

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, Larry Grisen, Randy Brommer, Perry Iberg, Loren Mueller, Gary Jepsen, and David Earney.

Motion by Grisen seconded by Mueller to approve the November 20, 2025 Public Hearing minutes regarding the 2026 proposed budget as presented. All members voting yes.

Motion by Jepsen seconded by Meier to approve the November 20, 2025 Council Proceeding minutes as presented. All members voting yes.

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

Motion by Grisen seconded by Brommer to approve the Treasurer's Report for November 2025 as presented. All members voting yes.

Council agenda item #6: Paul Eppen presentation of lodging concept.

Paul Eppen, owner of Danzinger Vineyards, presented a lodging concept to be built near the winery. It will be composed of 40 small villa looking, 240 square foot structures, to provide overnight accommodations from the weddings held at the winery.

Motion by Iberg seconded by Mueller to approve the concept of the 40 villas for overnight lodging near the winery as presented. All members voting yes.

A Conditional Use Permit must be applied for with the meeting of the Planning Commission, Public Hearing, and Council action.

**FINANCE/TAX & LICENSE/ZONING COMMITTEE**

Chairperson Gary Jepsen reported on the December 2, 2025 meeting. Jepsen stated that the committee recommended approval of the hiring of Michaela Handke as Deputy Clerk at a beginning wage of \$24.50/hour with a raise after a satisfactory 6-month performance review and after a one-year satisfactory performance review.

Motion by Jepsen seconded by Grisen to approve the hiring of Michaela Handke as Deputy Clerk for the City of Alma with the aforementioned wage. All members voting yes by roll call vote.

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

Chairperson Gary Jepsen reported on the December 8, 2025 committee meeting.

The committee went over the following:

- a. Dairyland Power update-Laura Petterson, Library Director, has applied for the grant in the amount of \$26,253.
- b. BNSF grant update-Laura Petterson, Library Director, has applied for the grant in the amount of \$10,000.
- c. Other library concerns-Jepsen stated that Laura Petterson has applied with CCT with a Veteran's related grant in the amount of \$5,000.00.
- d. Contribution to the new library from the Nadeau Company. Jepsen informed the committee that the Nadeau Company donated 11 hours at \$720/hour for the additional costs they incurred removing the trees.

Motion by Mueller seconded by Iberg to approve the December 8, 2025 Finance/Tax & License/Zoning committee report as presented. All members voting yes.

Chairperson Gary Jepsen went over the committee minutes of December 15, 2025.

The committee made a motion to recommend to Council authorization for Foreman Joe Wick to travel to Manchester, IA and to view trucks up to \$70,000.

Foreman Joe Wick, city crew Greg Mueller, and councilman David Earney traveled to IA and found the truck, a 2010 Freightliner to be worthy of the asking price of \$65,000.00.

Perry Iberg inquired about the possibility of leasing a dump truck. Mayor Champeny had looked into the leasing option and found that not to be the most advantageous for the City of Alma.

Motion by Grisen seconded by Jepsen to authorize the purchase of the 2010 Freightliner Dump Truck in the amount of \$65,000.00. All members voting yes by roll call vote.

Motion by Jepsen seconded by Iberg to approve the agreement for continuing auditing service to W.J. Bauman Associated in the amount of \$3,300.00 per year. All members voting yes by roll call vote.

Motion by Grisen seconded by Brommer to approve the Sewer Audit agreement with W.J. Bauman. All members voting yes by roll call vote.

Motion by Brommer seconded by Meier to approve Change Order 1 for the new library resulting in a credit of \$76,549.34. All members voting yes by roll call vote.

Jepsen stated that this reduction is due to removing the photovoltaic system from the scope of the contract.

Motion by Jepsen seconded by Iberg to recommend Council approval of Change Order 2 for the new library which will not affect the contract sum. All members voting yes by roll call vote.

This change order does reduce the contingency fund \$25,318.20 leaving a remaining contingency fund balance to \$44,661.80.

Motion by Mueller seconded by Meier to approve Pay Request #3 for the Library Project in the amount of \$299,677.74. All members voting yes by roll call vote.

Motion by Mueller seconded by Iberg to approve the modification agreement to Loan #19069 with the Bank of Alma. All members voting yes by roll call vote.

Motion by Brommer seconded by Meier to approve the modification agreement to Loan #23178 with the Bank of Alma. All members voting yes by roll call vote.

Motion by Iberg seconded by Mueller to approve the modification agreement to Loan #19095 with the Bank of Alma. All members voting yes by roll call vote.

Motion by Jepsen seconded by Grisen to approve the modification agreement to Loan #19101 with the Bank of Alma. All members voting yes by roll call vote.

Motion by Iberg seconded by Meier to approve the Finance/Tax & License/Zoning committee report for December 15, 2025, as presented. All members voting yes.

### **SERVICES COMMITTEE**

Chairperson Loren Mueller went over the committee minutes of December 2, 2025.

