

**CITY OF CHIPPEWA FALLS  
BOARD OF PUBLIC WORKS  
MEETING MINUTES  
THURSDAY, FEBRUARY 9, 2012 – 5:30 PM**

The Board of Public Works met in City Hall on Thursday, February 9, 2012 at 5:30 PM. Present were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Council President CW King, Finance Manager Lynne Bauer and Darrin Senn. Also, present at the meeting: City Planner Jayson Smith, Russ Goulet, Laurie Goulet and Dave Sanders.

1. **Motion** by Senn, seconded by King to approve the Minutes of the January 19, 2012 Board of Public Works Meeting. **All present voting aye. MOTION CARRIED.**
  
2. Russ and Laurie Goulet, owners of Goulet's Auto Service, (parcel #545), appeared to propose a possible land swap of parcel #543 and parcel #544. Parcel #543 is a city-owned public parking lot of twenty-four stalls with very good surface condition. Parcel #544 is also a parking lot with twenty-four stalls with very poor surface condition. Goulet's would have to downsize their business unless they could acquire parcel #544 for vehicle parking and future building expansion. Factors discussed were:
  - 1) Putting parcel #543 on the tax roll.
  - 2) The city continuing to lease all or part of parcel #543 for public parking after a land sale/swap.
  - 3) Possible loss of public parking on parcel #543 at some point in the future.
  - 4) A possible sealed bid process for the sale of parcel #543.**Motion** by Hoffman, seconded by King to authorize City Planner Jayson Smith to discuss a possible land swap of parcels 543 and 544 with the owner of parcel #544. In addition, to recommend the Common Council approve the swap of parcels 543 and 544 contingent upon:
  - 1) The city continuing to lease all or part of parcel #543 for public parking after swap/sale.
  - 2) The city obtaining a first right of refusal for parcel #543.
  - 3) Goulet's purchasing parcel #544 for a minimum of the present assessed value after the sale/swap.
  - 4) Review and approval of the swap/sale process by City Attorney Ferg.**All present voting aye. MOTION CARRIED.**
  
3. **Motion** by Senn, seconded by Bauer to adjourn. **MOTION CARRIED.** The Board of Public Works meeting adjourned at 5:55 P.M.

Richard J. Rubenzer, PE  
Secretary, Board of Public Works