

Common Council Meeting minutes, August 7, 2023 at 6:30 p.m.

Mayor John Rawson called the meeting to order at 6:30 p.m.

Pledge of Allegiance

Council attending: A. Stevens, J. Tranberg, J. Anderson, P. Syverson, D. Stephenson, J. Rawson. Others in attendance: Attorney-Mark Radcliffe, Trempealeau County Times-Andrew Dannehy, Chris Gierhart and Brett Walsh-Source Energy, Charles Pearman-SEH, Rich Tenneson and Mary Oldendorf and Dave Mattison-Blair Cheese Fest, Dwight Quarne, Dave Quarne, Mike Ressel , Andy Graff, Clerk/Treasurer-Debi Fremstad.

August agenda was posted on August 4, 2023 at City Hall, Post Office, and Waumandee Bank.

Motion by J. Anderson to approve agenda, 2nd by P. Syverson. Discussion: none. Vote: Ayes-5, Nays-0. Motion carried.

Public Comment: Mary Oldendorf would like the bench in the park to be put in before Cheese Fest, which means the lion drinking fountain has to come out.

Motion by D. Stephenson to approve July 6, 2023 council minutes, 2nd by J. Tranberg. Discussion: none. Vote: Ayes-5, Nays-0. Motion carried.

Motion by D. Stephenson to approve and place on file the minutes for the 8/3/2023 Plan Commission, 8/2/2023 Public Property & Building Committee, 8/1/2023 Streets, Lights, & Building Committee, 7/24/2023 Joint Tax, Finance, & Personnel and Police & Ordinance Committees, 7/19/2023 Public Property & Building Committee, 7/19/2023 Business & Economic Development Committee, 2nd by J. Anderson. Discussion: none. Vote: Ayes-5, Nays-0. Motion carried.

Charles Pearman from SEH gave update on the Broadway/Pearl project. Phase 1 is moving along nicely. The water and sewer mains are in place. Pearl is finished and the road there is currently being built. On schedule to have pavement in place for Cheese Fest. A-1 is moving ahead with project and pushing to get project done up to binder before winter sets in. Charles is recommending payment application #1 of \$204,491.54 be paid to A-1 Excavating. **Motion by A. Stevens to approve payment application #1 for \$204,491.54, 2nd by J. Tranberg. Discussion: none. Roll call vote: D. Stephenson-yes, P. Syverson-yes, J. Anderson-yes, J. Tranberg-yes, A. Stevens-yes. Motion carried.**

Source Energy requesting change in type of financial assurance from letters of credit to bonds. Attorney Radcliffe is fine with the change. The dollar amount will remain the same. **Motion by A. Stevens to approve Source Energy changing their financial assurance from letters of credit to bonds, 2nd by D. Stephenson. Discussion: none. Roll call vote: D. Stephenson-yes, P. Syverson-yes, J. Anderson-yes, J. Tranberg-yes, A. Stevens-yes. Motion carried.**

Ressel & Quarne 6-month CUP expiring on property housing mining equipment. They are asking for another extension while court proceedings take place. **Motion by D. Stephenson to grant a 6-month extension on the Ressel/Quarne CUP, 2nd A. Stevens. Discussion: Does the City have access to salt/sand shed? Yes. Vote: Ayes-5, Nays-0. Motion carried.**

Deed correction on ownership of property between Blair Cheese Festival and City of Blair. Attorney Radcliffe has prepared 2 quick claim deeds to correct the error. Cheese Fest members have approved the correction. **Motion by D. Stephenson to approve the corrected quick claim deeds as presented and have them executed and recorded, 2nd by J. Tranberg. Discussion: none. Vote: Ayes-5, Nays-0. Motion carried.**

Blair Cheese Festival would like to replace the sink and faucet at the Community Center. The Town of Preston has already approved. **Motion by J. Tranberg to allow the Blair Cheese Festival to replace the sink and faucet at the Community Center, 2nd by A. Stevens. Discussion: none. Vote: Ayes-5, Nays-0. Motion carried.**

Temporary Class B liquor license requested for Cheese Festivals of Blair, Inc. **Motion by J. Tranberg to approve liquor license for Cheese Fest, 2nd by P. Syverson. Discussion: none. Vote: Ayes-5, Nays-0. Motion carried.**

Cheese Festival Waiver of Liability. The Cheese Festival carries \$ 2 million in liability insurance. They feel the waiver includes more than just the truck/tractor pull and the street. Their attorney doesn't feel they should sign the current waiver. Attorney Radcliffe feels no changes need to be made to the waiver. The pull will take place on the binder. There will be no wedge on the bridge. Pullers will have to sign a waiver to pull. The pullers should know that they are pulling on a binder. Cheese Fest is wondering if a higher grade of blacktop could be used. Rich Tenneson stated that they will see how Friday night goes; they may have to shut it down on Saturday. We should be safe up to 11,000 pounds.

