

City of Blair

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Clerk-Treasurer
Susan Frederixon

October 2, 2017 Minutes for Regular Meeting of the Common Council of the City of Blair

A meeting of the Common Council of the City of Blair, Trempealeau County, Wisconsin, was duly called, noticed, held and conducted in the manner required by the Common Council and the pertinent Wisconsin Statutes on October 2, 2017. The Mayor called the meeting to order at 7:00 p.m. The following members were present: Mayor A. Knutson; Alderperson and Council President: P. Syverson, Alderpersons C. Ekern, W. Cartrette, T. Wheeler, T. Robertson and J. Anderson.

Motion by J. Anderson to consider the following amendments to the agenda: add Community Center flood damage asbestos testing results/Action item-added after Clerk report, add building permits: C. Kulig @ 651 Broadway Street-garage rebuild after fire/Action item, TCC @ Elland Road to bury telecommunication cable near dump road/Action item, add consideration of Library Board representatives/Action item, 2nd by W. Cartrette. Discussion: None. Vote: Yes 6, No 0. Motion approved.

Public Comment: None

Regular Council Meeting 9/11/2017 minutes were reviewed and presented. **Motion by P. Syverson to approve as presented, 2nd by C. Ekern. Discussion: None. Vote: Yes 6, No 0. Motion approved.**

Hi Crush S. River Road upgrades: Steve Moore/Construction Manager reported they are ready to upgrade S. River Road to an 'all-weather road' which was required by the C.U.P. **Motion by W. Cartrette to do S. River Road upgrade work at this time, 2nd by C. Ekern. Discussion: compacting=yes, concrete pads redone=yes blended into new road. Vote: Yes 6, No 0. Motion approved.**

Hi Crush C.U.P. berm tree planting: Dick Reesman/Hi Crush explained that they have planted most of the trees on the berms at the facility, but there is one area that still needs to be done. The issue with that area is it is too high and too narrow at the crest to safely plant the trees (Per the tree company). In order for the trees to be safely planted the berm would have to be lowered 6 feet, which would limit the advantage of the berm itself to contain noise, etc. Hi Crush is wondering how Council would like to address issue. **Motion by W. Cartrette to have Hi Crush check with tree company to see what size tree could safely be planted on top of the berm at its current height and complete project in the spring of 2018, bring information back to November Council meeting, 2nd by J. Anderson. Discussion: None. Vote: Yes 6, No 0. Motion approved.**

Lake Upgrades/Blair Sportsman Club (K. Lisowski-T. Marquart): Goal is to reinvigorate and reenergize the effort to get Lake Henry upgraded and dredged. Kevin distributed handouts of previous Lake Henry studies done by the City. They believe this information can still be useful if used soon and would save on expenses since some work has already been done. Lisowski reminded Council that a citywide survey was done with a very high percentage of residents interested in Lake Improvements and willingness to become involved. The request is for the Council to reach out to S.E.H. for information on cost to get to the construction documents for a Lake Dredge project. Sportsman Club wonders if the money for this could come out of the \$300,000 set aside for Lake Improvements. It is important to get a cost of project which can be done with construction documents so we can make a plan, see if feasible. Alderperson Cartrette reminded that the Lake is important, but we do have a current pool project that needs to get to completion before taking on anything else. Council directed City Clerk to request S.E.H. to bring an agreement to the Council related to getting DNR permitting done.

Building Permits: Hi Crush Blair, LLC @ 11203 S. River Road for Water Treatment/Pump house. **Motion by C. Ekern to approve as presented, 2nd by T. Wheeler. Discussion: None. Vote: Yes 6, No 0. Motion approved.** D. Holloman @ 955 E. Taft Street for new shed, addition to deck & change stairs. **Motion by W. Cartrette to approve as presented contingent on shed being place 10' minimum from house per fire codes and approved County permit and inspection forms returned to City prior to project start, 2nd by T. Robertson. Discussion: None. Vote: Yes 6, No 0. Motion approved.** We Energies/B. & L. Hamble @ 1108

