

## **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, February 17, 2015 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: Mike Hanke, Rob Kiefer, Chuck Hull, Paul Olson, Edward Martin, and George Adrian. Absent was Amy Mason.

Also Present: City Attorney Robert Ferg, Finance Manager/Treasurer Lynne Bauer, City Planner/Transit Manager Jayson Smith, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, Police Chief Wendy Stelter, Fire Chief Mike Hepfler, Director of Chippewa Falls Main Street Teri Ouimette, City Clerk Bridget Givens and those on the attached sign-in sheet.

### **APPROVAL OF MINUTES OF PREVIOUS MEETING**

**(a) Motion by Adrian/Hanke** to approve the minutes of the Regular Council Meeting of February 3, 2015. **All present voting aye, motion carried.**

### **PERSONAL APPEARANCES BY CITIZENS**

**(a)** Representatives from Five Bugles provided a presentation on the proposed fire station study results including operational analysis, network analysis, and location of potential sites. It was the consensus of the Council to proceed with a two station concept to provide the best response time and coverage.

### **PUBLIC HEARINGS**

**(a)** City Planner Smith stated when the Wissota Business Park was initially created, this conditional use was not included. The County has been approached about a significant project in the area and supports the change. Mayor Hoffman opened the Public Hearing regarding the proposed amendment of the Conditional Uses in the O-2 Professional Office and Institutional District Zoning Code to allow the following additional conditional use: community living arrangements, community based residential facilities, and residential care apartment complexes, subject to State of Wisconsin licensing requirements at 6:59 pm. There being no requests to speak, the hearing was closed at 6:59 pm.

**(b)** City Engineer Rubenzer explained the surrounding zoning, the proposed change, and the conditions of the conditional use permit. Mayor Hoffman opened the Public Hearing regarding the proposed change of districts in the Zoning Ordinance of the City of Chippewa Falls for Lots 1-6, 12-18 and parts of lots 7, 10, and 11, Block 6, Zielie's Addition located north of South Avenue, east of Chippewa Crossing Boulevard and south of Garden Street changing from R-1C Single Family Residential District to R-2 Two Family Residential District at 7:03 pm. Karen Polzin (405 W Vine Street), Susan Thomas (15442 93rd Avenue), and Donna Wall (7658 185th Street) appeared in opposition of the proposed change of districts in the Zoning Ordinance. Wes Mueller (3963 138th Street) appeared in support of the proposed change of districts in the Zoning Ordinance. There being no further requests to speak, the hearing was closed at 7:10 pm.

**(c)** City Engineer Rubenzer described the location of the remodel. Mayor Hoffman opened the Public Hearing regarding a proposed Special Use Permit to operate and maintain a craft micro brewery and distillery at 402-406 West River Street, Parcel 88, Lots 4 and 5, Block 17, Chippewa Falls Plat which is currently zoned C-4 Highway Commercial District and has been petitioned to be rezoned C-3 Central Business District at 7:11 pm. Jim Stirn (13516 Quebec Avenue, Savage, MN) appeared in support of the Special Use Permit. There being no further requests to speak, the hearing was closed at 7:12 pm.

**(d)** City Engineer Rubenzer advised that the proposed zoning would be the same as a majority of the downtown area, it is an extension of the zone by one block. Mayor Hoffman opened the Public Hearing regarding a proposed change of districts in the Zoning Ordinance of the City of Chippewa Falls for Parcel #88, Lots 4 and 5, Block 17, Chippewa Falls Plat, located at 402-406 West River Street changing from C-4 highway Commercial District to C-3 Central Business District at 7:13 pm. Jim Stirn (13516 Quebec Avenue, Savage, MN) appeared in support of the proposed change of districts in the Zoning Ordinance. There being no further requests to speak, the hearing was closed at 7:14 pm.

**COMMUNICATIONS** - None

## **REPORTS**

**(a) Motion by Hanke/Adrian** to approve the Board of Public Works minutes of February 9, 2015. **Motion by Hanke/Adrian** to amend the motion to include the addition of Special Assessment Rates for 2015 "as attached" under the motion for Item #2. **Roll Call Vote: Aye - Hanke, Adrian, Kiefer, Hull, Olson, Martin. Motion carried.**

**(b)** The Plan Commission meeting of February 9, 2015 was cancelled due to lack of agenda items.

## **APPLICATIONS**

**(a) Motion by Hanke/Olson** to approve the Operator (Bartender) Licenses as approved by the Police Department. **All present voting aye, motion carried.**

**(b) Motion by Kiefer/Hull** to approve the Application for Annual Dance and Live Music License from Chippewa Falls Main Street for Allen Park (1 S. Bridge Street) and the Farmers Market Lot (53 E. Central Street). **All present voting aye, motion carried.**

## **PETITIONS** - None

## **MAYOR ANNOUNCES APPOINTMENTS**

**(a) Motion by Adrian/Kiefer** to approve the appointment of Darlene Wagers as an Election Inspector. **All present voting aye, motion carried.**

## **MAYOR'S REPORT**

**(a)** Mayor Hoffman advised of his participation in the ribbon cutting at HSHS St. Joseph's Hospital medical office building.