Community Center concrete project. Bids were opened at the Public Property & Buildings Committee. Recommending Swenson's bid of \$25,222.00. **Motion by A. Stevens to approve Community Center concrete project bid to J. Swenson Construction LLC, 2nd by J. Tranberg. Discussion: none. Roll call vote: D. Stephenson-yes, P. Syverson-yes, J. Anderson-yes, J. Tranberg-yes, A. Stevens-yes. Motion carried.**

3rd police officer hire and wage. Joint Tax, Finance, & Personnel and Police & Ordinance recommending Payton Wood. He is finishing his schooling at the Police Academy. He is to be paid \$24 during his training with the City of Blair, \$25 after his training with the City is complete, and after a 1 year probation period he will receive \$26/hour. **Motion by J. Tranberg to hire Payton Wood as a 3rd police officer starting at \$24/hour during training, \$25/hour after training, and \$26/hour after completing a year of probation, 2nd by P. Syverson. Discussion: none. Roll call vote: D. Stephenson-yes, P. Syverson-yes, J. Anderson-yes, J. Tranberg-yes, A. Stevens-yes. Motion carried.**

Plan Commission recommendation on AMPI re-zone. AMPI will be upgrading their containment pad at the whey plant. They are asking to re-zone the parking lot, which is now P-1, Parks and Open Space as well as the R-1 Residential lot to I-1 Industrial. This will help get the trucks off the street and the whey will no longer be flowing into the street. There were no objections at the Plan Commission meeting for the re-zone by those residents attending, Zoning Administrator from SEH, or the Commission members. Attorney Radcliffe will draft an ordinance to update the zoning map. **Motion by A. Stevens to approve the re-zoning of parcel 206-00055-0000 from P-1 to**

I-1 and parcel 206-00056-0000 from R-1 to I-1, 2nd by D. Stephenson. Discussion: none. Vote: Ayes-5, Nays-0. Motion carried.

Streets, Lights, & Equipment meeting recommendations. John Deere 3039R tractor with 5 attachments for around \$62,000. This would be used in all areas of the City; mowing, plowing, brush hogging, storm sewers, etc... **Motion by P. Syverson to purchase the 3039 R John Deere tractor with 5 attachments for approximately \$62,000 with the money coming out of the unassigned general fund, 2nd by A. Stevens. Discussion: none. Roll call vote: A. Stevens-yes, J. Tranberg-yes, J. Anderson-yes, P. Syverson-yes, D. Stephenson-yes. Motion carried.** The old plow truck is extremely old and we are struggling to find a new one to buy. The Council had approved \$140,000 for this purchase a while ago, but we have not found anything. In the meantime, we are recommending putting a plow on the street truck for around \$9,000 to get us through this winter. **Motion by D. Stephenson to get \$9,000 plow for street truck, 2nd by J. Tranberg. Discussion: none. Roll call vote: D. Stephenson-yes, P. Syverson-yes, J. Anderson-yes, J. Tranberg-yes, A. Stevens-yes. Motion carried.** Recommending Gilbert Street sidewalk curb and gutter project to J. Swenson for \$7420. **Motion by J. Anderson to approve J. Swenson bid for \$7420 to replace sidewalk, curb, and gutter on Gilbert Street, 2nd by A. Stevens. Discussion: none. Roll call vote: D. Stephenson-yes, P. Syverson-yes, J. Anderson-yes, J. Tranberg-yes, A. Stevens-yes. Motion carried.** Committee recommending Center/Gilbert Street storm sewer patch repairs to Trempealeau County Highway Department for \$5600. **Motion by J. Anderson to accept the County's bid of \$5600 to repair the asphalt on Center and Gilbert Streets, 2nd by P. Syverson. Discussion: none. Roll call vote: D. Stephenson-yes, P. Syverson-yes, J. Anderson-yes, J. Tranberg-yes, A. Stevens-yes. Motion carried.** A-1 has a concrete crusher that could crush all the concrete from the Broadway/Pearl project as well as the concrete that is currently at our dump site. We could then use this crushed concrete for our needs within the City of Blair. **Motion by A. Stevens to approve A-1 crushing our concrete, 2nd by D. Stephenson. Discussion: none. Roll call vote: A. Stevens-yes, J. Tranberg-yes, J. Anderson-yes, P. Syverson-yes, D. Stephenson-yes. Motion carried.** The Committee is also letting the Council know that the alley between Broadway and 1st Street is really beat up. It is choppy and full of potholes. It is being used a lot because of the detours.

