

DRAFT - City of Blair Regular Council Meeting Minutes, October 3, 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, T. Robertson, J. Anderson and S. Frederixon-Clerk/Treasurer.

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

Public Comment: Doug Nokken questioned why his property on Mill Road was zoned as agricultural. Attorney Alan Robertson explained that the Plan Commission needs to review the zoned property. A Plan Commission meeting is set for Oct. 26, 2016. They in turn will make a recommendation for the Nov. 7 Regular Council meeting.

Present minutes for approval: Regular Council Meeting 9/12/2016. Correction needs to be made at the end of the Police & Ordinance report – the Mobile Home Park permit in is Chapter 46, not Chapter 52 as discussed in the meeting. **Motion to approve minutes with changes discussed by T. Robertson, seconded by T. Wheeler. Discussion-none. Ayes-6, Nays-0.**

BIDCO – Wildcat Development: S. Frederixon reported that 8 interested parties have contacted BIDCO so far, but no firm commitments have been made.

Blair-Preston library carpet replacement: Kris McNamer, Librarian and Gary Olson, Board Member reported that the carpet in the library has been bubbling up and creating a safety/hazard issue. The original contractor couldn't fix the problem to the satisfaction of the Board. Killians from Arcadia has come and looked at the problem and given an estimate for the job of \$16,281.00. The Board would like the project to be done this fall, with the costs being paid for by the Board and they are asking for a portion or all being reimbursed by the City of Blair from its 2017 budget. The library would have to be shut down for 7-10 days for the carpet replacement. **Motion by W. Cartrette to send to Finance Committee for budgeting purposes, seconded by T. Robertson. Discussion-none. Ayes-6, Nays-0.**

\$800,000 General Obligation Promissory Note & Resolution: Brian Reilly of Ehlers reported on the financing for TID #7. There are two separate loans to look at. One loan for \$125,000 will be placed with the State Trust Fund; the other loan for \$800,000 will be placed with an interim bank loan. No revenues should be seen from this TID district until probably 2018. A 3 year temporary note, with proposals coming in from 3 local banks was discussed. **Motion by C. Ekern to approve \$800,000 note as presented with the low bidder- the Union Bank of Blair, and to adopt Resolution 10-3-2016A, seconded by P. Syverson. Discussion-none. Ayes-6, Nays-0.**

GVCC Project & Financing Update: Brian Reilly of Ehlers reported on the 2 statutory authorization options for the GVCC project. One option, under statute 66.0621 would require a sale/sale back structure which is what we are currently doing. The second option, under statute 66.110, which is an Industrial Revenue Bond, would require for a full transfer of ownership. The Grand View Board, at the recommendation of its Finance Committee, has requested Blair City Council to consider the 66.0621 structure. **Motion by T. Robertson to use 66.0621 funding method to move the GVCC process forward, seconded by J. Anderson. Discussion-none. Ayes-6, Nays-0.**

CDBG Public Facility Grant Fair Housing Resolution: The lift station and planning grant requires that the City of Blair let its residents know that we are committed to having fair housing within our City. **Motion by W. Cartrette to approve Fair Housing Resolution 13-0-3-2016B for the CDBG Lift Station Grant, seconded by C. Ekern. Discussion-none. Ayes-6, Nays-0.**

Concrete Bids for City: There were five projects in the Blair areas that were looked at and bid on: 2nd Street bridge approachments which will be split with property owners, Immell Street curb and gutter, Morning Side approach, Park Shelter, and City Hall. One bid was received from Simmons construction. **Motion by C. Ekern to approve the Simmons bid with the exception of the City Hall project and**

contingent on the residential share of costs at the approaches of the bridge on 2nd Street and GVCC paying at least 50% of Morning Side approach, seconded by W. Cartrette. Discussion-none. Ayes-6 Nays-0. Motion by W. Cartrette to approve Simmons bid for City Hall with the exception of the 13x24' section, which is to be left as grass around the flag pole and contingent on the Mayor working with the contractor to make sure that the project is designed so that the water flows to the street, seconded by T. Robertson. Discussion-none. Ayes-6, Nays-0.

Committee Reports:

Report on Public Property & Buildings Meeting: T. Wheeler reported on the meeting held on 9/29/2016. Discussed Quarne land lease. Committee recommended adding a 10 year lease ending 12-31-2027. Language needs to be added to the lease that provides for Quarne farms to install irrigation, which would have to be removed if lease is not renewed. The lease will be periodically reviewed. Discussed salt shed lease. Committee recommends a new lease with Q-rail. Rent will be based on current assessment for taxes on the whole lot and renewed yearly. Liability insurance needs to be included for the property for Fireworks in July because of people parking on the lot and also for City workers entering the property. **Motion by W. Cartrette to keep lease for \$6500 and extend lease for 10 years with Quarne Farms with a 3 year review for rent costs, seconded by P. Syverson. Discussion-none. Ayes-5, Nays-1(JA).** **Motion by P. Syverson to lease the land that the salt shed is on from Q-Rail for the amount of yearly taxes as rent. The City shall pay for liability insurance on the property and building for said lot, seconded by T. Robertson. Discussion-none. Ayes-6, Nays-0.**

Report on 3rd Police Officer update: Chief Wheeler reported that 15 applicants applied. A panel has been assembled and a background, social media and reference check has been done for each applicant. Applicants will be selected and interviewed initially by this panel and then the City committee will do a 2nd interview of applicants.

Clerk Report: Deferred Compensation has been offered to the City employees. Employee benefit package reviewed. HI Crush road project went well. Clean up on Saturday, October 8 at the City shop @ 238 N. Spring Street from 8am to 2pm. Chief Wheeler interviewed by Trempealeau County Times regarding the squad and body cameras-editor complimented Chief Wheeler for being excellent to work with. Arrangements have been made to have the Park pavement debris to be taken care of by winter, by Nelson Diesel and Dozing.

Building Permits: none.

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

Motion by W. Cartrette to adjourn, seconded by J. Anderson. Discussion-none. Ayes-6, Nays-0.

Susan Frederixon-Clerk/Treasurer