**(b)** Mayor Hoffman advised of his participation in the Chippewa Falls Main Street Annual Meeting.

## **COUNCIL COMMITTEE REPORTS**

**(a) Motion by Hanke/Olson** to approve the Committee #1 Revenues, Disbursements, Water and Wastewater minutes of February 17, 2015. **Roll Call Vote: Aye - Hanke, Olson, Martin, Adrian, Kiefer, Hull. Motion carried.**

**(b) Motion by Hanke/Adrian** to approve the Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of February 10, 2015. **Roll Call Vote: Aye - Hanke, Adrian, Kiefer, Hull, Olson, Martin. Motion carried.**

**(c) Motion by Kiefer/Hull** to approve the Committee #3 Transportation, Construction, Public Safety and Traffic minutes of February 17, 2015. **Roll Call Vote: Aye - Kiefer, Hull, Olson, Martin, Adrian, Hanke. Motion carried.**

**(d) Motion by Hanke/Olson** to approve the Committee #4 Recycling, Computerization, Building and Intergovernmental Services minutes of February 11, 2015. **All present voting aye, motion carried.**

**(e)** The Park Board minutes of February 10, 2015 were presented.

## **REPORT OF OFFICERS** - None

## **ORDINANCES**

**(a) Motion by Kiefer/Hull** to approve **Ordinance #2015-02 Entitled:** An Ordinance Amending the Conditional Uses in the O-2 Professional Office and Institutional District Zoning Code Section to Include Additional Conditional Uses, Section 17.27.5 (7) of the Chippewa Falls Municipal Code. **Roll Call Vote: Aye - Kiefer, Hull, Olson, Martin, Adrian, Hanke. Motion carried.**

**(b) Motion by Hanke/Olson** to approve **Ordinance #2015-03 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls (regarding Lots 1-6, 12-18 and parts of Lots 7, 10 and 11, Block 6, Zielie's Addition, located north of South Avenue, east of Chippewa Crossing Boulevard and south of Garden Street - rezoned from R-1C Single Family Residential District to R-2 Two Family Residential District). **Roll Call Vote: Aye - Hanke, Olson, Martin, Adrian, Kiefer, Hull. Motion carried.**

**(c) Motion by Hanke/Olson** to approve **Ordinance #2015-04 Entitled:** An Ordinance Granting a Special Use Permit to Operate and Maintain a Craft Micro Brewery and Distillery Located at #402-#406 West River Street, on Parcel #88, Lots #4 and #5, Block #17, Chippewa Falls Plat. **Roll Call Vote: Aye - Hanke, Olson, Martin, Adrian, Kiefer, Hull. Motion carried.**

**ORDINANCES** - continued

**(d) Motion by Adrian/Martin** to approve **Ordinance #2015-05 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls (regarding Parcel #88, Lots 4 and 5, Block 17, Chippewa Falls Plat, located at 402-406 W River Street). **Roll Call Vote: Aye - Adrian, Martin, Hanke, Kiefer, Hull, Olson. Motion carried.**

**(e) The First Reading of Ordinance #2015-06 Entitled:** An Ordinance Amending a Part of the Disposition of Abandoned and Unclaimed Personal Property Code Section §§ 9.36 (1)-(3) of the Chippewa Falls Municipal Code was held.

**RESOLUTIONS**

**(a) Motion by Hanke/Adrian** to approve **Resolution #2015-05 Entitled:** Resolution Regarding 2015 Special Assessment Rates. **Roll Call Vote: Aye - Hanke, Adrian, Kiefer, Hull, Olson, Martin. Motion carried.**

**(b) Motion by Hanke/Kiefer** to approve **Resolution #2015-06 Entitled:** Resolution Approving a Certified Survey Map (regarding CSM from Mark Mueller - Lots 1-7, 10-18, part of discontinued alley, Block 6, Zielie Addition, part of discontinued Alexander Street). **Roll Call Vote: Aye - Hanke, Kiefer, Hull, Olson, Martin, Adrian. Motion carried.**

**OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW**

**(a) Motion by Hanke/Olson** to approve the Development Agreement between the City of Chippewa Falls and Maple Leaf Rentals, LLP. **Roll Call Vote: Aye - Hanke, Olson, Martin, Adrian, Kiefer, Hull. Motion carried.**

**CLAIMS**

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

City General Claims:	\$4,478,735.87
Authorized/Handwritten Claims:	\$5,495.50
Department of Public Utilities:	<u>\$62,378.75</u>
Total of Claims Presented	<u>\$4,546,610.12</u>

**Roll Call Vote: Aye – Hull, Hanke, Kiefer, Olson, Martin, Adrian. Motion carried.**

**CLOSED SESSION** - None

**ADJOURNMENT**

**Motion by Adrian/Martin** to adjourn at 7:35 pm. **All present voting aye, motion carried.**

Submitted by:  
Bridget Givens, City Clerk