

City of Blair Regular Council Meeting Minutes, September 9, 2019 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 September 9, 2019. 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; Clerk/Treasurer S. Frederixson, Attorney A. Robertson, Trempealeau County Times. Absent: M. Lisowski

Public Comment: None

Present minutes for approval: Regular Council Meeting 8/5/2019. **Motion W. Cartrette to approve 8/5/19 minutes as presented, 2nd by T. Wheeler. Discussion: None. Vote: Yes 5, No 0. Motion approved.**

City of Blair \$2,345,000 General Obligation Corporate Purpose Bonds, Series 2019A - Brian Reilly, Ehlers Associates, explained the packet for consideration is to use the General Obligation Bonds to finance the City portion of the 2019 Street/Utility projects, refund 2016 Promissory Note, and advance refund 2017 & 2018 Trust Fund Loans (tax exempt). Sale Day was today, 9/9/2019. We had 5 bidders, low bid was 2.28%, high bid was 2.65 %, the difference in interest savings is \$98,032, which is the reason the bond amount can be lowered to \$2,285,000. The winning bidder is BOK Financial Securities, Inc, Milwaukee, WI. Subsequent to bid opening the issue size was decreased to \$2,285,000. Closing date of 9/26/2019. The resolution for consideration is a required part of this debt issue. After review of the information the following resolution was considered:

Resolution No. 9-9-2019-RESOLUTION AWARDDING THE SALE OF \$2,285,000 GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2019A. Motion by W. Cartrette to approve Resolution No 9-9-2019 for the sale of \$2,285,000 general obligation corporate purpose bonds, series 2019 A as presented, 2nd by C. Ekern. Discussion: None. Roll call vote: all Yes 5, No 0. Motion approved. M. Lisowski absent.

Ehlers Waste Water Utility Long-Range Cash Flow Analysis Update: No information at this time wanted to complete the complicated Bond Issue first. More information by October meeting.

S.E.H. Engineering reports: Application for Payment # 1 for CDBG Street Improvements project from Gerke Excavating, for work completed to date. Amount of \$1,108,509.59. S.E.H. has reviewed the application and the work completed and recommends payment. Gerke Excavating intends to complete the remaining construction items in the next 2 weeks. Motion by J. Anderson to a pay as presented, using general, water & waste water funds as appropriate and then reimburse those funds with the Series 2019A Bond proceeds after closing date of 9/26/19, 2nd by P. Syverson. Discussion: None. Vote: Yes 5, No 0. Motion approved. Change Order # 2-2019 CDBG Blair Street Improvements Project: contractor request for time extension, associated with previously approved Change Order # 1 related to poor quality dirt near Main Street Bridge. Council already approved the additional cost of this work, but not the time. This work took approximately 2 weeks. This would change the final completion date from August 30 to September 11, 2019. **Motion by C. Ekern to approve C.O. # 2, two week time extension as presented, 2nd by P. Syverson. Discussion: Roads will be in good shape for Festival and Parade. None. Vote: Yes 5, No 0. Motion approved. Blair Apartment sewer pipe break damage issue:** Information was reviewed, GVCC presented receipts for approximately \$8,492 of clean up, repair and replacement costs for damage caused by broken sewer main during the CDBG Street project. S.E.H. believes this was related to the work being done on the project and will be withholding the 'retainage' amount at the end of the project if not covered by contractor insurance.

Building Permits: A New Day Adult Day Services @ 202 W. Broadway St. for new HVAC/AC, ADA shower, new drywall and door in back-Motion by W. Cartrette to approved as presented, 2nd C. Ekern. Discussion: None. Vote: Yes 5, No 0. Motion approved. GVCC @ 620 Grandview Avenue for 2 wings updated HVAC & Heating-Motion by C. Ekern to approve as approved with copy of State plans, 2nd by P. Syverson. Discussion: None. Vote: Yes 5, No 0. Motion approved. Linda Hitts @ 604 E. Center Street for addition to current storage shed-Motion by P. Syverson to approve with same color siding as primary home, 2nd by J.

Anderson. Discussion: None. Vote: Yes 5, No 0. Motion approved. Darrel Ekern @ 307 S. Urberg Avenue for cement floor in existing 21'x13' shed-**Motion by W. Cartrette to approve as presented, 2nd by T. Wheeler. Discussion: None. Vote: Yes 5, No 0. Motion approved.** Joey Tollefson @ 230 Mill Road for unattached garage-**Motion by P. Syverson to approve with County permit, 2nd by W. Cartrette. Discussion: None. Vote: Yes 5, No 0. Motion approved.** David Nyen @ 335 Peterson Avenue for a storage garage-**Motion by C. Ekern to approve with County permit as needed, 2nd T. Wheeler. Discussion: None. Vote: Yes 5, No 0. Motion approved.**

