

## MINUTES OF THE REGULAR MEETING OF THE COMMON COUNCIL

The regular meeting of the Common Council of the City of Chippewa Falls was held on Tuesday, July 18, 2023, in the City Hall Council Chambers. Mayor Greg Hoffman called the meeting to order at 6:30 pm. The Pledge of Allegiance was recited.

### CLERK CALLS THE ROLL

Council Members present: John Monarski, CW King, Chuck Hull, Heather Martell, Paul Nadreau, and Jason Hiess. Absent was Rob Kiefer.

Also Present: City Attorney Robert Ferg; Interim Director of Public Works/Utilities Manager/City Engineer Bill McElroy; City Planner/Transit Manager Brad Hentschel; Police Chief Matt Kelm; Fire Chief Jason Thom; Building/Zoning Inspector Paul Lasiewicz; Brian Reilly of Ehlers; City Clerk Bridget Givens; and those on the attached sign-in sheet.

### APPROVAL OF MINUTES OF PREVIOUS MEETING

**(a) Motion by Monarski/Hiess** to approve the minutes of the Council Meeting of June 20, 2023. **All present voting aye, motion carried.**

**(b) Motion by Monarski/Hiess** to approve the minutes of the Special Council Meeting of June 27, 2023. **All present voting aye, motion carried.**

**(c)** The Council Meeting of July 4, 2023 was cancelled due to the holiday.

### PERSONAL APPEARANCES BY CITIZENS

**(a)** Mayor Hoffman presented Rick Rubenzer with a plaque honoring his years of committed service to the community. Chief Kelm, on behalf of the Safety Committee, presented Mr. Rubenzer with an excellence in safety award for his efforts in implementing quality safety programs and advancing the safety of City employees.

### PUBLIC HEARINGS

**(a)** Mayor Hoffman opened a Public Hearing regarding the repeal and recreation of Chapter 22, the City of Chippewa Falls Floodplain Zoning Ordinance, at 6:42 pm. There being no requests to speak, the hearing was closed at 6:42 pm.

**(b)** Karen Anderson, 435 N State Avenue, appeared to discuss concerns with patrons of the Northern Wisconsin State Fair failing to adhere to the no parking signs. She thanked the Police Department for their work at the event and suggested ticketing patrons or increasing patrol next year.

### COMMUNICATIONS - None

### REPORTS

**(a)** The Board of Public Works meeting of June 26, 2023 was cancelled due to a lack of agenda items.

**(b)** The Board of Public Works meeting of July 10, 2023 was cancelled due to a lack of agenda items.

**(c) Motion by Hiess/Nadreau** to approve the Plan Commission minutes of July 10, 2023. City Engineer McElroy noted that following the meeting, City Attorney Ferg opined that the Plan Commission could not administratively replace the screening and intake procedures of the Hope Village CUP/SUP without holding a new public hearing. Representatives of Hope Village indicated they no longer wished to pursue the change. Discussion was had relative to the Hope Village CSM to combine the two lots. It was noted that the Hope Village building plans remain the same as originally submitted for three six-plexes and five duplexes. **Roll Call Vote: Aye – Hiess, Nadreau, Monarski, King, Hull, Martell. Motion carried.**

### COUNCIL COMMITTEE REPORTS in the order in which they are named in Section 2.21 of the Municipal Code

**(a) Motion by Nadreau/King** to approve the Joint Committee #1 Revenues Disbursements, Water, and Wastewater and Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of July 13, 2023. **Roll Call Vote: Aye – Nadreau, King, Hull, Martell, Hiess, Monarski. Motion carried.**

**(b) Motion by Monarski/Nadreau** to approve the Committee #3 Transportation, Construction, Public Safety and Traffic minutes of July 17, 2023. **Roll Call Vote: Aye – Monarski, Nadreau, Hiess, King, Hull, Martell. Motion carried.**

## **COUNCIL COMMITTEE REPORTS** (continued)

(c) The Park Board minutes of July 11, 2023 were presented. It was noted there have been requests for additional pickle ball courts. Further, the Board directed Parks, Recreation, and Forestry Director Jimenez to request a feasibility study for the pool utilizing ARPA funds.