E. Pine Street for new gas installation. **Motion by T. Robertson to approve as presented, 2nd by W. Cartrette. Discussion: None. Vote: Yes 6, No 0. Motion approved.** C. & L. Anderson @ 518 Sylfest Street for cement slab for boat storage-Council person J. Anderson shared that the work had already been completed. **Motion by T. Robertson to approve as presented with \$100 fine for starting work prior to permit approval, 2nd by P. Syverson. Discussion: None. Vote: Yes 6, No 0. Motion approved.** M. Svitesic @ 127 E. 4th Street for small deck/stairs. **Motion by C. Ekern to approve as presented contingent on approved County Permit returned to City prior to construction, 2nd by W. Cartrette. Discussion: None. Vote: Yes 6, No 0. Motion approved.** C. Kulig @ 651 E. Broadway Street for rebuild of burned garage. **Motion by W. Cartrette to approve as presented contingent on approved County Permit returned to City prior to construction, 2nd by T. Robertson. Discussion: None. Vote: Yes 6, No 0. Motion approved.** TCC @ Elland Road and E. Broadway Street to Allied Coop to bury cable along dump road tree line in the City. **Motion by W. Cartrette to approve with understanding that there is work planned on that road in the future which may affect their cable, 2nd by T. Robertson. Discussion: None. Vote: Yes 6, No 0. Motion approved.**

Arcade Pumping Bio Fuels License renewal issue: **No one in attendance from Arcade. Motion by P. Syverson to defer to next month, 2nd by C. Ekern. Discussion: None. Vote: Yes 6, No 0. Motion approved.** Revisit September 11, 2017 Meeting Ordinance decision: A. Robertson reported that the decision made related to Home Occupation of Animal Processing most likely should be “grandfathered in” as it was not an illegal business until ordinance was changed. We are not allowed to change an Ordinance and put someone out of business. Discussion in general but no action taken as more information and investigation is needed.

TID 7 tax incremental information requested at September meeting: Clerk reported there is no tax increment revenues showing for 12/31/16 because revenue recognized in 2016 is based on the 2015 statement of taxes. At that time there was no equalized value of TID 7 because of the timing of the district creation (late 2015). In 2017, TID 7 will have tax increment revenue equal to the 2016 unearned revenue amount on the balance sheet of \$773.00 (partially completed Pape Bus Terminal), which was based on the 2016 S.O.T. All property within the TID is included in the base when created. Increases to values are what drive the increment (i.e. new businesses, developments, etc.). All taxes at creation of TID continue to be split and distributed to all taxing districts as was done prior to the TID creation. If there are additions/improvements made within the boundary of the TID, only that amount increases the tax value to the TID.

Mayor stepped out for minute and Council President Paul Syverson continued with next agenda item.

Consider Sale of 1998 Plow Truck: This truck was replaced last year with 2009 Plow Truck, it has no plates or insurance and there has been interest shown for purchase. **Motion by W. Cartrette to sell 1998 Truck, 2nd by T. Robertson. Discussion: None. Vote: Yes 6, No 0. Motion approved.**

Speed Hump removal to follow with Alternate side parking Ordinance dates: **Motion by J. Anderson to approve removal of speed humps on November 1 and re-install March 31 annually, 2nd by T. Robertson. Discussion: None. Vote: Yes 6, No 0. Motion approved.**

Consider purchase of used trailer: Garson plumbing is selling a 16’ open trailer with side rails and gate. The City does not own a trailer and has had to borrow previously. The price is \$900 and the trailer is in very good condition per City staff and Councilman Wheeler. **Motion by W. Cartrette to approve purchase of trailer. 2nd by T. Robertson. Discussion: None. Vote: Yes 6, No 0. Motion approved.**

