

July 11, 2024

PUBLIC HEARINGS

5:30 p.m.

Mayor Richard Champeny opened the public hearing to the public regarding ordinance #24-03 an ordinance amending Ordinance #24-01 (Section IV-conditions 6 & 7) designating all-terrain vehicle routes and regulating the operation of all-terrain vehicles in the City of Alma.

No testimony was received for or against the proposed ordinance, Mayor Champeny closed the public hearing.

Mayor Richard Champeny opened the public hearing to the public regarding ordinance 24-04 an ordinance amending chapter 52: SEWERS §52.28 (E) Application for service of the City of Alma's code of ordinances.

No testimony was received for or against the proposed ordinance, Mayor Champeny closed the public hearing.

Mayor Richard Champeny opened the public hearing to the public regarding Ordinance #24-05, An Ordinance amending Chapter 94: Streets and Sidewalks §94.03 to read: Removal of Snow, ice, debris and vegetation from sidewalks.

Jane Langenfeld, resident, spoke in favor of the proposed ordinance to include removal of vegetation from the sidewalks by the adjacent property owner.

Stacy Lewellyn, resident, asked for clarification of the ordinance since she could not print the ordinance. Larry Grisen read the ordinance change regarding the addition of removal of vegetation from the sidewalks by the homeowners. Stacy stated she is in support of the vegetation removal from the sidewalks, however, regarding the snow removal stated that not all people will be able to remove the snow and ice sometimes. There was no change to the ordinance regarding the snow and ice removal. Lewellyn will attend a future utilities meeting regarding this matter.

No further testimony was received for or against the proposed ordinance, Mayor Champeny closed the public hearing.

Mayor Richard Champeny opened the public hearing to the public regarding the Conditional Use Permit application submitted by John Dusek III "4OPA LLC" to allow the construction of a twin home on lot #30 in Shawnee Estates.

Jane Langenfeld stated that she would be in favor of the twin home so long as there is a minimum number of square feet per resident. Gary Jepsen stated that each home is to be a total of 1200 square feet.

John Hadley inquired about the square foot of each unit. 1200 square feet per unit.

Ben Hillig, property owner, inquired about the square footage as well and what utilities are available for the twin home.

Hearing no further testimony for or against the Conditional Use Permit application, Mayor Richard Champeny closed the public hearing.

July 11, 2024

COUNCIL PROCEEDINGS

6:00 p.m.

Mayor Richard Champeny 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 Richard Champeny, Davie Meier, Larry Grisen, Randy Brommer, Larry Farl, Loren Mueller, and Gary Jepsen. David Earney absent.

Randy Brommer informed the Council that there is a correction to the minutes of the June 13, 2024 Council proceeding minutes on Page 7. The minutes should be flock cameras and not flock meters as printed.

Davie Meier informed the Council that there is a correction to the minutes on Page 8 regarding the Board of Appeals minutes. Meier is listed as voting yes and no. It should be corrected to Mueller voting yes and Meier voting no.

Motion by Mueller seconded by Brommer to approve the minutes of June 13, 2024 as amended. All members voting yes.

Motion by Jepsen seconded by Meier to approve the June 26, 2024 Special Council Meeting minutes as presented. All members voting yes.

Motion by Farl seconded by Grisen to approve the June 2024 Financial Report as presented. All members voting yes by roll call vote.

Motion by Jepsen seconded by Farl to approve the June 2024 Treasurer's Report as presented. All members voting yes.

Citizen comments:

John Hadley, resident, addressed the council regarding the importance of tourism. He stated that there should be a comprehensive plan to improve tourism in the City of Alma. Hadley stated that a plan should be developed since we collect room tax.

Jane Langenfeld stated that she hopes that the vegetation on sidewalk ordinances passes and when she was involved with the cleanup day in the city, she noticed many dilapidated buildings with missing siding. Loren Mueller stated that letters to go out to property owners regarding their property that does not meet the ordinance requirements.

Hadley spoke on the council agenda regarding the weather siren update. Mayor Champeny provided John Hadley with a letter he provided Sheriff Osmond regarding sounding the siren for severe thunderstorms, not just tornadoes.

Gary Jepsen suggested that agenda item 6 regarding the siren update be handled at this time.

Mayor Champeny explained that he was instructed by Sheriff Osmond to develop a letter requesting the siren be sounded for severe thunderstorms and get neighboring municipalities (Nelson, Buffalo City and Cochrane) to sign the letter and then forward to him. The Council reviewed the letter. Champeny stated that the municipalities involved all met and approved sending the letter to Sheriff Osmond.

Hadley had spoken to Gary Jepsen regarding having another weather alarm sounded and how severe weather is determined. Citizens may begin to ignore if too many sirens are sounded and especially if it won't affect the City of Alma. Randy Brommer agreed with Hadley if all three sirens go off and it doesn't even include the City of Alma. Rick Champeny will check with Sheriff Osmond regarding this matter.