## **APPLICATIONS**

**Motion by Monarski/Nadreau** to consider items (a) – (g) in one motion. **All present voting aye, motion carried.**

**Motion by Monarski/Nadreau** to approve items (a) – (g) as follows:

(a) Street Use Permit Application from Collective Charm for the Second Fiddle Vintage Market to be held on August 26, 2023 utilizing the City-owned parking lot adjacent to 16 W Columbia Street.

(b) Street Use Permit Application from Melissa Kupczak for the Loop-de-Lori Triathlon to be held on September 9, 2023 utilizing various City Streets.

(c) Street Use Permit Application from Chippewa Partners for the Oktoberfest Golden Keg Procession to be held on September 15, 2023 utilizing Jefferson Avenue from the Leinenkugel Brewery to the entrance of the Northern Wisconsin State Fairgrounds, 225 Edward Street.

(d) Street Use Permit Application from Chippewa Partners to tie ribbons on street lights on Bridge Street and in Harmony Courtyard advertising Oktoberfest from August 20 – September 20, 2023.

(e) Application for Class “B”/“Class B” Beer and Wine Retailer’s License from Chippewa Partners for Oktoberfest to be held on September 15 – 16, 2023 at the Northern Wisconsin State Fairgrounds, 225 Edward Street.

(f) Application for Class “E” Dance and Live Music License from Chippewa Partners for the Northern Wisconsin State Fairgrounds, 225 Edward Street, on September 15 – 16, 2023.

(g) Non-Commercial Kennel License Application of Kylie Revak, 1020 Broadway Avenue.

**All present voting aye, motion carried.**

**PETITIONS** - None

**MAYOR ANNOUNCES APPOINTMENTS** - None

**MAYOR’S REPORT** - None

**REPORT OF OFFICERS** - None

## **ORDINANCES**

(a) **Motion by Nadreau/Hull** to approve **Ordinance #2023-15 Entitled:** An Ordinance Repealing and Recreating Chapter 22 of the City of Chippewa Falls Municipal Code. **Roll Call Vote: Aye – Nadreau, Hull, Martell, Hiess, Monarski, King. Motion carried.**

(b) The First Reading of **Ordinance #2023-16 Entitled:** An Ordinance Amending the Official Map of the City of Chippewa Falls, Wisconsin by Removing a Corridor of Chippewa Mall Drive Between Vacated Woodhill Avenue and the Chippewa Crossing Boulevard Roundabout was held.

(c) The First Reading of **Ordinance #2023-17 Entitled:** An Ordinance Amending the Official Map of the City of Chippewa Falls, Wisconsin, by Adding a Chippewa Crossing Boulevard Corridor Between STH #178 and 160th Street was held.

(d) The First Reading of **Ordinance #2023-18 Entitled:** An Ordinance Amending the Two-Hour Parking Limitation on East Spruce Street Under §7.09(2)(b)17 of the City Code was held.

## **RESOLUTIONS**

(a) **Motion by Hiess/Martell** to approve **Resolution #2023-30 Entitled:** Resolution Declaring Official Intent to Reimburse Expenditures from Proceeds of Borrowing through the State of Wisconsin Environmental Improvement Fund for Bipartisan Infrastructure Law (BIL) SFY2024 LSL Funding for Replacement of Lead Service Lines. **Roll Call Vote: Aye – Hiess, Martell, Nadreau, Monarski, King, Hull. Motion carried.**

(b) **Motion by Nadreau/Hull** to approve **Resolution #2023-31 Entitled:** Resolution Approving a Certified Survey Map (Hope Village). **Roll Call Vote: Aye – Nadreau, Hull, Monarski, King; Recuse – Martell, Hiess. Motion carried.**

## **RESOLUTIONS**

Brian Reilly of Ehlers provided the Council with an overview of the borrowing.

