

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, Loren Mueller, Gary Jepsen, and David Earney. Absent: Larry Farl.

Motion by Mueller seconded by Earney to approve the May 9, 2024 Council Proceeding minutes as presented. All members voting yes.

Motion by Jepsen seconded by Meier to approve the May 2024 Financial Report as presented. All members voting yes.

Motion by Earney seconded by Meier to approve the May 2024 Treasurer’s Report as presented. All members voting yes.

Citizen comments: Ben Hillig requested being able to comment at the end of the meeting. Mayor Champeny granted his request.

FINANCE/TAX & LICENSE/ZONING COMMITTEE

Gary Jepsen informed the Council that he was asked by the Library Board to come up with a contingency fund that is needed for the library grant. Jepsen presented the Council with the following:

Contingency fund request if Library Grant is approved.

Narrative: If Alma receives the Grant for a new library, one of the requirements is that the City of Alma continue to make the Library/Community Center open and viable for a period of no less than five years. Failure to do so will result in the City having to reimburse 100% of the millions of dollars appropriated for this project. We obviously cannot let that happen and must have a contingency in place to safeguard this investment.

Proposal: That the city continue its funding of the library in the manner that it has been funded in the past.

Analysis: Internal operational costs of the library will not be affected by the relocation to a new building. Those costs include: Books and other articles, employee costs, liability insurance, garbage removal, etc. Items that may be affected by the new location include; lawn care, snow removal, property insurance, heat, electricity, and janitorial. An effort to control utility costs are being explored within the grant. Options may be solar energy, geothermal, and a much more efficient building.

Nonetheless, it is much safer to anticipate additional costs and to be prepared than to ignore the possibility and struggle to locate funds if and when it becomes necessary.

Grant requirement: 10 points in the grant proposal lies in the City's ability to identify a contingency plan/fund that will clearly show the reviewers that we take this matter seriously and we have a well thought out funding plan.

Proposal: We are about to sign a contract for industrial lot 1 in Shawnee Estates with a purchase price of \$20,000. In addition, the purchaser has agreed to pay the City of Alma a non-refundable fee of \$1000.00 for an option to purchase lots 2 and 3 for a total of \$48,000.00.

Step 1: This defined \$21,000.00 minus closing costs be placed into the Library Contingency Fund for possible overruns in overhead and maintenance costs.

Step 2: Upon the sale of any individual residential lots, 10% of the sale price be placed into the contingency fund. Lot prices range from \$11,325-\$22,725 thereby providing \$1,132.50-\$2,272.50 per lot to the contingency fund.

Result:

The fund would immediately start with approximately \$19,500.00
If 4 lots sell in 2024 the fund would increase by approximately \$6,223.00
If this sales trend would be continued the fund balance would be \$31,446.00 plus interest at end of 2025 and by the time the library is completed in 2026 the fund would be approximately \$37,869.00.

Please keep in mind that this proposal will have no effect on either the % interest due on the land contract of approximately \$12,400 per year, nor will it have any effect on the amount of revenue that City gains from the private ownership of the residential or industrial lots.

Gary Wolf, Library Board member and Library Board President Cindy Duley spoke in favor of the contingency fund.

Motion by Jepsen seconded by Earney to establish a contingency fund if the library grant is approved. Four members voting yes, two abstained (Brommer, Grisen) by roll call vote.

Motion by Jepsen seconded by Grisen to approve the Purchase Agreement for Industrial Lot #1 pending review of the City Attorney to see if in item #17, Wisconsin law should be followed. Five members voting yes, one no (Earney) by roll call vote.

Motion by Earney seconded by Mueller to approve the contract for law enforcement services with the Buffalo County Sheriff's Office (80/20 split) pending review by city attorney Jon Seifert and Buffalo County's Attorney Tom Bilski. All members voting yes by roll call vote.

The term of the agreement will be from January 1, 2025 through December 30, 2030.

Motion by Mueller seconded by Meier to purchase 2 flock cameras under the terms of the contract with the Buffalo County Sheriff's Office. All members voting yes by roll call vote.

Motion by Grisen seconded by Earney to approve the Assessor's Contract to Kleven Property Assessment for \$15,500.00 in 2025 to conduct the revaluation and \$7,000.00 for the 2026 assessment contract as presented. All members voting yes by roll call vote.

Motion by Jepsen seconded by Mueller to approve the following Class "A" licenses:

Kwik Trip, Inc., Kwik Trip 802, Brenda Loesel, Agent, 603 N. Main St. Riverside Bait and Liquor, Jody Cowden, Agent, 200 S. Main St.

All members voting yes.

