

October 16, 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.

Clerk Linda Torgerson 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 Mueller seconded by Iberg to approve the Public Hearing minutes of September 18, 2025 regarding the cemetery ordinance amendment as presented. All members voting yes.

Motion by Earney seconded by Meier to approve the Council Proceeding minutes of September 18, 2025 as presented. All members voting yes.

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

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

The City of Alma-Alma Public Library was awarded a \$19,134.03 grant from the Winding Rivers Library System Solar Library Grant program in support of the new library's solar energy project. Gary Jepsen introduced the presentation of the grant to Mayor Richard Champeny, Library Director Laura Pettersen, and Library Board of Trustees Vice President Shelly Cherry. As a part of the new library planning and construction, solar energy is being installed as a sustainable and efficient energy source. Additional grant funding is being sought to reduce the cost of the solar project by up to 95%.

The Winding Rivers Library System Solar Library Grant program was established by a generous donor to promote renewable energy capital projects in member libraries.

Citizen comments:

No citizen comments were received.

FINANCE/TAX & LICENSE/ZONING COMMITTEE

Chairperson Gary Jepsen went over the minutes of October 6, 2025.

The committee acted upon 3 building permits. One was for the new library and the other two were for solar panels for the Gary Jepsen and Josh Reed properties. More information was needed for the solar installation permits. The committee approved the building permit application for the new library.

Motion by Mueller seconded by Meier to approve a 2.7% raise for city employees across the board and renew the employees existing health insurance plan with Quartz at an increase of 8% for 2026. All members voting yes by roll call vote.

Jepsen announced that he had informed the committee that broadband would be going into the industrial lots for a cost of \$15,000.00. Five thousand paid by CCT, five thousand paid by Oakmonte (owner of industrial lot #1), and the City of Alma paying \$5,000.00. Jepsen stated that this was approved quite some time ago by the City Council, however, thought it was worth mentioning again.

Motion by Iberg seconded by Mueller to approve the October 6, 2025 Finance/Tax & License/Zoning committee minutes as presented. All members voting yes.

FINANCE/TAX & LICENSE/ZONING COMMITTEE

Chairperson Gary Jepsen went over the committee minutes of October 13, 2025.

Jepsen informed the Council that Council agenda Item 12 – Quit claim deeds for Lot #24 and Lot #27 of Shawnee Estates, switching ownership of the lots, John Dusek III's attorney and the city attorney have drafted the proper language.

Motion by Mueller seconded by Earney to approve the Quit claim deeds for Lot #24 and Lot #27 of Shawnee Estates, switching ownership of the lots, John Dusek III's attorney and the city attorney have drafted the proper language. All members voting yes by roll call vote.

Motion by Iberg seconded by Brommer to approve Payment Request #1 for the new library in the amount of \$29508.70 to Market & Johnson contractor. All members voting yes by roll vote.

Motion by Brommer seconded by Mueller to approve \$19,134.03 to be paid to Ethos as a safe harbor. All voting yes by roll call vote.

Motion by Earney seconded by Meier to approve the quote from Winona Heat & Vent to do the needed roof repairs at the current city hall/library/fire station in the amount of \$6,252.00. All members voting yes by roll call vote.

Motion by Mueller seconded by Iberg to approve the Finance Committee minutes of October 13, 2025 as presented. All members voting yes.

SERVICES COMMITTEE

Chairperson Loren Mueller went over the minutes of October 7, 2025. Mueller informed the Council that the fine restructuring for property violations will be tabled until the next meeting.

Mueller informed the Council that Police Officer Emily Rybarczak and Code Enforcement Officer Ken Passow have been checking properties and letters have gone out to residents violating the property maintenance ordinance.

Mueller further reported that the fire department has received a \$5,000 DNR grant.

Motion by Meier seconded by Jepsen to approve the October 7, 2025 Services Committee report as presented. All members voting yes.

UTILITIES COMMITTEE

Committee member, Randy Brommer, went over the minutes of the October 13, 2025 Utilities Committee meeting.

Motion by Earney seconded by Iberg to approve GSI's (contractor for wall on North 2nd Street) Invoice #1 in the amount of \$72,868.71. All members voting yes by roll call vote.

Motion by Earney seconded by Jepsen to approve GSI's Invoice #2 in the amount of \$406,831.28. All members voting yes by roll call vote.

Brommer informed the Council that the wall itself was Phase 1 and Phase 2 will be landscaping, stairwells, and railings. Brommer further commented that the retaining wall should last approximately 50 years.

Motion by Jepsen seconded by Earney to approve Pay Request #2 for the Lift Station #4 Project in the amount of \$234,650.00 as presented. All members voting yes by roll call vote.

Motion by Iberg seconded by Mueller to approve the October 13, 2025 Utilities Committee report as presented. All members voting yes.

SERVICES COMMITTEE

Chairperson Loren Mueller informed the Council that the Services Committee recommended approval of opening up the upper lots of the Alma Memorial Cemetery for sale. Discussion held.

Motion by Mueller seconded by Earney to approve opening of the upper lots (Blocks B & C) of the Alma Memorial Cemetery for sale. All members voting yes.

RIVERLAND ENERGY BUILDING COMMITTEE

Mayor Richard Champeny went over the committee minutes of October 7, 2025. The proposal from the asbestos company was discussed and sent to Council for action.

Motion by Earney seconded by Iberg to approve Brack Thermal Systems, Inc. – Asbestos Abatement proposal for the Riverland Energy Building not to exceed \$24,500.00. All members voting yes.

Motion by Earney seconded by Meier to approve the Riverland Energy Building Committee report for October 7, 2025 as presented. All members voting yes

CITY OF ALMA MUNICIPAL BUILDING COMMITTEE

Mayor Champeny went over the committee minutes of October 13, 2025 at which time the committee's name was changed to the City of Alma Municipal Building Committee.

Champeny stated that William Boettcher and Breanna Guntner from Lien and Peterson were present to go over the final plans.

Shawn Squires, CCT, gave a presentation to the committee of phone and internet services their company could provide at this location.

William Boettcher suggested adding the new roof into the bidding package.

Motion by Earney seconded by Brommer to approve the October 13, 2025 City of Alma Municipal Building committee report as presented. All members voting yes.

Motion by Iberg seconded by Mueller to approve Resolution #25-04 establishing council meeting dates and times. All members voting yes by roll call vote.

Council meetings will be on the third Thursday of each month at 6:00 p.m. Next Council meeting will be November 20, 2025 at 6:00 p.m. A Public Hearing for the 2026 Budget will be held prior to the Council meeting.

Upcoming meetings:

Services - November 4, 2025 at 4:00 p.m.

Finance- October 20, 2025 at 11:30 a.m.

November 10, 2025 at 10:30 a.m.

Board of Review – November 18, 2025 from 9:00 a.m. to 11:00 a.m.

Utilities – October 20, 2025 at 8:30 a.m.

November 10, 2025 at 8:30 a.m.

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