

**REGULAR COUNCIL MEETING**  
**September 12, 2007**

Meeting called to order at 6:30 p.m. by Mayor Gerald Bauer  
Roll Call: Present – Council Member Schofield, Council Member Lieffring, Council Member Weissinger, Council Member Polzer, Council Member Gould and Council Member Schoonover. Administrator Gurney and Jeff Marquardt/Josh Miller of Cedar Corporation were also in attendance.

Due and proper notice of meeting was given by the administrative staff.

Motion by Council Member Polzer, seconded by Council Member Gould to adopt the amended agenda as presented. Motion carried by unanimous voice vote.

**Pledge of Allegiance**

**Public Comment** – Herb Schneider had a question about the sundry bill he had received from the City for FunFest. He stated he believed there was an understanding reached that the City would not bill him this year as it has done in the past because it was a community event. The Council indicated they would discuss the issue later in the agenda under Finance and get back to him.

**Scheduled Appearances:** None.

**Public Hearing** – A public hearing was held on the proposed Ordinance Amendment 487 which would allow zero lot line homes in the R-1 and R-2 zoning districts as a conditional use as well as remove mobile home parks in the R-1 and campgrounds in the R-3 zoning districts as conditional uses. The hearing was called to order by Mayor Bauer at 6:36 p.m. Council Member Schofield had questions about how the side yard setbacks would work and what process there would be if they couldn't meet the setbacks. Administrator Gurney replied that as is the case with any zoning ordinance, the applicant could petition for a variance if they are unable to meet the minimum requirements set forth within the ordinance. Paul Fedie had no comments but was supportive of the ordinance amendment. Betty Myers said that the ordinance was overdue. Don Hartung asked how the ordinance would be applied to existing structures. Would they be eligible? What the process would be? Also, he expressed concerns about the requirement of the "waterproof masonry wall" in the basement. He stated that it exceeded the requirements of UDC, which accepted wood construction with double sided drywall. What was the rationale? Administrator Gurney responded that preexisting residences would be eligible if they met the requirements. In addition, if the residences could not fully meet all of the requirements, the property owner would have the option of pursuing a variance for those structures. The process to approve zero lot line residences would be a conditional use permit through the Plan Commission. Finally, the City Attorney's rationale for the masonry wall was to not only require it for fire protection, but also privacy and property protection from break-ins, sewer backups, water leaks, etc. The Council agreed with the rationale provided by Legal Counsel and asked that Mr. Hartung consider the variance request for his preexisting structures. At that point, seeing that no one else wished to speak on the matter, a motion was made by Council Member Schoonover, seconded by Council Member Gould to close the public hearing at 6:48 p.m. Motion carried by unanimous voice vote.

**Administrator's Report:**

Administration-

The Council considered approval of a Certified Survey Map prepared for Ron Weiss and Charlotte Byington to adjust existing property lines. The Plan Commission had recommended approval. Motion by Council Member Schofield, seconded by Council Member Weissinger to approve the Certified Survey Map as presented. Roll Call Vote: 6 ayes, 0 nays. Motion carried unanimously.

#### Community Development-

Motion by Council Member Schofield, seconded by Council Member Polzer to convene into closed session at 6:55 p.m. pursuant to Section 19.85(1)(e) Wis. Stats. for the purpose of discussing development negotiation updates for TID #3 and related economic development activity. Roll Call Vote: 6 ayes, 0 nays. Motion carried unanimously. Josh Miller and Jeff Marquardt of Cedar Corporation were also invited to attend the session.

A motion was made by Council Member Weissinger, seconded by Council Member Schofield to reconvene into open session at 7:46 p.m. Voice Vote: 6 ayes, 0 nays. Motion carried unanimously. Mayor Bauer noted that no decisions were made as a part or result of the closed session at this time.

Josh Miller presented the proposed boundary and plan amendments to TID #3. Administrator Gurney provided the rationale for amending the boundary to include additional properties. The Plan Commission had recommended approval. Resolution offered by Council Member Schofield. Motion by Council Member Schoonover, seconded by Council Member Lieffring to approve the Resolution adopting the project plan amendment and amending the boundary of TID #3. Roll Call Vote: 6 ayes, 0 nays. Motion carried unanimously.

#### Finance-

Following a discussion relating to Medicare payments for Ambulance runs, a motion was made by Council Member Gould, seconded by Council Member Weissinger to approve the August Ambulance write-offs in the amount of \$1,968.11. Motion carried by unanimous voice vote.

