

City of Blair Regular Council Meeting Minutes, March 14, 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 (at 7:05 pm) and S. Frederixon-Clerk/Treasurer.

Motion by C. Ekern to amend agenda to include: building permit turned into the City office today at 12:30 pm – add R. Kohnert building permit to the building permit portion of the agenda, seconded by W. Cartrette. Discussion-none. Ayes-5, Nays-0.

Public comment: None.

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

Present minutes for approval: Regular Council Meeting 2/1/2016 and Special Council Meeting 2/15/16. **Motion to approve 2/1/16 minutes as presented by J. Anderson, seconded by C. Ekern. Discussion-none. Ayes-6, Nays-0. Motion to approve 2/15/16 minutes by W. Cartrette, seconded by T. Wheeler. Discussion – none. Ayes-6, Nays-0.**

Preferred Sands Road Agreement and Supplemental Sales Request: both were reviewed by Dave Carlson of SEH, Al Robertson, City Attorney and S. Frederixon. A. Robertson recommended to renew the agreement and that this new activity needs to be monitored. D. Carlson recommended to renew the agreement and that the amount of road usage is important. Preferred would be requested to supply the City with weekly sales and loads. This agreement can be revisited at any time per the Conditional Use Permit. **Motion by J. Anderson to extend the Road Use Agreement to 12/31/2016 and add the in/out traffic to the agreement, seconded by W. Cartrette. Discussion-none, Ayes-6, Nays-0.**

Grand View Care Center – Transition of Real Estate Assets & Construction Project Financing: Brian Reilly of Ehlers representing GVCC explained the financing of the GVCC project. GVCC needs a sponsor for tax exempt purposes. As of now, the City owns the real estate assets and GVCC leases those assets from the City under a lease agreement. The lease agreement is an integral component of overall financing. The lease can't be terminated until bonds are paid. GVCC proposes to acquire the real estate assets and construct a Community Based Residential Facility. The City of Blair would become the conduit for the tax exempt financing. The City would not be responsible for the debt. A TEFRA public hearing would need to be held. There would also need to be a title transfer. GVCC will continue to communicate with the City.

Report on Plan Commission Meeting: meeting held on 2/22/16, Gary Olson, Chairman. Minutes were presented for informational purposes only. Topics discussed were City of Blair zoning ordinances and Elland Rd annexation petition.

Wildcat Subdivision Update: R. Flege reported on the bid opening on 3/10/16 for the division. **Motion by C. Ekern to award Gerke Excavating Inc, as low bidder for Wildcat Subdivision project, seconded by W. Cartrette. Discussion-none. Ayes-6, Nays-0.** The petition for direct annexation of Elland Road was approved by the Plan Commission. **Motion by C. Ekern to accept the Plan Commission recommendation for the direct annexation from BIDCO of Elland Road, with attorney amending to fit our ordinances, seconded by T. Robertson. Discussion – annual taxes paid to the Town of Preston for 5 years. Ayes – 6, Nays-0.** This area was recommended to be re-zoned from agricultural to residential at the May 13, 2015 Plan Commission meeting. **Motion by C. Ekern to approve re-zoning change, seconded by P. Syverson. Discussion-none. Ayes-6, Nays-0.**

Main Lift Station update: R. Flege went over bids received for the lift station. The City is waiting for the signed contract from the state to proceed and award the bid.

Comprehensive Plan update: D. Carlson from SEH reported that they are waiting for the contract from the state. He also showed the council a draft of the Request for Proposal. This needs to go to the Plan Commission. **Motion by C. Ekern to send to the Plan Commission for review and consideration, seconded by T. Robertson. Discussion-none. Ayes-6, Nays-0.**

Report on Police/Ordinance committee: met on 3/9/2016. T. Robertson reported on ordinance language changes. The J. Wolfe permit for renovations to business is a re-renovation back to an apartment in the back. It is being “grandfathered” in. Going forward, any new businesses or remodels in the commercial district with regards to street level apartments will be looked into more closely, if allowed at all. **Motion by J. Anderson to approve permit for J. Wolfe @ 237 W. Broadway St., seconded by W. Cartrette. Discussion-none. Ayes-6, Nays-0.** Accessory Building Limit Ordinance language was also discussed, with Committee deciding to send topic back to Plan Commission with recommendation of increasing the limit to 3 on lots larger than 5 acres.

