

City of Blair Regular Council Meeting Minutes, December 3, 2018 at 7:00 p.m.

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 December 3, 2018. The Mayor called the meeting to order at 7:00 p.m. The following members were present: Mayor A. Knutson; Alderpersons-W. Cartrette, T. Wheeler, J. Anderson, P. Syverson, C. Ekern, M. Lisowski, Clerk/Treasurer S. Frederixon, Attorney A. Robertson, Blair Press and Trempealeau County Times

Public Comment: None

Present minutes for approval: Regular Council Meeting 11/12/2018. **Motion by W. Cartrette to approve minutes as presented, 2nd by J. Anderson. Discussion: None. Vote: Yes 6, No 0. Motion approved.**

Hi Crush Blair Draft Bond for Financial Assurance Phase 4: Dick Reesman, Hi Crush Environmental Supervisor is requesting approval for Draft Bond related to Hi-Crush Blair Site Reclamation cost by Phase 4. The Bond was explained by Reesman and has been reviewed and approved as being consistent with the approved Reclamation Plan by City Attorney Alan Robertson and City Zoning Administrator Michael Nied, both recommend approval of Bond as presented. After some additional review and City Council questions there was a **Motion by J. Anderson to approve the Phase 4 Bond in the amount of \$2,125,000.00 with final draft being reviewed by Nied and Robertson, 2nd by C. Ekern. Discussion: M. Lisowski questioned if more than 1 Phase is open at once, Reesman said yes multiple phases need to be open at the same time to be able to supply the demand. Vote: Yes 6, No 0. Motion approved.**

Potential Housing development: W. Cartrette introduced Ashley Furniture colleague, Scott Cepek who distributed a handout including design information for 2 single family homes they are proposing to build in the new Wildcat Residential Development. Scott is proposing to purchase 2 lots and build a 3 bedroom/2 full bath for approximately \$210,000 and a 2 bedroom/1 full bath for approximately \$160,000 fully energy efficient homes. They are called SIP (Structural Insulated Panel or Energy Positive) Homes, these types of homes have been around in "code" for over 3 decades, just now catching on. Also due to the single level design and ADA entry and doorways called "Forever" Homes as homeowners never need to move, good to raise family and also after. The first 2 homes would be 'model' homes to be shown to perspective homeowners, with the intention to fill up the entire Development with these homes. The larger home will have a solar component to it that will 'eliminate' the electric and heating bills (current models in Iowa proven to produce 159 % of its own energy, which leaves enough energy to power a hybrid vehicle for free), as well as his and hers walk in closets, sinks, corner whirlpool bath and ADA walk-in shower. These homes also have high quality air filter systems to eliminate allergy symptoms. The model homes would be completely staged with Ashley Furniture for a great presentation. These homes can go up in a much shorter time frame than a 'stick built' home, thus labor costs saved and use towards solar component. Scott's hope is showing these home, especially the larger one as a 'technological marvel' with the energy savings and draw people to want to live here. There is an investor for the 2 model homes and once the development is filled those 2 homes will be sold and the investor will re-coup their investment. M. Lisowski asked if these designs will meet all current covenants for the development. Scott and Council discussion verified they would. The development does have one street that will allow for multifamily structures, no plans for that at this time, but maybe later depending on demand. Mayor Knutson asked about timeline. Scott explained his plan is to have both model homes up by April 2019. This is a very exciting and wonderful opportunity for the City and the development. This type of home is somewhat new to this area, but is proven to be an excellent choice for new homeowners in other areas of the United States. **Motion by C. Ekern to approve the designs presented, 2nd by W. Cartrette. Discussion: None. Vote: Yes 6, No 0. Motion approved.**

S.E.H. City Zoning Administrator report on Source Energy mine compliance issues:

Lake Henry Dredging update: SEH will be meeting with the Park/Lake Committee next week on 12/11/18 to review preliminary dredging and haul route plans. Residents along a proposed off-road haul route along the south side of railroad tracks will be invited to attend the Committee meeting to gauge their interest in granting temporary easements. Permitting and bidding to occur in 2019 for construction in early 2020.

