie presented a map to the committee showing bike trails going through the city farm. Larry Grisen was going to check with the County to see if there would be any monies from the CapX2020 fund that could be used to assist in the financial costs of this project.

Mayor Wilkie displayed the bike trail map for the Council and informed them that he has spoken with the trail designer and he should have some planning numbers available soon.

Motion by Earney seconded by Champeny to approve the Parks and Recreation committee report as presented.

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

Chairman Gary Ruff informed the Council that the committee had met today and approved all vouchers, bills and receipts for August 2019.

Motion by Ruff seconded by Earney to approve Operator Licenses to: Terry Peters, Dale Nuzum, Diane Coates, Holly Roffler, Charles Fink, Laura Harrington, Katrina Danzinger and Christopher Settles. All members voting yes.

Chairman Ruff stated that the committee had reviewed wages for 2020 for the City of Alma employees.

Motion by Ruff seconded by Earney to approve an .80/hour for city employees for 2020. All members voting yes by roll call vote.

Dave Earney inquired about what committee should be designated for election costs. Discussion was held.

Motion by Farl seconded by Earney to designate the Services Committee to handle election expenses in their budgets. All members voting yes.

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

## **PLANNING COMMISSION**

Chairman Mayor Jim Wilkie informed the Council that the Planning Commission had met prior to the Council meeting and had recommended denying a Conditional Use Permit submitted by Clive Pace, 100 Swift Street, Alma, WI to move the tax office and custom gun repair/restoration/saws and custom knife shop from 813 N. Main Street to 611 S. Main St. The property is zoned residential.

Clive Pace, applicant addressed the Council and stated, as he did at the public hearing, that he would be a good neighbor, that this business does not create a lot of traffic (1 or 2 cars in the past two years at his current location) and would improve the property from its present condition.

Discussion was held.

Gary Ruff stated that 611 S. Main should remain residential and that there are plenty of commercial buildings available in the business district.

Dave Earney stated that in the past five years he would like to support growth and involvement.

Larry Grisen and Larry Farl both stated they would like to see it in the business district.

Monica Moham stated that this business would be 3 doors down from her home and that residential parking is limited.

Richard Champeny commented that he felt the Paces should have seen if they could get a Conditional Use Permit prior to buying the property.

Motion by Ruff seconded by Moham to deny the Conditional Use Permit submitted by Clive Pace. All members voting yes.

Motion by Earney seconded by Moham to approve the Planning Commission report as presented. All members voting yes.

Attorney Comments: Attorney Jon Seifert went over the Open Meetings Law with the Council. He stated with the technology of texting and emails he wanted the Council to know that the Open Meetings Law applies. Seifert informed the Council that if a committee member texts another member about how to vote on a particular issue or provide information unaware to the public, this is a violation. The same for emails. A walking quorum is when a member contacts another member and then another member is contacted and so forth. This type of action would require a meeting notice. Larry Grisen inquired if this would include someone's personal email account. Seifert stated that if it is about city business, yes it would.

Mayor Wilkie inquired if an action agreed upon by a quorum in a private conversation regarding a matter and action is taken, can this action be reversed. Attorney Seifert stated that the action would be suspect because it is predetermined and if taken to Circuit Court, this action could be voided.

## **UTILITIES COMMITTEE**

Committee member Grisen informed the Council that the Committee had met on August 22<sup>nd</sup>. One of the items addressed was the water drainage issue at 206 Vista Drive. Grisen informed the Council that he had viewed 206 Vista Drive during a rain event, and it seems like the drainage issues have been resolved.

Motion by Grisen seconded by Ruff to allow up to \$6000 to rebuild the Marlow Piston pump near the Joyce Ganz property. All members voting yes.

Motion by Farl seconded by Moham to adopt Ordinance #19-06 amending the one-way street ordinance to remove High School Road. All members voting yes by roll call vote.

Motion by Farl seconded by Moham to approve the August 22, 2019 Utilities Committee report as presented. All members voting yes.

Committee member Grisen informed the Council that the Committee had met on September 5<sup>th</sup> and the main item was changing the two-way traffic on River Street back to a one-way travelling northerly.

Mayor Wilkie stated that the committee had worked on the safety issue of cars coming off River Street using Pine Street to enter Hwy 35 and the two-way traffic and one-way traffic ordinance that was adopted seemed to be the best idea. Mayor Wilkie further commented that citizens have not had long to get used to the new traffic travel because the City was waiting on signage from the WI DOT.

Gerry Evenson owner of Townhouse Rentals was present at the committee meeting and informed the committee that two-way traffic eliminates River Street parking next to his property, Grisen commented.

Discussion was held. Gary Ruff stated that the ordinance should not be changed and to give the new regulations an honest try before changing it back.

Dave Earney commented that all the traffic stalls on River Street would need to be changed with the new ones painted and the old ones blacked out. He further stated that the committee that presented the current ordinance didn't wait for an accident to happen and so many close calls were held at the Pine/STH 35 intersection.

Larry Grisen felt the business owner had a good point.

Larry Farl stated that the committee should do right by all the people.

Motion by Ruff seconded by Moham to leave intact Ordinance 19-03 which states that River Street between Pine and Orange is a two-way street. Five members voting yes. 1 no (Grisen) by roll call vote.

Larry Grisen inquired if there would be any harm to have a public hearing regarding the two-way traffic on River Street issue next month.

Mayor Wilkie informed Grisen that the committee would have to have it on their agenda, if they wish, and then make recommendation to the Council.

Larry Grisen complimented the chip sealing job that was done for the City of Alma.

Motion by Ruff seconded by Farl to approve up to \$7,000 as quoted from L.W. Allen for repairs to the Wastewater Treatment Plant pump. All members voting yes.

Motion by Ruff seconded by Farl to approve Option #1 from Xylem for a new lift station pump, at Lift Station #3, in the amount of \$15,627.46. All members voting yes.

Grisen informed Clerk Torgerson that the minutes of September 5<sup>th</sup> are incorrect regarding the committee's motion to approve the Xylem option. The minutes state the repair price of \$13,958.23 instead of the new purchase price of \$15,627.46. Linda will correct the minutes as noted.

Motion by Ruff seconded by Farl to approve the Utilities Committee report for September 5<sup>th</sup> as presented. All members voting yes.

Upcoming meetings:

Next Council will be Monday, October 7, 2019 at 6:00 p.m.

Finance will be Monday, October 7, 2019 at 1:00 p.m.

Motion by Champeny seconded by Grisen to adjourn. All members voting yes.