Clerk report: Clean Up days went well with 1 evening and 1 Saturday timeframes. Salt and Sand shed was cleaned out and also the area behind Park Shed. Fire Hydrant Painting project-City Public Works Crew believes many if not all of the hydrants will need to be power washed and wire brushed to prepare correctly for new paint. The City does not have the equipment to do the power washing, inquiries have been made to the fire department for ideas; the volunteer help we were hoping for fell through. The paint has been purchased. Council was asked for suggestions...ok to wait until spring. Deer in Park are scheduled to be picked this Friday, then the area will be limed in preparation for new deer as Council directs. Community Center flood damage update-Asbestos testing has been completed. There is asbestos in the floor tile/glue but not in ceiling tiles. Estimate to remove the tiles and glue is \$3,910.00, this will need to be considered by the City and Township Building Committees. **Motion by W. Cartrette to approve the removal bid by AirTech, 2nd by P. Syverson. Discussion: None. Vote: Yes 6, No 0. Motion approved.**

CDBG Housing Committee Meeting 9/12/2017 report: T. Wheeler reported - CDBG Administrator Janet Zimmer/Cedar Corps facilitated the meeting. Alderperson T. Wheeler and Clerk/Treasurer Frederixon attended. One new application was considered: one person in home, meeting income guidelines and had very good credit history and equity close to requested loan amount, on current 13 year mortgage. Replacement and installation of

soffit, fascia, gutters, downspouts, siding, entry doors and windows and insulate attic and walls for an estimate of \$27,370. Committee approved this loan.

S.E.H. Reports: Wildcat Development: final punch list items completed and final pay request is expected @ November 13 meeting-there is a verbal agreement on the sale of another lot; Lift Station upgrades: walk through 9/27 with contractors and engineers, Mayor, Public Works Staff, T. Wheeler and Clerk, only a few items left and deadlines set for 10/6. Very possible some grant dollars will be lost due to missed deadlines for end of this project. Change Order # 4 was presented with a net of \$1,022.00. **Motion by T. Robertson to approve as presented, 2nd by C. Ekern. Discussion: None. Vote: Yes 6, No 0. Motion approved.** Storm Water Runoff projects on 4th and 5th streets: No bids were received from publication. **Motion by T. Robertson to approve Clerk to request bids from local contractors at this point, 2nd by T. Wheeler. Discussion: None. Vote: Yes 6, No 0. Motion approved.** Webster Street: Paving and shouldering finished; few spots to seed, City Water department will check valve boxes and sanitary man holes to be sure clean and accessible; planning to do punch list walk through and final pay request soon. Fourth Street corridor: layouts have been developed by S.E.H. just waiting for meeting to review them with Committee. Comprehensive Plan is at the point of chapter review with Plan commission members, meeting will need to be scheduled soon, as the plan needs to be completed by 12/31/17. Sanitary Sewer collapse videos have been reviewed and have worked with Bob Fraust on priority list. Committee meeting is required to discuss these, some that should be done yet this year, with discussions to replace the sewer next year if possible.

Pool Capital Campaign update/W. Cartrette - Pool Pre-Bid meeting scheduled for 10/4, Bid Opening meeting 10/18 during day and Pool Committee meeting 10/18 evening to review bids and prepare to present to full Council at 10/24 Special Meeting. Will be some serious decisions to be made by Council after bids are reviewed. Hoping for Council support so this project can be successfully completed.

Finance Committee Meeting 9/19/Chairperson J. Anderson reported. This was an initial meeting on the 2018 budget. Preliminary numbers were discussed and input from Public works staff was gathered. 2nd meeting is scheduled for tomorrow with possibility of completing process. Should be done by end of this week.

Income Statement for BIDCO was presented and reviewed.

Consideration for Library Board members: J. Anderson presented Gary Olson and Karen Robertson to be approved as Library Board members for 2018. **Motion by W. Cartrette to approve as presented, 2nd by P. Syverson. Discussion: None. Vote: Yes 5, No 0, Abstain 1 (T. R.).**

September Vouchers were presented for review and approval: **Motion by P. Syverson to approve as presented, 2nd by C. Ekern. Discussion: None. Roll call vote taken with all 6 yes votes.**

Motion by P. Syverson to adjourn, 2nd same C. Ekern. Discussion: None. Vote: Yes 6, No 0. Motion approved.

Susan Frederixon, City Clerk