Motion by Earney seconded by Meier to approve the following Class B Beer & Liquor Licenses:

American Legion Post #224, Laureen Smolen, Agent, 501 N. Main St.
Daniel G. Kordiak, Alfresco Pizzeria, Tommy McLean, Agent, 211 N. Main St. Gregory A. Stevens, Dam View Bar, 415 N. Main St.
JLS Hospitality, LLC, Jerri Schreiber, Agent, 201 N. Main St. JE Walker, LLC, Elizabeth Walker, Agent, S1582 STH 35
Burlington Hotel Bar Shop, LLC, Jennifer Griffith, Agent, 809 N. Main St.
Bill's Talk of the Town LLC, Talk of the Town, Aldona Palmer, Agent, 107 N. Main St. Empire Investments, LLC, Empire Room, Tommy McLean, Agent, 215 N. Main St.
The Red Ram Saloon, LLC, Dylan Fluekiger, Agent, 207 N. Main St.
Bluestone Music, LLC, Big River Theatre, Joshua Griep, Agent, 121 S. Main St.
Alma Rod & Gun Club, Travis Burce, Agent, S1562 CTH I

All members voting yes.

Motion by Grisen seconded by Mueller to approve the following Class B Fermented Malt License – On Premise Only:

Pier 4 Market, LLC, Elizabeth Walker, Agent, 600 N. Main St.

All members voting yes.

Motion by Brommer seconded by Meier to approve the following Class C Wine License- On Premise only to Pier 4 Market, LLC-Elizabeth Walker, agent, 600 N. Main St.

All members voting yes.

Motion by Meier seconded by Earney to approve the following Operator Licenses:

ALFRESCO PIZZERIA
1 KORDIAK, DANIEL G. 1095 13TAH AVE. SE, MPLS, MN 55414

ALMA AMERICAN LEGION
2 BAUTCH, DAVID J. 807 S. MAIN ST., ALMA, WI 54610
3 DECKER, FELICIA 106 WISCONSIN AVE, COCHRANE, WI 54622
4 SCHULTZ, PAUL 109 NORTH 2ND STREET, ALMA, WI 54610
426 N BELVIDERE ST, BUFFALO CITY, WI
5 REBELSKEY, EDWARD F. 54622

ALMA HOTEL
6 KURTZWEG, RAEANN J. PO BOX 41, ALMA, WI 54610
7 MUELLER, LOREN 701 N. SECOND ST., ALMA, WI 54610
8 MILLER, SUSAN L. 1101 S MAIN ST, ALMA
9 BURT, ALLYN L. PO BOX 563, ALMA, WI 54610

ALMA ROD-N-GUN CLUB
10 GANZ, DONALD J. S1522 COUNTY RD I, ALMA, WI 54610
11 NUZUM, DALE L. S1364 NUZUM RD, ALMA, WI 54610
12 REDING, DONALD C. 306 SUNSET DRIVE, ALMA, WI 54610
13 SCHULTZ, THOMAS H. S1664 STATE HWY 37, ALMA, WI 54610
14 NESS, DAVE W1662 TELL LAKE RD, ALMA, WI 54610
15 BABROS, WAYNE W1469 County Road E, Alma, WI 54610
16 BURCE, TRAVIS PO Box 285, Cochrane, WI 54622

BILLS TALK OF THE TOWN
17 KELLER, JAMES R. 100 N MAIN ST, ALMA
18 HANSON, SANDRA A. P.O. BOX 302, ALMA, WI 54610

WALKER'S SILVERMOON
19 GRANER, STEPHANIE, M. 105 ORANGE ST., ALMA, WI 54610
Walker's Silvermoon S1582 Hwy 35, Alma, WI
20 PASSE, JUSTIN A. 54610
21 SEMLING, CHARLOTTE A. W1095 BAY ST, FOUNTAIN CITY, WI 54629
22 SEMLING, HEATHER 807 N MAIN ST UPPER, ALMA, WI 54610

DAM VIEW BAR
23 STEVENS, JANINE 415 NORTH MAIN STREET, ALMA, WI 54610

DANZINGERS VINEYARD
24 ZASTROW KYRIE A. 1219 E LANEVILLE AVE, DURAND, WI 54736
25 PATTON, KITT S. 271 E 8TH ST, WINONA, MN 55987

26 EVERS, CHLOE M. S2012 HICKORY LN, ALMA
27 TRUESDELL, AMY J. 522 N Harrison ST, Mondovi
28 BUEL, CYNTHIA 506 S 2ND ST, ALMA

RED RAM SALOON

29 BOHNSACK, ELIZABETH R. S1630 STATE RD 35, ALMA, WI 54610
30 AUER, NICOLE F. 1116 RIVERVIEW DR, ALMA
31 LIEBIG, JORDYN A. PO Box 122, Cochrane, WI 54622

