

## 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, August 6, 2013, 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, Amy Mason, Chuck Hull, Jane Lardahl, Bill Hicks, and George Adrian.

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, Assistant City Engineer Matt Decur, City Clerk Bridget Givens and the individuals on the attached sign in sheet.

### APPROVAL OF MINUTES OF PREVIOUS MEETING

**(a) Motion by Mason/Hanke** to approve the minutes of the Regular Council Meeting of July 16, 2013. **All present voting aye, motion carried.**

### PERSONAL APPEARANCES BY CITIZENS - None

### PUBLIC HEARINGS

**(a)** Mayor Hoffman announced a Public Hearing regarding a Special Use Permit to operate a light industrial business at 122 and 128 W. River Street (*see Ordinance #2013-10*). Jayson Smith gave a brief overview of the plans of Scott Kauphusman to renovate the building for his business operations.

Mayor Hoffman opened the Public Hearing at 6:33 pm.

There being no requests to speak, the Public Hearing was closed at 6:33 pm.

Mr. Carmen Muenich, 501 W. Columbia, came forward to speak after the public hearing was closed. Mayor Hoffman allowed him to be heard. Mr. Muenich advised that he had no issues with the Special Use Permit, but was concerned about setting up future arrangements for the parking area for the Ritz Bar. Mayor Hoffman advised that the lease for that lot between the City of Chippewa Falls and Mason Companies was terminated, so Mr. Muenich would have to work with Mr. Kauphusman regarding parking concerns.

### COMMUNICATIONS

**(a)** A communication from Tim Scobie of Mason Companies terminating the lease between the City of Chippewa Falls and Mason Companies for the parking lot located at 122 W. River Street was shared.

### REPORTS

**(a) Motion by Hanke/Hull** to approve the Board of Public Works minutes of July 22, 2013. Councilors Mason and Hicks questioned why remuneration was not negotiated for the temporary, limited easement requested by Luke Haun of Lunda Construction to facilitate an upgrade of the UP Railroad Bridge over the Chippewa River. Attorney Ferg advised that it could be addressed when the Access Agreement is discussed under New/Unfinished Business. **Roll Call Vote: Aye – Hanke, Hull, Lardahl, Hicks, Adrian, Mason, Kiefer. Motion carried.**

**(b) Motion by Hanke/Adrian** to approve the Special Board of Public Works minutes of July 29, 2013. **Roll Call Vote: Aye – Hanke, Adrian, Mason, Kiefer, Hull, Lardahl, Hicks. Motion carried.**

### APPLICATIONS

**(a) Motion by Adrian/Mason** to approve the Operator (Bartender) licenses as recommended by the Police Department. **All present voting aye, motion carried.**

**(b) Motion by Mason/Adrian** to approve the Application for Temporary Class "B" / "Class B" Beer and Wine Retailer's License from the Beyond Boomers Class Reunion Association for the Beyond Boomers Class Reunion to be held on August 10-11, 2013 at the Northern Wisconsin State Fairgrounds, 225 Edward Street. **All present voting aye, motion carried.**

**APPLICATIONS** (continued)

**(c) Motion by Hull/Adrian** to approve the Application for Class “E” Dance and Live Music License from the Beyond Boomers Class Reunion Association for the Northern Wisconsin State Fairgrounds on August 10-11, 2013. **All present voting aye, motion carried.**

**PETITIONS**

**(a) Motion by Hicks/Adrian** to refer the Petition for Rezoning from John Scheppke for 24 Sunshine Circle from C-4 Hwy Commercial to R3-A to the Plan Commission. **All present voting aye, motion carried.**

**MAYOR ANNOUNCES APPOINTMENTS** - None

**MAYOR’S REPORT** - None

**COUNCIL COMMITTEE REPORTS**

**(a) Motion by Mason/Kiefer** to approve the Committee #1 Revenues, Disbursements, Water and Wastewater minutes of July 23, 2013. **Roll Call Vote: Aye – Mason, Kiefer, Hull, Lardahl, Hicks, Adrian, Hanke. Motion carried.**

**(b) Motion by Hanke/Lardahl** to approve the Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of July 23, 2013. **All present voting aye, motion carried.**

**(c) Motion by Lardahl/Adrian** to approve the Committee #3 Transportation, Construction, Public Safety and Traffic minutes of July 30, 2013. **Roll Call Vote: Aye – Lardahl, Adrian, Hanke, Mason, Kiefer, Hull, Hicks. Motion carried.**

**(d) Motion by Hicks/Adrian** to approve Committee #4 Recycling, Computerization, Building & Intergovernmental Services minutes of July 23, 2013. **All present voting aye, motion carried.**

