

June 12, 2025

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.

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

Motion by Earney seconded by Iberg to approve the May 12, 2025 Council Proceeding minutes as presented. All members voting yes.

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

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

Recognition certificate for clean-up day 2025 was presented to Lu Ann Flury of Enhance Alma for her years of contributions to beautifying the City of Alma.

The new City of Alma police officer was introduced as Emily Rybarczyk. Emily spoke briefly about her transition from the County to the City.

Citizen comments: Jennifer Griffith spoke about the city being historic and how it needs to remain that way. She commented on walking thru the city and the shops turning into people's homes.

FINANCE/TAX & LICENSE/ZONING COMMITTEE

Motion by Mueller seconded by Meier to table the building inspector discussion back to the Finance Committee for review. All members voting yes.

Motion by Earney seconded by Mueller to approve the Finance/Tax & License/Zoning committee report from June 2, 2025 as presented. All members voting yes.

Motion by Jepsen seconded by Earney 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 Jepsen seconded by Earney 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, Brandon Hoover, 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.
River Road Tavern LLC, Dylan Fluekiger, Agent, 107 N. Main St.
Empire Investments, LLC, Empire Room, Brandon Hoover, 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 Jepsen seconded by Meier 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 Jepsen seconded by Iberg to approve the following Class “C” Wine License- On Premise only:

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

All members voting yes.

Motion by Jepsen seconded by Iberg to approve the following Operator Licenses:

#	Name	Address
		ALFRESCO PIZZERIA

ALMA AMERICAN LEGION

- | | | |
|-----------|------------------|----------------------|
| 39 | Danzinger, David | W1528 Cty Rd E, Alma |
| 40 | Schultz, Paul | 109 N 2nd St, Alma |
| 41 | Huber, Amber | W1149 Bade Rd, Alma |
| 42 | Decker, Felicia | PO Box 112 Cochrane |

ALMA HOTEL

- | | | |
|-----------|------------------|---------------------|
| 11 | Burt, Allyn | 321 N Main St, Alma |
| 18 | Kurtzweg, Raeann | PO Box 41, Alma |

ALMA ROD-N-GUN CLUB

- | | | |
|-----------|---------------|--------------------------|
| 34 | Babros, Wayne | W1469 Cty Rd E, Alma |
| 35 | Nuzum, Dale | S1364 Nuzum Rd, Alma |
| 36 | Reding, Don | PO Box 485 |
| 37 | Ness, David | W1662 Tell Lake Rd, Alma |
| 38 | Ganz, Donald | S1587 Cty Rd N, Alma |

RIVER ROAD TAVERN

- | | | |
|-----------|-----------------|-------------------------------|
| 1 | Hanson, Sandra | 303 S 2nd St, Alma |
| 10 | Ranieri, Susan | 213 W Circle Dr, Buffalo City |
| 15 | Liebig, Jordyn | PO Box 122, Cochrane |
| 16 | Auer, Nicole | 1116 Riverview Dr, Alma |
| 19 | Schultz, Barb | PO Box 91, Alma |
| 30 | Bartelt, Ashley | S1630 State Rd 35, Alma |

WALKER'S SILVERMOON

- | | | |
|-----------|---------------------|----------------------------|
| 9 | Anderson, Charmayne | N514 N Main St, Nelson |
| 21 | Graner, Stephanie | 105 Orange St, Alma |
| 32 | Walker, Joseph | S1437 State Rd 88, Alma |
| 33 | Walker, Emily | W5212 State Hwy 35, Durand |

DAM VIEW BAR

- | | | |
|-----------|-----------------|---------------------|
| 26 | Stevens, Janine | 415 N Main St, Alma |
| 27 | Stevens, Cole | 415 N Main St, Alma |

DANZINGERS VINEYARD

- | | | |
|-----------|----------------|----------------------|
| 24 | Priebe, Rachel | 110 S Main, Cochrane |
|-----------|----------------|----------------------|

RED RAM SALOON

- | | | |
|-----------|---------------------|-----------------------------------|
| 13 | Bolduan, April | S2342 Weinandy Ln Apt A, Cochrane |
| 14 | Fritze, Alyssa | S2025A Cty Rd U, Waumandee |
| 28 | Bohnsack, Elizabeth | S1630 State Rd 35, Alma |

RIVERSIDE BAIT AND LIQUOR

- | | | |
|-----------|--------------------|------------------------|
| 22 | Wallerich, Timothy | 618 E 10th St, Wabasha |
| 23 | Hanson, Marion | |

KWIK TRIP

- | | | |
|-----------|--------------------------|-------------------------------|
| 43 | Burce, Daniel | 710 N 2nd St, Alma |
| 44 | Glass, Lori | S1058 State Rd 25 N |
| 45 | Sipla, Roberta | S1689 Cty Rd XX, Alma |
| 46 | Heller, Kainen | S1626 State Rd 35, Alma |
| 47 | LaDuke, Zoe | 1825 N River Rd, Buffalo City |
| 48 | Scharmer Langhorst, Sara | 412 Vista Dr, Alma |
| 49 | Baker, Tim | W1654 Hollow Rd |
| 50 | Keeler, Kayla | 805 N Main St, Alma |
| 51 | Wall, Kelsey | E242 Cleveland St, Nelson |
| 52 | Baum, Janet | 701 S 2nd St, Alma |
| 53 | Galvan, Joyce | 403 Vista Dr, Alma |
| 54 | Reineke, David | 502 N 2nd St, Alma |
| 55 | Rieck, Lana | 338 Vista Dr, Alma |
| 56 | Griffith, Melody | S1555 Cty Rd I Lot 1, Alma |
| 57 | Goeldner, Claire | W2007 Windsong Ter, Alma |
| 58 | Radatz, Ashton | S1001 Cty Rd I, Nelson |
| 59 | Semling, Heather | 807 N Main St, Alma |
| 60 | Ebersold, Sonya | 513 N Main St, Alma |
| 61 | Mueller, Samuel | 409 Vista Dr, Alma |
| 62 | Goeldner, Roland | W2007 Windsong Ter, Alma |
| 63 | Reed, Sharaya | S2044 Grandview Rd, Alma |