Urban Forestry Grant update: The City's Urban Forestry Grant application was not selected for funding. We spoke with Wisconsin DNR regarding the selections and determined the following: 1. The Urban Forestry Grant was competitive this year, applications totaled \$759,987 while funding was only \$532,804 (70.1 %). 2. Wisconsin DNR was concerned about the narrow focus on one park, rather than all public lands including boulevards. 3. Wisconsin DNR encourages the City to reapply next cycle.

City Zoning Administrator Source Energy-Blair C.U.P. Compliance Mine inspection update: Michael Nied reported he completed an inspection of the Source Energy-Blair site in November and conditions were noted as follows: Overburden fill pad is under active grading and should be finalized by year end. Follow up inspection to be done in December. The mine is confident their erosion and sediment control practices will prevent offsite impact events in spring 2019. Contractor was hired to remove offsite sediment in the wetland in coordination with WDNR, and is now completed. Stormwater pond 15 on the east side of the site has been constructed, in advance of mining this area. Stormwater pond 3 on the west side of the site is also being constructed prior to mining that area. This is encouraging because the mine is being proactive in its stormwater management. The stormwater pond between the overburden fill pad and plant has not been constructed. Source Energy indicated they are still working with Gas Company to get final approval. It is our opinion that Source Energy continues to make progress. We recommend continued monthly inspection to observe the ongoing progress. Expectation is the December 2018 inspection will be the last one until the facility reopens for production in spring 2019.

Source Energy-Blair Trucking issue: Nathan Stobb explained they are trucking at a reduced rate, due to freezing weather. One of the main motors broke and a replacement motor ordered. At this point in order to meet customer demands we need to truck for approximately 3 more weeks, 5 days a week, no weekends or holidays. Council member asked why a backup motor wasn't in stock and how this will be handled next year. Per Nathan they are VERY expensive, but they will try to plan for that in the future. Also, with the slurry line running all year, they should not need to truck. Source Energy-Blair says they do not want to truck, it is not cost effective. Mayor shared that the neighbors were not happy about trucking or the dust. Source Energy-Blair shared they had a contractor put down a solution to prevent the dust from becoming airborne, hoping that would help. Clerk requested and Source Energy-Blair agreed to give Clerk weekly updates on trucking until the end of the year.

Park/Lake Committee meeting 11-13-18/Chairperson W. Cartrette reported: Lake dredge project- Wetland Delineations Status show the DNR defines there are 8 wetlands and there are 3 man-made wetlands that would be ok for us to put soil in. This is a BIG WIN. Challenges are to work around other wetlands to get to sites for material. Draft notification letters are being worked on for land owners along 'off road' route. Want to review the budget to be sure in line with estimates. Current budget after expenses to date of \$407,439.80. Not yet in to fundraising, but soon. Summer Rec. program directors will be resigning after this season. Park Committee is proposing hire of new directors at a salary of \$4,000 split evenly between Taylor and Blair. This will be a year round sports director position. The current Directors are developing a job description and advertisement. Per Wanda they 'self-fund' with concession stand money, but City would be paying for management of the program. Previous salary was \$1,800 for City summer rec manager, now asking to increase the City portion of that salary to \$2,000. **Motion by Mike to approve Recreation Program director salary of \$2,000 for 2020 season and forward, 2nd by C. Ekern. Discussion: None. Vote: Yes 6, No 0. Motion approved.**

Ball field upgrade update: Clerk/Treasurer Frederixon reported information received from 'Clerklist' that Mathy Construction helped with their field upgrades and possibly Holmen's. Frederixon reached out to Mathy but is waiting for more information. J. Anderson reported that High School baseball season will need to be completed before we do any upgrades to the infields. High School coach requested that safety fencing be installed prior to season though. Suggestion for Clerk to request specification information from 'Clerklist' that we may be able to use for local contractors to bid with.