Motion by Mueller seconded by Iberg to adopt Ordinance #25-04 implementing a fine structure for habitual property maintenance violations. All members voting yes by roll call vote.

City Attorney Jon Seifert, present via zoom, has reviewed the ordinance language and confirmed that this type of ordinance amendment does not need a public hearing.

Motion by Meier seconded by Iberg to approve the Services committee report for December 2, 2025, as presented. All members voting yes.

### **UTILITIES COMMITTEE**

Chairperson Larry Grisen went over the committee minutes of December 8, 2025.

Grisen stated that the committee spoke with representatives of GSI, Andrea Troiano and Jace Schluckebier, the company that did the retaining wall project on North 2<sup>nd</sup> St. who were present by zoom to answer the committees' questions. Andrea stated that the overspray and shotcrete were on them and there were no excuses. The City crew did have to go clean up hand railings to residences and GSI was sent a bill for their time and materials that were used on the project. Andrea stated that she had to talk to the company on how to reimburse the City and would get back to us. Discussion was held regarding the warranty of the work they performed. In the contract it lists 5 years, however, Andrea stated that it should last 75 years

Discussion was held regarding how to improve the looks of the wall. Andrea went over various options and how to prepare the wall.

Andrea will be getting back to the City after contacting landscapers she knows on how to do Phase II which is the landscaping and railing above the wall. She will be sending the City a set of as-built plans for the project.

Randy Brommer commented that the City should leave the wall appearance as is for now. The type of railing for the above the wall was discussed.

The committee discussed the possibility of purchasing a replacement dump truck since Joe Wick stated that the snow removal is going well except for being short of a truck for the hauling of the snow.

The committee authorized Joe Wick to explore dump trucks.

The water problem on Second Street was discussed.

Dan Wundrow, WRWA, did a survey analysis of the water problem and addressed the committee. He informed them he was on the government shutdown and just returned to work last Wednesday. Wundrow advised the city not to test residents' water because the water is tested at the wells. Each year the homeowner gets the Consumer Confidence Report telling them the water quality and everything the water is tested for. He further stated that if the homeowner wants it tested, they will contact the health department and pay for the test themselves.

Wundrow recommended Bernie tell residents with the bad water to bring in a sample in a clear container, time, and date when the water was taken. Bernie is to do a visual inspection of the water at this time. This is for investigation only, Wundrow stated.

Pay Request #3 for the Lift Station 4 project was presented.

Motion by Mueller seconded by Brommer to approve payment of Pay Request #3 for the Lift Station 4 project in the amount of \$162,938.84. All members voting yes by roll call vote.

Motion by Jepsen seconded by Meier to approve the Utilities committee report for December 8, 2025. All members voting yes.

## **PARKS AND RECREATION COMMITTEE**

Chairperson Davie Meier went over the committee minutes of December 9, 2025.

Meier informed the committee of the yearly report to Corps of Engineers – 2025 accomplishments. Chairperson Davie Meier informed the committee that he will be filling out the annual report the Corps of Engineers (City leases Rieck's Lake Park from the COE) and needs to let them know what the accomplishments were in 2025. Additional rip rap, bathroom updates, observation deck repair, are just a few to include in the annual report.

Meier informed the council that the committee is looking at purchasing new picnic tables with the fusion coated ones instead of wood. Mayor Champeny will contact Fusion Coatings and report back to the committee. Loren Mueller felt replacing 4 picnic tables per year would be a good start.

The committee discussed a shelter at the beach. Local contractors will be contacted and hopefully cost estimates for the next meeting.

The purchase of a new lawn mower so the little league can use the one mower for dragging the ballfield will be placed on next month's agenda.

Motion by Iberg seconded by Mueller to approve the Parks and Recreation committee report for December 9, 2025, as presented. All members voting yes.

Council agenda Item #17: Appointment of election officials for 2026 and 2027.

Mayor Richard Champeny read the list of election workers.

Motion by Grisen seconded by Iberg to appoint the following election officials for 2026 and 2027:

- Sandra Ebert
- Elizabeth Feuling
- Cheri Noll
- Kim Brommer
- Edith Ruff
- Sherry Collins
- Linda Torgerson

All members voting yes by roll call vote.

Upcoming meetings:

- Services -----January 6, 2026, at 9:00 a.m.
- Utilities-----January 12, 2026, at 8:30 a.m.
- Finance-----January 12, 2026, at 10:30 a.m.
- Tourism-----January 13, 2026 at 9:00 a.m.
- Parks & Rec-----January 13, 2026 at 10:00 a.m.

Council ----- January 15, 2026, at 6:00 p.m.

Mayor Richard Champeny thanked the Council for their dedication and service in 2025 and went over the City's accomplishments in 2025 and looks forward to working with them for the advancement for the City of Alma in 2026. Wished everyone a Merry Christmas and Happy New Year.

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