RIVERSIDE BAIT AND LIQUOR

32 HANSON, MARION E. 106 Orange Street, Alma, WI 54610
33 WALLERICH, TIMOTHY J. 618 E 10th St, Wabasha, MN

KWIK TRIP

34 BURCE, DANIEL J. 710 N.2ND ST., ALMA, WI 54610
35 EBERSOLD, SONYA K. 513 N. MAIN STREET, ALMA, WI 54610
36 GALVAN, JOYCE A. 403 VISTA DR, ALMA, WI 54610
37 GRIFFITH, MELODY DAWN S1555 COUNTY RD I, ALMA, WI 54610
38 MUELLER, SAMUEL L. 701 N. 2ND STREET, ALMA, WI 54610
39 REED, SHARAYA M. S2044 GRANDVIEW ROAD, ALMA, WI 54610
40 RIECK, LANA M. 338 VISTA DR. ALMA, WI 54610
41 RIECK, SHARON M. S1632 ST. RD 35, ALMA, WI 54610
SCHARMER LANGHORST,
42 SARAH 412 VISTA DRIVE, ALMA, WI 54610
43 BAUM, JANET E. 701 S. 2ND ST., ALMA, WI 54610
44 REINEKE, DAVID C. 502 N 2ND ST, ALMA, WI 54610
45 GLASS, LORI L. S1058 STATE RD 25, NELSON, WI
46 WALL, KELSEY S. E242 CLEVELAND ST #1, ALMA
47 SIPLA, ROBERTA L. S1689 CTY RD XX, ALMA

48 MANN, CAINNIN M. W1560 CTY RD E, ALMA

49 STIEHL, RILEY D. W1820 Badland Road, Alma, WI 54610

50 BROMMER, CARLY J. ALMA
51 LA DUKE, ZOE 1825 N. RIVER RD, BUFFALO CITY, WI 54622

INDIVIDUAL

52 BAKER, DONNA S1918 State Rd 88, ALMA, WI 54610
53 BROWNELL, JACKIE M. S1914 STATE ROAD 88, ALMA, WI 54610
54 HANSON, KATI 206 VISTA DR., ALMA, WI 54610
55 IBACH, DREW H. S2270 STATE RD 35, COCHRANE, WI 54622
56 IBACH, ELISABET S. S2770 STATE RD 35, COCHRANE, WI 54622
57 OTTUM, BONNADINE 401 N. 2ND STREET, ALMA, WI 54610
58 SALISBURY, LEE 310 S. MAIN ST., ALMA, WI 54610
59 BLANK, TABITHA S1555 COUNTY RD I #5, ALMA, WI 54610
60 SCHULTZ, BARBARA J. 314 S 2ND ST, BOX 91, ALMA
61 NELSON, KYLE E. 459 N SHORE DR, FOREST LAKE, MN 55025
62 DANZINGER, DAVID J. W1528 COUNTY ROAD E, ALMA, WI 54610

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

UTILITIES COMMITTEE

Grisen informed the Council that the committee met on May 14, 2024.

Motion by Grisen seconded by Mueller to approve Resolution #24-02 Compliance Maintenance Resolution. All members voting yes.

Motion by Earney seconded by Brommer to approve up to \$6,000 for a flow meter from B & M Mechanical. All members voting yes by roll call vote.

Grisen stated that Davy Engineer, Shawn Welte and Dan Wundrow with WI Rural Water Association addressed the committee regarding the water quality on 2nd Street. Shawn Welte suggested adding a loop on Swift Street. Wundrow stated that an iron bacteria is possible in the water lines and hard flushing should be done. Pipes by the reservoir will be checked as well.

Motion by Mueller seconded by Meier to approve the May 14, 2024 Utilities Committee report as presented. All members voting yes.

Grisen informed the Council that the committee met on June 10, 2024.

The committee discussed the following:

- Parking issues – downtown business letter
- Bidding schedule for Lift Station 4
- Flow meter
- Water problem on 2nd Street
- Swift Street water loop
- Sewer ordinance for residents to have meters to determine sewer charge in the un-metered areas
- Stairway railing repairs
- Sidewalk ordinance for weed removal

Motion by Earney seconded by Brommer to approve up to \$20,000.00 to determine if water lines/valves are crossed at Cedar Street. All members voting yes by roll call vote.

Motion by Earney seconded by Grisen to authorize engineering costs up to \$30,500.00 for Davy Engineering for the water loop at Swift Street contingent upon the results of the water lines/valves at Cedar Street. All members voting yes by roll call vote.

Grisen stated that an ordinance will come before the July meeting regarding residents' responsibility of removal of weeds and debris from the sidewalks, like snow and ice.

Grisen stated that a sewer ordinance allowing residents in the un-metered areas to purchase water meters to determine their sewer charge will be coming before the Council in July.

Motion by Jepsen seconded by Brommer to approve the June 10, 2024 Utilities Committee report as presented. All members voting yes.

Grisen presented the quote for seal coating Shawnee Drive.

