

**City of Blair Regular Council Meeting Minutes, February 1, 2016 at 7:00 p.m.**

Mayor Ardell Knutson called the meeting to order at 7:00 p.m. Council attending: P. Syverson, C. Ekern, W. Cartrette, T. Wheeler (via phone), J. Anderson, and T. Robertson and S. Frederixon-Clerk/Treasurer.

**Open Meeting Law Requirements Met** – posted more than 24 hours in advance and in three public places.

**Motion by J. Anderson to amend agenda to include: Agreement for Professional services contract with SEH – Residential development/Engineering change order request/Action item and Hi-Crush Financial Assurance Request – Language addition of “to allow for a letter of credit or a surety bond, agreeable by both parties”, seconded by C. Ekern. Discussion-none. Ayes-6, Nays-0.**

**Public comment: None.**

**Present minutes for approval:** Regular Council Meeting 1/4/2016. **Motion to approve minutes as presented by W. Cartrette, seconded by T. Wheeler. Discussion-none. Ayes-6, Nays-0.**

**Ordinance Petition Requests:** council consideration to allow Plan Commission to review ordinance Chapter 46 for requested possible amendments. J. Wolfe @ 237 W. Broadway petition request review of Ordinance 46.04(7) (b) (2)-rental apartments on ground level of commercial building in B-1-Downtown Business/Commercial District. C. Bautch @ 910 E. Broadway petition request review of Ordinance 46.09 (1) (1) Accessory Building Number Limits. **Motion by W. Cartrette to send ordinance reviews to the Plan Commission, seconded by T. Robertson. Discussion-none, Ayes-6, Nays-0.**

**Petition for Direct Annexation by Unanimous Approval by BIDCO:** formal request to pass on to Plan Commission. Rebecca Flege of SEH presented information. Clerk verified that the Annexation Petition was presented to the Town of Preston Clerk on 2/1/2016. Plat updating and annexation are the first step to getting plat approved. If approved, the CSM review takes up to 3 months to be completed. No sales can be approved until this review is complete. Storm water permit has been submitted, reviewed, adapted and will be resubmitted. Project bids would be handled at a March meeting. Electrical service needs to be looked into as well. There would be approximately 8 street lights in this development. The project will be done in phases. **Motion by T. Robertson to have a special meeting with BIDCO and Ehlers to discuss the Residential Development, seconded by W. Cartrette. Discussion-none. Ayes-6, Nays-0. Motion by W. Cartrette to send the annexation petition to the Plan Commission for further review, seconded by C. Ekern. Discussion. Ayes-6, Nays-0.**

**Hi-Crush Financial Assurance Request:** Tyler Deines explained that Hi-Crush is requesting to amend their financial assurance from an Irrevocable Letter of Credit to a Surety Bond. The City would have to follow the NR135 process to amend the reclamation plan. **Motion by J. Anderson to table request until City Attorney reviews the proper procedures, seconded by W. Cartrette. Discussion-none. Ayes-6, Nays-0.**

**Fire Department – MABAS Agreement & Resolution 1-2016:** Tim Robertson explained that the MABAS agreement formalizes the mutual aid response system for Trempealeau County. This is an automatic system that improves the Fire Departments ISO rating. **Motion by C. Ekern to approve MABAS agreement and resolution, seconded by J. Anderson. Discussion – none. Ayes-6, Nays-0.**

**Nursing Home Liaison Committee Meeting Report:** Stacy Suchla & Bob Van Hayden reported that GVCC would like to build on an Assisted Living facility. GVCC has a lease agreement with the City of Blair and their bond issues are also through the City of Blair. GVCC is asking for the City to deed the land to GVCC with a promise of \$5,000.00 annually in lieu of taxes. The City would no longer have guarantor

financial responsibilities (such as it relates to any payment default), but only as related to tax exemption. This agreement would give GVCC the flexibility to make improvements quickly and without City approval. **Motion by T. Robertson to pursue transfer of land, subject to all legal requirements, seconded by W. Cartrette. Discussion-none. Ayes-6, Nays-0.**

**Main Lift Station Report:** SEH has met with Water-Sewer Superintendent, Bob Fraust. Bid advertisements will be in Blair Press, with bids to opened February 17 @ 11:00 am at the City Hall.

**Water – Sewer Committee Report:** C. Ekern reported that water and sewer rates have not been increased since 1994. That is more than 21 years! Now with a lift station 5 years past its normal life use and the need for each utility to be “self-funded”, we have to look into raising rates. The wastewater has had an average annual loss of \$134,178.00 over the last 5 years. After much number crunching and discussion on how to make this as gradual and wish to cause the least amount of possible hardship for residents and businesses and to give some notice to businesses and residents to prepare the Committee recommends the following: raise all quarterly sewer meter charges by \$3.50, raise charge from \$3.34 to \$3.85/1000 gallons, this increase would begin with the 2<sup>nd</sup> quarter billing cycle, and be revisited on an annual basis to monitor and adjust as needed. The 5 year plan would include: 2016- 15% increase to begin with 2<sup>nd</sup> quarter billing, 2017- 10% increase, 2018- 10% increase, 2019- 10% increase, 2020 – 10 % increase. **Motion by W. Cartrette to approve the Water-Sewer Committee recommendation, seconded by T. Robertson. Discussion-have raising water rates been looked into? Yes...that has to go through the PSC regulations. Ayes-6, Nays-0.**

**Park Committee Report:** W. Cartrette explained that they met with Burbach Aquatics. They reviewed the different phases and time line. A discussion was had about the timeline and how to move it along. We need a pool as soon as possible. We will need to form a pool committee which includes residents. Burbach will be accessing the current pool, with issues including: railroad track proximity, ground water issues, diving well too small, leaking concerns, and recirculation issues.

**Clerk Report:** THANK YOU to Preferred Sands for providing lift to take down Christmas decorations, Town of Preston renewed the road agreement, Spring Primary election 2/16/16, SPW made 2<sup>nd</sup> and final royalty payment, and Jeff Lee’s retirement.

**Building Permits:** J. Wolfe @ 237 W. Broadway, G. & S. Knutson @ 402 W. Broadway, D. Bautch @ 910 E. Broadway, Blair Post Office @ 120 S. Urberg Avenue – all informational only.

Present Vouchers: **Motion to approve vouchers by W. Cartrette, seconded by T. Robertson. Discussion - none.** Roll Call vote- J. Anderson-yes, T. Robertson-yes, T. Wheeler-yes, W. Cartrette-yes, C. Ekern-yes, and P. Syverson-yes.

**Closed Session per State Statute 19.85 (1) (b) (c) related to Personnel issues: Motion by W. Cartrette to enter into closed session, seconded by J. Anderson. Discussion - none. Ayes-6, Nays-0.**

**Motion by J. Anderson to exit closed session, seconded by T. Robertson. Discussion - none. Ayes-6, Nays-0.**

**Motion by C. Ekern to adjourn, seconded by P. Syverson. Ayes-6, Nays-0.**