

January 15, 2026

PUBLIC HEARING

5:30 p.m.

Mayor Richard Champeny opened the public hearing to the public regarding the conditional use permit application submitted by Paul Eppen, S2064 Dunand Rd., to add a unique Italian inspired lodging concept to complement their existing winery and wedding venue.

Mac Cherry spoke in favor of the permit saying the winery has become a destination. Jaylene Jahnke spoke in favor of the permit saying it would bring jobs and tourists that will help the businesses in town.

John Hadley W1839 Kali Ln., spoke not in favor or in favor of the permit. He spoke for a bit and asked questions.

Hearing no further testimony for or against the conditional use permit application submitted, Mayor Richard Champeny closed the public hearing.

January 15, 2026

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

Motion by Meier seconded by Mueller to approve the Council Proceedings of December 18, 2025. All members voting yes.

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

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

Citizen Comments: Jane Langenfeld W1839 Kali Ln., commented that we are way over budget and with more businesses leaving town, how will we make up the loss. Jepsen responded that yes, we are way over budget for last year with an explanation of a number of issues that needed tending to that we had no choice in those issues. We will have to tighten up the budget in years to come to make up for the shortfall from last year. There were some things that have taken place that were unanticipated. Maintenance on our retaining walls. Langenfeld asked if there was contingency money set aside for these things. Jepsen explained that we will hopefully have additional revenue with the new building going out in the Shawnee area.

SERVICES COMMITTEE

Chairperson Loren Mueller went over the committee minutes of January 6, 2026.

Mueller stated that the cemeteries signs for cemetery rules are up.

The UTV on tracks was delivered to the fire department.

Discussion of options for recycling service is ongoing. To be reviewed on a yearly basis.

Motion by Earney seconded by Meier to approve the Services committee report for January 6, 2026 as presented. All members voting yes.

FINANCE/TAX & LICENSE/ZONING COMMITTEE

Earney went over the committee minutes from January 8, 2026.

Discussed the landfill resignation and offer to Tom Henthorn who accepted the open position.

Building permit application from Mary Roiland pre-approved pending Historical Preservation Committees approval.

Library matters: An award of Virtual Living Room Grant sponsored by CCT for \$4,481 was awarded.

Agenda Item 9: Application for payment #4 Market & Johnson

Motion by Earney seconded by Mueller to approve the pay request #4. All members voting yes by roll call vote.

Agenda Item 8: Bids to be advertised for Furniture, Fixtures, & Equipment (FFE) for library

Motion by Mueller seconded by Brommer to approve the bids to be advertised. All members voting yes by roll call vote.

Motion by Mueller seconded by Meier to approve the Finance/Tax & License/Zoning committee report of January 8, 2026 as presented. All members voting yes.

CITY OF ALMA MUNICIPAL BUILDING COMMITTEE

Chairperson Larry Grisen went over the committee minutes from January 8, 2026.

Design plans for phase 1 were gone over. A tentative timeline for work to be done was looked at. First thing to be done is asbestos removal.

Champeny gave an update on the roof replacement to be listed under the construction bid umbrella, not separate.

Earney was very appreciative and wanted to acknowledge the fire department of the City of Alma for stepping up to help with the removal of the internal items and is to be recognized.

Motion by Earney seconded Brommer to approve the committee report. All members voting yes.

UTILITIES COMMITTEE

Chairperson Larry Grisen reported on the committee minutes of January 12, 2026.

Agenda Item 10: Lift Station #7 Change Order

This is to cover and upgrade the retaining wall bricks behind the lift station.

Motion by Earney seconded by Brommer to approve the change order #7 in the amount of \$12,000 for lift station #4 project. All members voting yes by roll call vote.

Agenda Item 11: Amendment #2 to Owner-Engineer Agreement

This is a contract with lift station #4. Expenses exceeded because of additional time that Davy Engineering had to put in with the detour problems and coordinating with Buffalo Co. law enforcement and state patrol. It exceeded by \$29,000.