Discussion relating to the request by Herb Schneider to forgive the invoiced Sundry amount for FunFest. Council Members felt that in order for the City to consider forgiving the sundry, a financial statement for the event should be provided for review.

The next Finance Committee meeting will be held on Wednesday, September 19<sup>th</sup> at 6 p.m.

#### Park Board-

Paving of the RV sites and parking lot in Tarrant Park is scheduled for the first week of October. A discussion followed regarding the decision to install water services to the camp sites. Administrator Gurney recommended transferring \$2,000 from the Pool operations to the Park operations account to allow the work to be done yet this year prior to paving. The transfer would require a budget amendment at the next council meeting. The Council agreed with the recommendation.

#### Public Safety-

Police – the transmission has went out in the 2003 squad car. Replacing the transmission with a new versus rebuilt versus used was discussed. Mayor Bauer has authorized the purchase and installation of a new transmission from Polzer's not to exceed \$2,500. The idea of purchasing a used squad car instead of replacing the transmission was also briefly discussed.

Ambulance/Fire – The new ambulance should be here by October 15<sup>th</sup>. Six individuals have signed up for the new EMT's course with Pit and CVTC. In addition, refresher courses have been scheduled for the EMT's. A discussion relating to storm watches followed. The Public Safety Committee has requested Pit and Karl to develop a protocol for consideration by the Committee.

The Public Safety Committee will next meet on Monday, October 8<sup>th</sup>.

#### Public Utilities-

The Cross Connection Program was discussed. Administrator Gurney provided answers to the questions raised by Council Members at the August 8<sup>th</sup> Council Meeting. Revisions will need to be made to the proposed program with consideration to adopt the program at the October 10<sup>th</sup> Council Meeting.

#### Public Works-

Don Poeschel would like to purchase a dehumidifier for the shop much like the one purchased for the Utilities Dept. The dehumidifier is needed to reduce the moisture in the shop so that the lights and electric outlets work properly. The Council indicated that they would be willing to purchase the dehumidifier if the funds could be found in this year's budget. If not, it would need to be an item discussed as part of the 2008 budget. Street light maintenance and lawn maintenance issues were briefly discussed.

#### Zoning-

The amendment to the Zoning Ordinance to allow for zero lot line residences in the R-1 and R-2 zoning districts as a conditional use as well as the removal of Mobile Home Parks in the R-1 and Campgrounds in the R-3 zoning districts as conditional uses was offered by Council Member Schofield. Motion by Council Member Schoonover, seconded by Council Member Gould to approve the ordinance amendments as presented. Roll Call Vote: 6 ayes, 0 nays. Motion carried unanimously.

Administrator Gurney reported that the Zoning Board of Appeals had recently approved the variance requests by Lisa Wormhoudt and Arnold Bauer.

#### **Engineer's Report:**

City Engineer Marquardt was present to discuss progress on the 3-party contract for the Riverwalk Project. Initial wetland delineation and topo work was discussed as it relates to the timing of the project. Administrator Gurney will request a quote from Cedar to conduct the delineation and topo work with Mayor Bauer having the power to authorize the work to be completed. Updates on the Hwy 10 turn lanes as well as approval of pay requests for the Hwy 10 turn lanes and final payment of the Ruth and Prissel projects were also provided.

#### **Mayor's Report:**

Mayor Bauer provided an report to the Council from the recent Chief Executives workshop he attended. 1099 reporting, automatic deposits, cell phones, credit cards, and employee HSA's were all discussed.

#### **Previous Minutes:**

Motion by Council Member Schoonover, seconded by Council Member Weissinger to approve the Council minutes from August 8<sup>th</sup> and 22<sup>nd</sup>. Motion carried by a unanimous voice vote.

#### **Vouchers:**

Motion by Council Member Weissinger, seconded by Council Member Lieffring to approve the vouchers as presented. Roll call vote: 6 ayes, 0 nays. Motion carried unanimously.

#### **Other Business:**

Administrator Gurney provided an update on the tower ease negotiations with Midwest. The Council had no objections to an initial 5 year term with two possible renewals.

Administrator Gurney provided the Council with the Housing Program update. 7 new loans have been made this year using the new grant money. A balance of \$320,000 still exists.

Administrator Gurney also discussed a 911 addressing system and information from the City's energy audit.

Motion to adjourn by Council Member Schofield, seconded by Council Member Gould at 9:35 p.m. Motion carried by unanimous voice vote.

Lance Gurney  
Administrator/Clerk