Business Economic Development committee recommending 50/50 grants up to \$2500 per business within the City of Blair. The sign would have to be approved by the committee. **Motion by A. Stevens to approve the signage grants up to \$2500, 2nd by J. Tranberg. Discussion: none. Vote: Ayes-5, Nays-0. Motion carried.**

Commercial lot at 1110 E Olson Street. BIDCO owns this lot and is asking the City of Blair to remove the clay that was put into the lot from the GVCC project years ago. The lot can't be built on as is. CJE wants to purchase the lot for \$10,000. **Motion by A. Stevens to remove the clay and fill the lot, 2nd by J. Tranberg. Discussion: none. Roll call vote: A. Stevens-yes, J. Tranberg-yes, J. Anderson-yes, P. Syverson-yes, D. Stephenson-yes. Motion carried.**

Oakridge Engineering proposal for dam leaks. Oakridge has been monitoring the leaks at the dam. They are proposing to bore 8-12" holes and fill with grout. The grout expands when it hits the water. This would force the ground water down. **Motion by J. Anderson to authorize Oakridge**

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Engineering to get estimates and DNR approval, 2nd by P. Syverson. Discussion: none. Roll call vote: A. Stevens-yes, J. Tranberg-yes, J. Anderson-yes, P. Syverson-yes, D. Stephenson-yes. Motion carried.

Resolution #2023-8-7-1 needed for CDBG grant requirements for Broadway/Pearl project. **Motion by A. Stevens to approve Resolution #2023-8-7-1, 2nd by P. Syverson. Discussion: none. Vote: Ayes-5, Nays-0. Motion carried.**

Code of Ordinances changes. Attorney Radcliffe stated that this one ordinance fixes all the issues that have been found and need to be changed with the ordinances. This involves amending, repealing, or recreating the following ordinances: 3.03(1)(2)(3); 4.08(2)(3); 5.05(2)(3); 5.07; 5.13; 6.07; 6.09; 12.02; 13.01(2); 14.02(1); 14.02(2)(3); 16.06(1); 18.04(1); 19.04; 23.03(2)(b)(9); 27.026(7); 27.05; 28.01(2)(3); 28.02; 29.07(1)(a)(b)(c); 29.12 (7)(a)(9); 34.01(4); 34.04(2)(5); 35; 36.06(2)(a); 55.04(3); 46.09(3); 46.09(4)(f)(1); 46.07(2)(b); 46.07(2)(c). **Motion by P. Syverson to adopt this ordinance to fix all issues found within the ordinances, 2nd by J. Tranberg. Discussion: none. Roll call vote: A. Stevens-yes, J. Tranberg-yes, J. Anderson-yes, P. Syverson-yes, D. Stephenson-yes. Motion carried.**

Kwik Trip appointment of Successor Agent – Ginny Rogstad.

Server license for approval: Michelle Hull, David Mattison, Gwen Kidd, Tammy Berg, Jolene Ekern, Ginny Rogstad, Jenifer Thorpe. **Motion by D. Stephenson to approve all server applications, 2nd by P. Syverson. Discussion: none. Vote: Ayes-5, Nays-0. Motion carried.**

GEC building permit update.

Motion by D. Stephenson to pay the bills, 2nd by J. Tranberg. Discussion-none. Roll call vote: D. Stephenson-yes, P. Syverson-yes, J. Anderson-yes, J. Tranberg-yes, A. Stevens-yes. Motion carried.

Next Common Council Meeting, Thursday, September 7, 2023

Motion by J. Tranberg to adjourn at 7:57 pm, 2nd by A. Stevens. Discussion-none. Vote: Ayes-5, Nays-0. Motion carried.

Debra Fremstad, Clerk/Treasurer