Combination Water Sewer & Street Committees meeting on 11/14/2018/Chairpersons C. Ekern/P. Syverson reported: Bob Fraust reported testing is needed on well 5 & 6 to determine how to improve iron problem. He will meet with DNR 11/15/18 for direction. Will be meeting 12/12/18 to further discuss. Mr. Feyen came to meeting, to say his employees were putting solution from his biofuel business in the wastewater lines, so he has shut down the car wash until he can make sure that does not happen. Mr. Feyen plans to attend future meetings to be able to tell us this is all straightened out by March/April 2019. No unauthorized waste water is entering the City lines at this time. Street related topics: Reviewing and planning for the CDBG spring 2019 grant project, better drainage with new streets, may need drainage easement. Planning for partial curb on Immell, no sidewalk on Immell, Oak Street looking to achieve better drainage throughout project area. Discussion on dead end portion of Oak Street, want to work with Public Works to decide what would be best. Main Street and 4th intersection work discussed to take in consideration possible future expansion. Sidewalk discussion for Main Street, request for Clerk to survey property owners on their thoughts on keeping sidewalk. Committee was thinking of eliminating sidewalk at least on a large portion of the East side, which would be a significant cost savings, but will wait for property owner input. Plans to construct new sanitary sewer main in alley between Urberg & Dover Street, current main is failing. Much more discussion to take place, with reports back to full Council.

Hen License application from Amy Mock @ 838 E. Broadway. Clerk reports this is a renewal application and Amy has a very nice set up that meets Ordinance requirements and recommends approval. **Motion by M. Lisowski to approve as presented, 2nd by P. Syverson. Discussion: P. Syverson asked if there were others to renew/Clerk Frederixon expects 2 others to be on January meeting. Vote: Yes 6, No 0. Motion approved.**

Application for Class B Liquor License for Blair Sportsman Club 1-12-2019 Ice Fishing Contest **Motion by W. Cartrette to approve as presented, 2nd by C. Ekern. Discussion: None. Vote Yes 6, No 0. Motion approved.**

Building Permits: None

Clerk Report: Deer for Park information- on 11/12/18 Council approved purchase of 2 deer @ \$1,000.00 each from Lucas Deneui as long as all paperwork was completed to requirements. Lucas has our deer and is working to complete all necessary State and USDA paperwork. The Veterinarian is scheduled to do blood work on 12/11/18, that blood work takes approximately 30 days to have results. After that if all is good deer can be picked up anytime. Lucas agreed to help with fawn placement if/when we would need. Lucas seemed very knowledgeable and said he is certified to handle these deer, which will be verified by our USDA inspectors. Sounds like we will have deer in our Park again soon. City Christmas lights were expertly installed again this year by our Public works department, they all worked together and streamlined the process so it could be done in about 50% less time than previous years. Large help from Stetzer Electric for letting us use their safety lift to install the lights so high up. Thank from the City employees to the residents of Blair and City Council for providing us with a 3% increase for 2019 and a nice benefit package. I for one feel very lucky to have the opportunity to be employed with the City of Blair. Reminder that 12/1/2019 is the first day for collecting signatures for nominations papers for the February/April 2019 elections.

* Page 4 December 3, 2018 Regular Council Meeting minutes

Present Vouchers for review & approval: **Motion by J. Cartrette to approve vouchers as presented, 2nd by W. Cartrette. Discussion: None. Roll Call Vote: Yes 6, No 0. Motion approved.**

Motion by W. Cartrette to enter into Closed Session per agenda language, 2nd by C. Ekern. Discussion: None. Vote: Yes 6, No 0. Motion approved.

Motion by C. Ekern to return to open session, 2nd by J. Anderson. Discussion: None. Vote: Yes 6, No 0. Motion approved.

Motion by C. Ekern for Mayor, Susan & Al Robertson to proceed per Attorney Cheryl Gills recommendation on this personnel matter, 2nd by M. Lisowski. Discussion: None. Motion approved.

Motion by P. Syverson to go with the League of Municipalities Insurance for all policies except the Blair Preston Fire Department policy which is already a separate policy and will stay with UBOB for 2019, 2nd by W. Cartrette. Discussion: None. Vote: Yes 6, No 0. Motion approved.

Motion by C. Ekern to adjourn, 2nd by W. Cartrette. Discussion: None. Vote: Yes 6, No 0. Motion approved.

Next Council meeting is January 7, 2019 @ 7:00 pm

Susan Frederixon-Clerk/Treasurer