**(c) Motion by Monarski/Hiess** to approve **Resolution #2023-32 Entitled:** Resolution Authorizing the Issuance and Sale of \$2,003,000 General Obligation Promissory Note. **Roll Call Vote: Aye – Monarski, Hiess, King, Hull, Martell, Nadreau. Motion carried.**

**(d) Motion by Monarski/Hiess** to approve **Resolution #2023-33 Entitled:** Resolution Authorizing the Issuance of \$1,458,000 General Obligation Promissory Notes and the Issuance and Sale of a \$1,458,000 Note Anticipation Note, Series 2023B in Anticipation Thereof. **Roll Call Vote: Aye – Monarski, Hiess, King, Hull, Martell, Nadreau. Motion carried.**

**(e) Motion by Monarski/Martell** to approve **Resolution #2023-34 Entitled:** A Resolution Authorizing the Submission of an Application to the Wisconsin Community Development Investment Grant Program (128 W River Street). City Planner/Transit Manager Hentschel advised that this would be a pass-through grant for aid in development of the property. The application will be submitted in early August. **Roll Call Vote: Aye – Monarski, Martell, Nadreau, Hiess, King, Hull. Motion carried.**

**(f) Motion by Hull/Nadreau** to approve **Resolution #2023-35 Entitled:** Resolution Regarding Charges Related to the Restoration of Street Excavations and Openings. McElroy advised that the last update to the fees occurred in 2004 and provided an overview of the new charges. **Roll Call Vote: Aye – Hull, Nadreau, Hiess, Monarski, King, Martell. Motion carried.**

## **OTHER NEW/UNFINISHED BUSINESS**

**(a)** Hentschel advised the Council that the proposed Development Agreement details how the pass-through grant funding would be handled. City Attorney Ferg has reviewed the document, and execution of the Development Agreement is a pre-requisite to apply for the grant. **Motion by King/Martell** to approve the Development Agreement between the City of Chippewa Falls and the Wisconsin Farmers Union Service Association, Inc. for 128 W. River Street Redevelopment Project and authorize the Mayor to execute the agreement. **Roll Call Vote: Aye – King, Martell, Nadreau, Hiess, Monarski, Hull. Motion carried.**

## **CLAIMS**

**(a) Motion by Monarski/Hull** to approve the claims as recommended by the Claims Committee.

City General Claims:	\$567,515.90
Authorized/Handwritten Claims:	\$95,322.06
Department of Public Utilities:	<u>\$160,286.79</u>
Total of Claims Presented	<u>\$823,124.75</u>

**Roll Call Vote: Aye – Monarski, Hull, Martell, Nadreau, Hiess, King. Motion carried.**

## **CLOSED SESSION**

**(a) Motion by Monarski/Hull** to go into Closed Session under Wis. Stats. Sec. 19.85(1)(e) for “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” to discuss and consider the following:

- a. Nominal payment parcel reports and offers and sales study for STH #124 (Elm Street to County S) and STH #124 (Bridge Street to High Street) mill and resurfacing projects.
- b. Potential Transfer of Funds from Tax Incremental District #12 to Redevelopment Authority for Redevelopment Program Revolving Loan Fund Project Request; and to include the Mayor, Council, Ferg, Bauer, Hentschel, McElroy, and Givens; may return to Open Session for possible action on Closed Session items.

**Roll Call Vote: Aye – Monarski, Hull, Martell, Nadreau, Hiess, King. Motion carried.**

The Council discussed items (a) and (b) above.

**Motion by Nadreau/Monarski** to return to Open Session. **All present voting aye, motion carried.**

**ADJOURNMENT**

**Motion by Monarski/Hiess to adjourn at 8:01 pm. All present voting aye, motion carried.**

Submitted by:

Bridget Givens, City Clerk