Uniform Dwelling Code: The City of Blair has adopted the State Uniform Dwelling Code. The ordinance creates the position of Building Inspector, however the county has no authority to enforce City code. We have two options: repeal our code or keep code and enforce ourselves. **Motion to table to properly review by T. Robertson, seconded by J. Anderson. Discussion-none. Ayes-6, Nays-0.**

Shoreland Zoning Ordinance: D. Carlson of SEH and A. Robertson reported a need for a City shoreland zoning ordinance. The City currently enforces the county ordinances, but county doesn’t follow the state law. **Motion by C. Ekern to table for a later date, seconded by W. Cartrette. Discussion-none. Ayes-6, Nays-0.**

Conditional Use of Downtown Business/Commercial District: Charity Baptist looking into the possibility of adding “churches” as a conditional use within the City B-1 Downtown Business-Commercial District. There is no need for state review, only local government. There would need to be a public hearing. **Motion by C. Ekern to send to Plan Commission for consideration, seconded by W. Cartrette. Discussion-none. Ayes-6, Nays-0.**

Industrial Zone language concerns: The industrial ordinance for size of lots and setbacks language is not consistent with the practice currently in use. There is a request for language to be studied by the Ordinance Committee. **Motion by W. Cartrette to send to Plan Commission for changes, seconded by P. Syverson. Discussion-none. Ayes-6, Nays-0.**

Municipal Pool Upgrade Plan Update: Burbach Aquatic, Inc. has collected data on the mechanical systems, pool vessels, decking, utilities, and bathhouse structure. There is one more data collection to be made once the pool is further drained. Discussion and concerns were focused on how to speed up the whole process. After Phase I, step III we will have a clearer understanding of what we are in need of: fundraising, a pool committee, a public meeting...

Cleanup Day process change request: The City of Blair is currently the only city in the area that goes around to homes and collects curbside items. There was talk about pairing up with another community and sharing expenses and having one drop off site this fall. The clerk will present more detailed information at a later date.

Community Center upgrades: The community center is in need of several updates. The Town of Preston has offered to share in the expenses. The council suggested forming a joint property community with the

Town of Preston to look into the needs of the center. **Motion by C. Ekern to have Building Committee meet jointly with the Town of Preston to discuss Community Center issues, seconded by W. Cartrette. Discussion-none. Ayes-6, Nays-0.**

Trempealeau County Humane Society contract renewal: The City of Blair no longer has a dog pound. The process and agreement has worked well for the past three years. **Motion by T. Robertson to approve the contract renewal with the Trempealeau County Humane Society, seconded by C. Ekern. Discussion-none. Ayes-6, Nays-0.**

Building Permits: C. Husmoen @ 215 E. Broadway-handicap ramp installation, R. Ekern @ 805 E. Olson-24x40' garage, R. Kohnert @ N33352 Hwy 53-extension to sunroom. **Motion by C. Ekern to approve Husmoen permit as is and Ekern & Kohnert permits contingent on approval of County permit, seconded by T. Robertson. Discussion – number of accessory buildings @ 805 E. Olson needs to meet the Ordinance requirement and question if there is an approved Permit for garage at Ladsten property. Ayes-6, Nays-0.**

Clerk Report: Annual Audit scheduled for week of Feb. 15; Upcoming Elections include February 16th Primary and April 5th Presidential preference; Whitehall Pool Applications shared with City and School District youth; Countryside Co-op parcel information; Alderperson T. Wheeler travel update.

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 C. Ekern to enter into closed session, seconded by J. Anderson. Discussion - none. Ayes-6, Nays-0.

Motion by T. Robertson to exit closed session, seconded by C. Ekern. Discussion - none. Ayes-6, Nays-0.

Motion by T. Robertson to adjourn, seconded by C. Ekern. Ayes-6, Nays-0.

Susan Frederixon-Clerk/Treasurer