

August 21, 2025

COUNCIL PROCEEDINGS

6:00 p.m.

Mayor Richard Champeny called the regular monthly meeting of the Common Council to order.

Pledge of Allegiance of said.

Clerk Linda Torgerson took roll call with the following members present: Mayor Richard Champeny, Davie Meier, Larry Grisen, Randy Brommer, Perry Iberg, Loren Mueller, Gary Jepsen, and David Earney.

Mayor Champeny announced there would be a deviation from the agenda so that Utilities Chairperson Larry Grisen could give the report on the Emergency meeting regarding the detour and the closing of Tritsch's Hill (CTH E).

Larry Grisen announced that Tritsch's Hill is open today because of the city crew's persistence to get the road open. Grisen reported that an emergency meeting was held on August 7, 2025 after a semi took out a portion of the wall on Tritsch's Hill. This is a county trunk highway and the county closed Tritsch's Hill to investigate the integrity of the wall. The closing of CTH E created a detour to Cedar Street. Grisen stated that the city crew did an awesome job regarding this matter and got blamed for things that were not their fault. He thanked the fire department for assisting in stopping semis, campers, etc. during the Ashley for the Arts event in Arcadia.

Grisen stated that navigation apps on a person's phone detect a new detour once it has been used five times so that as well caused confusion. Better communication was needed, and he believed that has been accomplished.

Motion by Brommer seconded by Iberg to approve the August 7, 2025 Emergency meeting minutes held at 9 a.m. as presented. All members voting yes.

Council agenda Item 15: Recommendation for general contractor award for the new library.

Kevin Kipperle and Kim Belmann, architects with FEH, were present via zoom and went over the bids for the new library. Market and Johnson were the lowest bidder at \$3,676,900.

Motion by Jepsen seconded by Earney to approve the bid from Market and Johnson for construction of the new library in the amount of \$3,676,900. All members voting yes by roll call vote.

Completion of the new library will be tentatively June 1, 2026.

Citizen comments:

Dan Schultz, resident, inquired about train horn noise and if the City has done anything to stop the horns from blowing. Linda stated the City has dealt with this issue over the years and welcomed Schultz to review the file regarding the train horn noise.

Orlyn Hokscho commented that he felt there was a conflict of interest going on in Lot #27 of Shawnee Estates.

Stacy Lewellyn, who appeared by zoom, complimented the Alma Chamber and those involved in holding the Best Dam Day event and she supported the idea of a City Square in the vacant lot that was used.

Motion by Earney seconded by Iberg to approve the July 17, 2025 Council Proceeding minutes as presented. All members voting yes.

Motion by Earney seconded by Meier to approve the minutes of the August 4, 2025 Special Council meeting. All members voting yes.

Motion by Jepsen seconded by Earney to approve the July 2025 Financial Report as presented. All members voting yes by roll call vote.

Motion by Earney seconded by Mueller to approve the July 2025 Treasurer's Report as presented. All members voting yes.

SERVICES COMMITTEE

Chairperson Loren Mueller went over the committee minutes of August 5, 2025.

Mueller stated that agenda item 12: Habitual property maintenance violators-action to be taken will be addressed next month.

Grisen inquired about the burning in the cemeteries. Loren stated that the amendment to the cemetery ordinance will include no burning in the cemeteries.

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

RIVERLAND BUILDING COMMITTEE

Chairperson Larry Grisen reported on the August 6, 2025 committee meeting. The committee reviewed the existing floor plan and made suggestions for the architect to come back with the changes next month for review. The project will be done in two phases. The office building portion will be done in Phase I and the fire station portion in Phase II.

UTILITIES COMMITTEE

Chairperson Larry Grisen went over the committee minutes of August 11, 2025.

Grisen stated that the City has been working diligently with the Wisconsin Rural Water Association to resolve the water problem on Second Street. One of the factors causing the problem is that air was found to be in the water. Flushing has helped considerably with the issue.

Motion by Mueller seconded by Brommer to approve the August 11, 2025 committee minutes as presented. All members voting yes.

Agenda Item 8: Retaining wall bid for North 2nd St.

Mayor Champeny read a Declaration of Emergency regarding the wall from 501 N 2nd to 609 N 2nd Street that he prepared for the retaining wall on 2nd Street.

Grisen reported on the August 18, 2025 Utilities committee meeting. Purpose of the meeting was to meet with GSI and go over the wall repair and schedule and what is required of the City during this project.

Larry Grisen informed the Council that the retaining wall repair project had been bid out twice due to the first bids received. Grisen explained that he had tried to obtain a pre-disaster mitigation grant for the wall, however, the City was not eligible. The wall has been declared a hazard and the residents involved have been notified to park on the east side of the street.

Grisen informed the Council that the bidder on the repairs for the wall, GSI, will be looking to see if there are any post construction grants. The original bid from GSI was \$525,629.88. Since that time, they have submitted a revised bid in the amount of \$479,699.99. This bid would not include landscaping, steps, and railings .

Motion by Jepsen seconded by Iberg to approve the revised bid from GSI for the repairs to the retaining wall from 501 N. 2nd to 609 N. 2nd Street in the amount of \$479,699.99. All members voting yes by roll call vote.

Motion by Earney seconded by Brommer to approve a new six inch hydrant on Bluff Street at a cost of approximately \$30,000.00.

Motion by Jepsen seconded by Meier to approve the Utilities Committee report of August 18, 2025 as presented. All members voting yes.

FINANCE/TAX & LICENSE/ZONING COMMITTEE

Chairperson Gary Jepsen went over the committee minutes of August 11, 2025.

Motion by Mueller seconded by Meier to approve the invoice for Buffalo County Sheriff's Department in the amount of \$9,900.00 for equipment. All members voting yes by roll call vote.

Motion by Earney seconded by Iberg to accept Justin Steinmeyer to be the building inspector for the City of Alma building permits. All members voting yes.

The permits he will be handling are building permits that involve construction, plumbing, hvac and electrical.

Motion by Mueller seconded by Meier to approve \$12,000.00 to Kouba Drilling for a Thermal Conductivity test for the new library site. All members voting yes by roll call vote.

The cost will be paid by the Library Grant.

Motion by Grisen seconded by Brommer to approve the appointment of Laura Petterson as the new library director. All members voting yes.

Library Director, Laura Toone, resigned and will be moving out of state with her family.

Motion by Iberg seconded by Mueller to approve the Finance/Tax & License/Zoning committee report of August 11, 2025. All members voting yes.

PARKS AND RECREATION COMMITTEE

Chairperson Davie Meier reported on the committee minutes of August 12, 2025.

Motion by Jepsen seconded by Mueller to approve the Parks and Recreation committee report from August 12, 2025. All members voting yes.

Fire Chief Tom Brakke informed the Council that the Fire Department has raised funds for UTV, especially after a very nice donation from Dairyland Power. Brakke stated that the UTV will be fully loaded with a rescue basket and wench.

Mayor Champeny announced that the city officer contracted through the County is Emily Rybarczyk.

Gary Wolf, DNR, asked if the CWD collection site could be in the vacant lot across from City Hall as the past few years. Mayor Champeny granted his request.

Upcoming meetings:

Services -----Sept. 2nd at 9:00 a.m.

Utilities-----Sept. 8th at 8:30 a.m.

Finance-----Sept. 8th at 10:30 a.m.

Parks and Rec.----Sept. 9th at 10:00 a.m.

Tourism Commission----Sept. 9th at 9:00 a.m.

Council -----Sept. 18th at 6:00 p.m.

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