Motion by Grisen seconded by Mueller to approve the quote from Fahrner for the seal coating of Shawnee Drive in the amount of \$28,225.00. All members voting yes by roll call vote.

SERVICES COMMITTEE

Chairperson Loren Mueller went over the minutes of June 4, 2024. The committee discussed and/or acted upon the following items:

- Castlerock Museum parking request – was referred to the Utilities Committee.
- Police concerns – Purchase of flock meters. This will be addressed at the Council.
- Animal care account-Clerk is to open account.
- Sounding of the weather siren. Mayor Champeny will be speaking with the Village of Nelson and Village of Cochrane regarding sounding the weather siren during bad storms, not just tornado warnings.
- ATV/UTV ordinance. The committee would like the City’s ordinance to match the County Ordinance regarding times of day for operation and year-round. An ordinance will be coming in July to reflect those changes.
- Request for rolling garbage bins for residents was tabled.
- Property maintenance. Letters to violators have been mailed.
- Cemetery concerns. The Burce family will be donating a bench in memory of their mother, Debra Burce. The family would like it to be placed in Alma Memorial Cemetery. The committee made a motion to approve the bench and its location.
- Train horn complaint from Jarrad Fluekiger. No action taken.
- Lift station at Shawnee. Jepsen wondered if the lift station should be fenced. Foreman Wick stated that he is not concerned since the lift station is enclosed.

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

PARKS AND RECREATION COMMITTEE

Chairperson Larry Farl stated that the committee had met on May 14th and June 4th. Many items were discussed and acted upon; Farl stated.

- Pickle ball/tennis court cracks. Buffalo County Highway Dept. will be fixing the cracks.
- Observation deck at Rieck’s Lake Park. Work will be done on the deck.
- Park inspection reports were reviewed.
- Kayak launch for Breckow’s Landing. Committee will look into costs and funding

Committee member Davie Meier stated that he had ordered 8 trees, with the committee’s permission, from Rieck’s Lake Park. They are different types of maple trees, will be

approximately 15' tall and will have a one-year warranty. Meier stated that they will stabilize the soil, mulch, and add protection for the trees.

Randy Brommer stated that the Buffalo County Highway Department did an awful job of fixing the cracks for the pickle ball/tennis courts. He further stated he was very disappointed with the job that was done.

This matter will be referred back to the Buffalo County Highway Department for resolution.

Motion by Grisen seconded by Jepsen to approve the Parks and Recreation committee report from May 14, 2024 as presented. All members voting yes.

Motion by Grisen seconded by Mueller to approve the Parks and Recreation committee report from June 4, 2024 as presented. All members voting yes.

BOARD OF APPEALS

All Council had received minutes of the Board of Appeals for May 16, 2024 at which time the Board did not approve the area variance submitted by Xcel Energy for a substation at 1300 S. Main (former Countryside Coop property).

Mayor Champeny was disappointed with the Board of Appeal's decision since he did not believe it had anything to do with the setback of the proposed substation. The variance was needed because the project did not meet the setbacks of the city's zoning ordinance.

Randy Brommer stated that there would be more sight distance with the proposed substation versus the grain bins and buildings that were formerly located on the side.

Mayor Champeny will contact City Attorney Seifert regarding the Board of Appeal's action.

Motion by Earney seconded by Mueller to approve the minutes of the Board of Appeals as presented. Three members voting no (Meier, Jepsen, Grisen), three members voting yes (Earney, Meier and Brommer). Mayor Champeny voted no, breaking the tie resulting in a 4 no to 3 yes vote.

Mayor Champeny read a letter he wrote to Riverland Energy in regard to renting their building and taking a tour of the building. Champeny stated that when city hall/library is repaired the offices would need to vacate to another location.

Motion by Jepsen seconded by Meier to approve the letter written by Mayor Champeny and to send the letter to Riverland Energy. All members voting yes.

CEMETERY PERPETUAL BEAUTIFICATION COMMITTEE

Motion by Grisen seconded by Mueller to approve the appointment of Kara Hoch to the Cemetery Perpetual Beautification Committee. All members voting yes.

Mayor Comments:

Mayor Richard Champeny wanted to extend his gratitude to the Council and city personnel for the last two months and stated how pleased he is with all that has been done in that time and hopes for continued progress.

Upcoming Meetings:

Services-----July 2, 2024 at 9 a.m.
Utilities-----July 8, 2024 at 8:30 a.m.
Finance-----July 8, 2024 at 10:30 a.m.
Council with Public Hearings prior-----July 11, 2024 at 6:00 p.m.

Ben Hillig complimented the Council on going forward with police protection for the community.

Ben Hillig, property owner across from the winery, then addressed the Council as to his disappointment in not being notified when the winery applied for their building permit. Hillig stated he should have been notified and have a word to say about the building permit application. He stated he will be hearing noise and will complain when necessary.

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