

September 12, 2024

PUBLIC HEARING

5:45 p.m.

Mayor Richard Champeny opened the public hearing to the public regarding proposed Ordinance #24-08 amending Chapter 72: Parking §72.22 Limited-term parking (a) (1) Two hour parking of the City of Alma's Code of Ordinances. This would allow for two hour parking in front of Castlerock Museum – 402 S. 2nd .

Hearing no testimony for or against the ordinance, Mayor Champeny closed the public hearing.

September 12, 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: Richard Champeny, Davie Meier, Larry Grisen, Randy Brommer, Larry Farl, Loren Mueller, Gary Jepsen, and David Earney.

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

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

Motion by Farl seconded by Brommer to approve the minutes of the Public Hearing minutes of August 15, 2024 regarding the amendment to the City of Alma's noise ordinance. All members voting yes.

Motion by Earney seconded by Meier to approve the Informational Meeting minutes of August 15, 2024 as presented. All members voting yes.

Motion by Earney seconded by Meier to approve the Council Proceeding minutes of August 15, 2024. All members voting yes.

FINANCE/TAX & LICENSE/ZONING COMMITTEE

Agenda Item 13: Ehlers & Associates proposal for contracted services for financial work. Brian Reilly, Ehlers & Associates, spoke to the Council presenting the financial work they will be doing for the City of Alma to help establish a better cash flow. They will investigate all the city accounts and funds and work with the City auditors, Bauman Associates, to develop the cash flow analysis.

They will present to the City the results of their investigation and give recommendations to the Council. Costs for the services of both Ehlers and Bauman's should be approximately \$7,500.00.

The Council thanked Brian Reilly for his presentation.

Agenda Item 4: Citizen comments.

The following people all spoke against the variance that was granted by the Board of Appeals on August 22, 2024.

Max Bachhuber, 903 Riverview Drive, informed the Council that he is a lifelong resident of the City of Alma and a member of the Alma Historical Society. He stated that the proposed Xcel substation at 1300 S. Main Street, does not conform to a historical town. He further commented that he is concerned about train derailments at that location.

Marcel Kulas, S1512 CTH I, member of the Board of Appeals, stated that he did not feel Xcel looked for other locations for the substation and did not have a hardship case for a variance.

Dan Schultz, 302 N. 2nd St, stated that the City Attorney gave bad advice on informing the City that the Mayor could be on the Board of Appeals and vote. Schultz stated that the procedure was improperly done and that there is a petition with over 180 signatures opposing the substation.

Jennifer Griffith, 809 N. Main St., stated that she works at Collin's Plumbing across the street from the proposed substation and the Board of Appeals should not have granted the variance because they did not follow WI law. Jennifer commented that she has pages with signatures of the petition to stop the substation.

Jerri Schreiber, owner of the Alma Hotel, lives in Cochrane. Spoke to the Mayor and wanted to present him with a petition that has over 200 signatures, not all from the City of Alma that are against the substation. She informed the Mayor that he could not be on the Board of Appeals and definitely not vote.

Mayor Champeny stated that since this is not on the agenda, this matter will be deferred until next month when the City Attorney can be present.

FINANCE/TAX & LICENSE/ZONING COMMITTEE CONTINUED

Agenda Items #12 and #13 – Engagement letter with W.J. Bauman Associates for financial work and Ehlers and Associates proposal for contracted services for financial work.

Motion by Jepsen seconded by Grisen to approve the combined total of \$7500 to Ehlers and Associates and Bauman Associates for financial work. All members voting yes by roll call vote.

Agenda Items #10 and #11 – Bank of Alma request to establish a savings account for Animal Friends of Alma and a checking account for Shawnee Estates.

Motion by Jepsen seconded by Brommer to approve establishing a savings account for Animal Friends of Alma and a checking account for Shawnee Estates. All members voting yes.

Agenda Item #14 – Discuss broadband to industrial lots and Shawnee Estates. Jepsen stated that John Dusek III will contribute \$7500 towards the broadband and Oakmonte in California (Industrial lot purchaser) will contribute \$3500. Jepsen stated that he felt if the City of Alma would contribute towards the broadband, our chances of receiving funds from Buffalo County would improve.

Motion by Farl seconded by Meier to authorize \$5,000 towards broadband to the industrial lots and Shawnee Estates. All members voting yes by roll call vote.

Motion by Jepsen seconded by Mueller to approve an Operator License to Zach Goeldner. All members voting yes.

Jepsen informed the Council that the City Attorney will be reviewing the Room Tax Ordinance amendment, and this will be acted upon next month.

Chairperson Jepsen asked if anyone had any other questions regarding the committee meeting of September 9, 2024. There were none.

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

UTILITIES COMMITTEE

Chairperson Larry Grisen informed the Council that the committee met on September 9, 2024 all council had copies of the committee minutes.

Agenda Item 7: Ordinance #27-08 Two hour parking ordinance amendment.

Motion by Mueller seconded by Farl to adopt Ordinance #24-08 Amending the Two hour parking ordinance to allow a two hour parking limit in front of Castlerock Museum at 402 S. 2nd St. All members voting yes by roll call vote.

Grisen stated that it was reported at the committee meeting that water main valves were found to be leaking during the project on 2nd St. Water pipes were stamped in 1930.

The committee will be looking into fixed, long-term financing with the Wisconsin Rural Water Association.

Agenda Item #9 – Public Service Commission letter regarding a water rate increase.

Motion by Grisen seconded by Brommer to table acting on the PSC letter to increase water rates. All members voting yes.

Agenda Item #8 – Proposal from Davy Engineering for Chemical Treatment/Storage.

Motion by Grisen seconded by Earney to approve the proposal from Davy Engineering for Chemical Treatment/Storage up to \$50,000 as presented. All members voting yes by roll call vote.

Grisen reported that the sealcoating of the roads will be done next week.

The committee acted upon the issue of goats in the City to control vegetation and voted to not allow the goats.

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

SERVICES COMMITTEE

Chairperson Loren Mueller went over the committee minutes of September 4, 2024.

Agenda Item #15: Law Enforcement contract with Buffalo County – Salary breakdown.

Gary Jepsen informed the Council that there are some items to work out with the contract and the finances needed.

Motion by Mueller seconded by Grisen to table the law enforcement contract with Buffalo County. All members voting yes.

Mueller informed the Council that parking fines were discussed and it was decided the fines remain as they are now.

Cemetery rules were discussed. An ordinance amendment will be forthcoming.

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

BOARD OF APPEALS

Motion by Jepsen seconded by Brommer to approve the Board of Appeals minutes of August 22, 2024 as presented. All members voting yes.

Agenda Item 17: Appointment of Davie Meier as Chairperson for the Parks and Recreation committee.

Motion by Brommer seconded by Mueller to approve the appointment of Davie Meier as Chairperson for the Parks and Recreation committee. All members voting yes.

Mayor Champeny thanked Larry Farl for serving many years as the Chairperson for Parks and Recreation committee.

Upcoming meetings:

Council will be Thursday October 10, 2024 at 6:00 p.m. with a public hearing for the room tax ordinance at 5:30.

Finance will meet on Monday, October 7th at 10:30 a.m.

Services will meet on Tuesday, October 8th at 8:30 a.m.

Utilities will meet October 14th at 8:30 a.m.

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