INDIVIDUAL

- | | | |
|-----------|------------------|---------------------------------|
| 2 | Ibach, Drew | S2270 State Rd 35, Cochrane |
| 3 | Ibach, Elisabet | S2270 State Rd 35, Cochrane |
| 4 | Brownell, Jackie | S1914 State Rd 88, Alma |
| 5 | Miller, Susan | 305 N Main St, Alma |
| 6 | Nelson, Kyle | 459 N Shore Dr, Forest Lake, MN |
| 7 | Hanson, Kati | 206 Vista Dr, Alma |
| 8 | Salisbury, Lee | PO Box 51, Alma |
| 12 | Keller, James | PO Box 102, Alma |
| 17 | Baker, Donna | S1819 State Rd 88, Alma |
| 20 | Aitkenhead, Carl | 805 S 2nd St, Alma |
| 25 | Ottum, Bonnadine | PO Box 456, Alma |
| 29 | Buel, Cynthia | 506 S 2nd St, Alma |
| 31 | Lindstrom, Julie | 405 N 2nd St, Alma |
| 64 | Burce, Holly | 207 Burlington St, Cochrane |

Motion by Meier seconded by Iberg to approve the Finance/Tax & License/Zoning committee report from June 9, 2025 as presented. All members voting yes.

Discussion of the Alma Memorial Cemetery new road bid by Reglin Excavating LLC.

Motion by Earney seconded by Mueller to approve \$24,500 not to exceed \$25,000 for grading of the road. All members voting yes by roll call vote.

Motion by Earney seconded by Iberg to approve \$9,327.50 with the addition of plus or minus 10 percent of the original estimate amount for trucking and leveling. All members voting yes by roll call vote.

Motion by Earney seconded by Meier to approve \$9,967.10 with the addition of plus or minus 10 percent for rock. The City of Alma is purchasing the rock from the quarry directly. All members voting yes by roll call vote.

Library designs were reviewed.

Motion by Brommer seconded by Mueller to approve the library designs as presented. All members voting yes.

Review payment #1 for library.

Motion by Mueller seconded by Iberg to approve the disbursement of the \$186,715.26 first payment. All members voting yes by roll call vote.

Motion by Meier seconded Mueller to approve all the other items listed above. All members voting yes.

UTILITIES COMMITTEE

Motion by Earney seconded by Mueller to approve the minutes as presented. All members voting yes.

PARKS AND RECREATION COMMITTEE

Motion by Jepsen seconded by Iberg to approve the minutes as presented. All members voting yes.

TOURISM COMMISSION

One more banner to be ordered and put down by the turnaround. Best Dam Day banners were discussed. The signs at each end of the City are outdated. The sign in Nelson needs to be redone.

Motion by Iberg seconded by Brommer to approve the minutes as presented. All members voting yes.

SERVICES COMMITTEE

Motion by Jepsen seconded by Earney to approve the new costs for the upper lots would be \$1,000 (\$800 per lot, \$200 for maintenance). The new costs for the lower lots would be \$800 (\$600 per lot, \$200 for maintenance). Separate funds to be created for lots and maintenance. The new cemetery costs to take effect for the available sale of the upper lots increasing upon completion of the new road on top. All members voting yes by roll call vote.

Motion by Meier seconded by Brommer to approve the minutes as presented. All members voting yes.

Compliance Maintenance Annual Resolution to be tabled for next meeting.

RIVERLAND ENERGY BUILDING COMMITTEE

Mayor Champeny went over.

Motion by Jepsen seconded by Earney to approve as presented. All members voting yes.

Discussion of the hiring of city utility & street personnel.

Motion by Iberg seconded by Earney to approve the hiring of a full-time employee at \$24.00 an hr., pending background check and drug screening. All members voting yes by roll call vote.

Gary Jepsen read the statute being used to convene into closed session.

Motion by Mueller seconded by Brommer to convene into CLOSED SESSION under exemptions set under Wis. Stats. 19.85 (1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The council will reconvene into open session. All members voting yes by roll call vote.

CLOSED SESSION

Motion by Mueller seconded by Earney to go back into open session. All members voting yes by roll call vote.

Motion by Jepsen seconded by Iberg to approve three different scenarios pertaining to Shawnee Estates residential lots. All members, except Brommer voting yes by roll call vote.

- 1) Forgive first year of interest providing that Mr. Dusek agrees to continue ownership and develop for a minimum of the next 12 months.
- 2) Authorize and grant Mr. Dusek the right to construct additional twin plex houses in the future on lots #25, 26, 28, 29, 30, 1, 2, & 3.
- 3) Authorize thru special use provisions that the properties listed above be made available for short term rentals.

Upcoming Meetings:

Services-----July 1, 2025 at 9 a.m.
Utilities-----July 7, 2025 at 8:30 a.m.
Finance-----July 7, 2025 at 10:30 a.m.
Tourism-----July 8, 2025 at 9 a.m.
Park & Rec-----July 8, 2025 at 10 a.m.
Council with Public Hearings prior-----July 17, 2025 at 6:00 p.m.

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