Jane Langenfeld expressed her concerns. Jepsen stated it was his understanding that all three municipalities would receive the sounding of the siren. Champeny stated that he is concerned regarding the safety of the citizens even if a little inconvenience is had.

Hadley and Langenfeld stated they don't hear the sirens where they live. Larry Farl commented that the siren sounded 15 minutes after the storm had been through the City of Alma. Jepsen stated that parameters are set at 58 mph winds. Hadley felt the cellphone is a better way of notification, if they have one.

Foreman Joe Wick commented that he likes the siren for the city crew who would not necessarily hear a ring from the cellphone.

SERVICES COMMITTEE

Loren Mueller, chairperson, went over the minutes of the July 2, 2024 committee meeting.

Mueller stated the committee entertained the idea of developing a Friends of the Cemetery group. Gary Jepsen will be developing a revision to the city's noise ordinance to make it more defined and enforceable, including decibel readings for both day and night hours. City Attorney will review the proposed ordinance. Buffalo County currently does not have a noise ordinance.

Motion by Farl seconded by Brommer to approve the Services Committee report as presented. All members voting yes.

UTILITIES COMMITTEE

Larry Grisen, chairperson, went over the minutes of the July 8, 2024 committee meeting.

Grisen informed the committee that one of the city's storm sewers behind 500 N. 2nd Street has caused damage to the sidewalk behind the housing unit. Joe Wick will be obtaining cost figures for these repairs.

Joe Wick stated that the blacktop project on Shawnee Drive has been completed.

Motion by Grisen seconded by Brommer to approve an additional \$48,400 additional funds for the Cedar Street project regarding the water lines and to replace valves and install a flushing hydrant while this is done. All members voting yes by roll call vote.

Sandra Loesel inquired about Ordinance #24-04 regarding sewers. Grisen stated that the last 3 months of the year is when a resident can install a meter. The resident has to pay for the meter, plumbing costs, etc.

Motion by Grisen seconded by Brommer to adopt Ordinance #24-04 Amending the sewer ordinance to allow the placement of meters on private wells for sewer calculations. All members voting yes by roll call vote.

Motion by Brommer seconded by Meier to adopt Ordinance #24-05 including debris and vegetation removal from the sidewalks by residents. All members voting yes by roll call vote.

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

Motion by Mueller seconded by Farl to approve Ordinance #24-03 amending the ATV/UTV ordinance to match the County Ordinance regarding hours of operation and time of year operation. All members voting yes by roll call vote.

FINANCE/TAX & LICENSE/ZONING COMMITTEE

Gary Jepsen, chairperson, went over the committee minutes of July 8, 2024.

Jepsen stated that Jurowski and Boettcher discussed with the committee regarding repairs to the city hall/library. The committee elected to wait until October once the library grant is either awarded or not, and if more information from Riverland Energy was obtained.

Jepsen will be meeting with Lee Engfer regarding the broadband issue.

Jepsen stated that the library grant has been submitted.

Jepsen stated that the Law Enforcement contract was sent to Attorney Jon Seifert for his review and indicated that if this is what the city wants to do, the drafting document was in order. It is the hands of the county's attorney at the moment.

The committee discussed the proposed Conditional Use Permit for a twin home at Shawnee Estates.

Motion by Jepsen seconded by Brommer to approve the Conditional Use Permit submitted by John Dusek III for a twin home at Shawnee Estates with the stipulation that each side of the twin home has a minimum of 1200 square feet of living space and follow the Planning Commission's conditions as set forth regarding the Conditional Use Permit: 1) Approval of this lot does not mean a precedent is being set, other lots may be approved, 2) Both units will be required to have individual meters to base their sewer charges and 3) Drivable city sewer access must be allowed on Lot #30 and that each side of the twin home has a separate sewer lateral. All members voting yes by roll call vote.

Motion by Jepsen seconded by Grisen to approve Operator Licenses to: Kayla Keeler, Cole Stevens, Dirk Marvin, Tim Baker, and Julie Lindstrom. All members voting yes.

Jepsen informed the council that the committee will be reviewing the room tax ordinance. The current ordinance does not have teeth in the ordinance to encourage compliance.

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

PLANNING COMMISSION

Richard Champeny, chairperson, went over the Planning Commission minutes of July 11, 2024 regarding the Conditional Use Permit submitted by John Dusek III for a twin home at Shawnee Estates Lot #30.

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

Upcoming meetings:

Council August 15, 2024 at 6:00 p.m. with possible public hearings prior.

Services-----August 6, 2024 at 9:00 a.m.

Utilities-----August 12, 2024 at 8:30 a.m.

Finance-----August 12, 2024 at 10:30 a.m.

Motion by Farl seconded by Mueller to adjourn the meeting. All members voting yes.