Motion by Earney seconded by Brommer to approve amendment #2 for the owner-engineer agreement with Davy for lift station #4 in the amount of \$29,000. Discussion over the service that should have been taken care of ahead of time according to Earney. Jepsen agreed with that. This added expense seems like an expectation that it will just be paid by us. Iberg agreed with Jepsen that we have the right and responsibility to question bills. Roll call vote with 4 yeas and 3 nays.

Dunand Rd. is on the list to be done in the future. As soon as we receive the LRIP grant the road will be redone.

Letter received from WI DOT saying that in 2032 Main St. will be resurfaced.

Motion by Meier seconded by Brommer to approve the Utilities Committee report of January 12, 2026 as presented. All members voting yes.

PARKS AND RECREATION

Chairperson Davie Meier went over the committee minutes of January 13, 2026.

Annual report to the Corps. of Engineers is due 4/15/26.

Looking at putting a pavilion at the beach.

Picnic tables to be replaced/added in spots.

Painting of beach bathroom to be looked at.

Restroom signs to be ordered and put up to show where the bathrooms are located.

Buena Vista Park is to be looked at for placement of porta potty.

Discussed purchase of lawn mower for the crew since the one we have will go to the beach to drag the ballfield.

Motion by Brommer seconded by Grisen to approve the Park and Recreation committee report for January 13, 2026 as presented. All members voting yes.

Agenda Item 6: Presentation from Friends of the Alma Cemeteries

Jon Wisneski and Sherri Collins provided an overview of what has happened this past year. A handout was passed around to review.

Agenda Item 7: Conditional Use Permit-Paul Eppen

Recap of what the Planning Commission approved: Noise regulations, lighting restrictions, traffic accessibility limited with no traffic on Dunand, some trees to remain, fencing to be addressed, and ADA addressed.

Motion by Earney seconded by Mueller to approve the items defined from the meeting of the Planning Commission to address the issues listed above. Discussion was held on the presentation by Paul from last month of the concept. Earney wanted to make sure the regulations were being met regarding individual units. All members voting yes by roll call vote.

Agenda Item 12: Review draft plans for new City Hall building

Can be looked at after meeting.

Agenda Item 13: Revision of appointments for City Municipal Building Committee & Board of Appeals

Nothing for Board of Appeals at this time.

Motion by Mueller seconded by Brommer to appoint Michaela Handke to the building committee. All members voting yes.

Agenda Item 14: Letter from Jaime Duvall for the Music & Arts Fest

Motion by Meier seconded by Mueller to give the Music & Arts Festival permission to hold the event on Sunday, September 6, 2026. All members voting yes.

Agenda Item 15: Quit Claim Deed 4OPA LLC Lots 24 & 27.

Jepsen has had communication from both attorneys and felt this was the best way to transfer the property. One lot would go to Dusek from the City and the other to the City from Dusek.

Motion by Earney seconded by Mueller to accept the Quit Claim Deed for Lot 24. All members voting yes.

Motion by Earney seconded by Brommer to accept the Quit Claim Deed for Lot 27. All members voting yes.

Agenda Item 17: Introduction of Michaela Handke as Deputy Clerk

The Council welcomed Michaela to the City of Alma.

Agenda Item 18: Formal Introduction of Sharaya Reed as Clerk-Treasurer

The Council welcomed Sharaya to her new position.

Agenda Item 19: Recognition of Linda Torgerson for her 43 ³/₄ years of service as City Clerk-Treasurer for the City of Alma and her retirement

A plaque and well wishes were given to Linda for her dedication to the City. Linda thanked everyone for all the years.

Mayor comments: None.

Upcoming meetings:

- Feb. 3, 2026 at 9 a.m.-----Services
- Feb. 9, 2026 at 12:00 p.m.-----Utilities
- Feb. 9, 2026 at 3:00 p.m.-----Finance
- Feb. 10, 2026 at 10:00 a.m.-----Parks and Recreation

Council – February 19, 2026 at 6:00 p.m.

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