**(e) Motion by Mason/Lardahl** to approve the Committee of the Whole minutes of August 5, 2013. **All present voting aye, motion carried.**

**REPORT OF OFFICERS** - None

**ORDINANCES**

**(a) Motion by Hanke/Hull** to approve **Ordinance #2013-10 Entitled:** An Ordinance Granting a Special Use Permit to Operate a Light Industrial Business at 122 and 128 W. River Street. **Roll Call Vote: Aye – Hanke, Hull, Lardahl, Hicks, Adrian, Mason, Kiefer. Motion carried**

**RESOLUTIONS** - None

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

**(a) Motion by Hicks/Adrian** to approve the Agreement for the Scott R. Kauphusman Development Project between the City of Chippewa Falls and Scott R. Kauphusman for the property located at 122 and 128 W. River Street. **Roll Call Vote: Aye – Hicks, Adrian, Hanke, Mason, Kiefer, Hull, Lardahl. Motion carried.**

**(b) Motion by Hanke/Hicks** to approve the Access Agreement between the City of Chippewa Falls and Lunda Construction Company for right-of-way use for access road between the intersection of Jeffers Road/Technology Way and the Chippewa River. Discussion ensued regarding possible compensation for the temporary access road and how this should be handled. Councilor Adrian opined that the City should at least be compensated for City Engineer Rubenzer’s time for pre and post construction inspection, as the agreement indicates the parcel must be returned to pre construction condition. Councilors Mason and Hanke were concerned that property owners in the City are charged special assessments and would expect a contractor to be held to the same standard. Following additional discussion, **Motion by Hanke/Hicks to amend** the previous motion to approve the Access Agreement between the City of Chippewa Falls and Lunda Construction Company for right-of-way use for access road between the intersection of Jeffers Road/Technology Way and the Chippewa River with the inclusion of a \$3,000 bond and the reimbursement by Lunda Construction of any applicable City costs. **Roll Call Vote: Aye – Hanke, Hicks, Adrian, Kiefer, Hull, Lardahl; Nay – Mason. Motion carried.**

**OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW** (continued)

**(c) Motion by Hicks/Hanke** to approve the Development Agreement between the City of Chippewa Falls and Developer Romaine Bergh for water main extension in Old Eau Claire Road. **Roll Call Vote: Aye – Hicks, Hanke, Mason, Kiefer, Hull, Lardahl, Adrian. Motion carried.**

**(d)** Attorney Ferg explained that the Housing Authority drafted the Memorandum of Understanding as they are interested in using their funding to rehabilitate the structure on 308 W. Elm Street; similar to a project that was done on W. Columbia Street. The City will become the temporary owner of the property and quit claim it back to the Housing Authority. **Motion by Hanke/Kiefer** to approve the Memorandum of Understanding regarding the property located at 308 W. Elm Street to transition it into a property available for low to moderate-income renters. **Roll Call Vote: Aye – Hanke, Kiefer, Hull, Lardahl, Hicks, Adrian, Mason. Motion carried.**

**CLAIMS**

**(a) Motion by Hull/Mason** to approve the claims of the various boards and departments of the City as recommended by the Claims Committee as follows:

City General Claims:	\$292,291.70
Authorized/Handwritten Claims:	\$38,018.98
Department of Public Utilities:	<u>\$84,385.35</u>
Total of Claims Presented	<u><u>\$414,696.03</u></u>

**Roll Call Vote: Aye – Hull, Mason, Kiefer, Lardahl, Hicks, Adrian, Hanke. Motion carried.**

**(b) Motion by Hicks/Adrian** to deny the claim of Todd Meyers, 721 Wilson Street, against the City of Chippewa Falls as recommended by Statewide Services, Inc. **All present voting aye, motion carried.**

**CLOSED SESSION** - None

**ADJOURNMENT**

**Motion by Adrian/Hull** to adjourn at 7:25 pm. **All present voting aye, motion carried.**

Submitted by:

Bridget Givens  
City Clerk

Luke Haun

Lunda Construction Co.

PO Box 669 Black River Falls

54615

Randy Dresel

Rick MOEN

662A 26<sup>3</sup>/<sub>8</sub> ST.

NEW AUBURN

Rick Flynn

Denz Bruns

776 VERMONT ST

CHIPPewa FALLS

Karen Mancl

114 W. River St.

CF, WI

Carmen E. Muench

501 W. Columbia St.

CF

Scott Kauphusman

1517 Woodridge Dr

CF, WI