Reports: Joint Tax, Finance & Personnel and Police Ordinance Committees, 8-12-19: J. Anderson/Chairperson, reported the 2 committees met, which included all alderpersons, the Mayor also attended. Meeting was mostly in closed session. The Committees interviewed 3 police officer applicants. In open session they recommended by a vote of 3 yes to 1 no, to recommend Jordan Pride to be hired by the City of Blair to fill the open 3rd officer opening. **Motion by C. Ekern to take the committee's recommendation and hire Jordan Pride to fill open 3rd officer position, 2nd by P. Syverson. Discussion: Clerk/Treasurer asked starting date and wage? J. Anderson answered October 1, 2019 & \$ 19.00 same as Officer Spaeth starting wage. Vote: Yes 4, No 1 (T.W.) Motion approved.**

Tax, Finance & Personnel Committee Meeting, 8-15-19: J. Anderson reported, they reviewed the draft of development agreement for A New Day Adult Services. Committee was considering a \$20,000 amount, with 50% being a grant and 50% being a payback loan. We have more work to do and will ask Al Robertson to update the current draft and present to the Committee again. Lake investment: Committee wants to recommend pledging \$1,000,000 same as for the pool. Need to decide how we come up with that amount, we have a good chunk of it, and during the budget process we will review the information and make firm recommendation of where money will come from for the full council to consider. After more discussion Paul Syverson, shared information from the 2018 Audit, related to amounts in general fund and undesignated fund and from that...**Motion by C. Ekern to commit \$500,000 from our 'undesignated fund' amount per 2018 audit toward the Lake Dredge project, as well as the current estimated amount already in CIP and Lake fund of approximately \$300,000 for a total of approximately \$800,000 committed now and intent to increase to \$1,000,000 after budget process is completed, 2nd by W. Cartrette. Discussion: None. Vote: Yes 5, No 0. Motion approved.**

Combination Streets & Equipment and Water & Sewer Committees Meeting 8/15/2019: Chairperson P. Syverson reported, City Street Superintendent, Randy Ekern presented quotes on upgrades for a loader, street sweeper and snow blower. The City typically tries to be on a 2-3 year rotation on the loaders, which we are in the 3rd year now, while the snow blower and sweeper are both over 20 years old. Ekern also wanted to be sure the committee has good information if they decided to take advantage of 2019 pricing before 2020 increases. No decisions were made at this meeting, committee is using this information to plan for 2020 budgeting. Chris Ekern thought the sweeper was ok to be repaired, the motor is ok, but the broom unit needs replacing or repairing and this was approved at a previous 2019 meeting. Loader is most likely going to miss the 3rd year replacement year, looking like more likely to be considered in 2020. Chris Ekern reminded there was some discussion about keeping this one and leasing a 2nd loader, rather than purchase new, which can be considered. There is a good market for our current loader for trade in. Suggestion to have another meeting, which was scheduled for 9/17/2019, where the new information gathered by Randy Ekern, of offers for our equipment as trade in value can be considered. Water/Waste Water Superintendent requested to take City truck home to Ettrick, on evenings he is 'on call' especially during the spring, summer and fall months since the dam and pool need to be checked often. Also, that is the current practice for our other two Public Works staff. Committee considered request, but decided the water truck needs to stay in town as there is special equipment and tools in that truck that need to stay in the City, so Committee would recommend not to approve that request. Council

person Jill Anderson, wondered if another truck could be used instead. Council decided that might be a possibility and would be tabled for a next Street, Equipment Committee meeting on 9/17/19.

Water-Waste Water portion of Combination meeting on 8/15/19: Chairperson T. Wheeler reported, many residents attended with serious concerns about finding some ways to improve storm water runoff during high rain level events and the damage that the flooding events cause to their property. Lots of discussion and brainstorming took place. Residents signed up to speak on the topic of storm water management and their concerns for their property in the City. Residents in attendance and speaking were Jeremy Nitek, Greg Mathson, Andy Kindschy, Joshua Greenwold, Aaron Kidd, Travis Armitage and Randy Ekern. They offered ideas on why they think the storm water is overflowing onto property and also offered ideas they think might improve the City management of the storm water. Ideas offered: repair berm near Wildcat Development, seek possible funding through the State for storm water management, City check out obtaining property bordering City so they have some control, work with county to get bigger culvert under County Road S, consider checking with State for funding to replace Broadway, Center and Gilbert Street bridges to larger capacity bridges, they are smaller than the newer bridges the City has on Main and Center Street.

David Schofield, SEH, reviewed the plans prepared in 2017 for the Olson Street Drainage Improvements. The project would consist of lowering the swale through the Hartman Property, diverting the Hickory Street storm sewer to the swale and abandonment of the storm sewer south of 909 Olson Street. David provided aerial photographs which show the extent of the wetland along CTH S going back to 1999. David provided a comparison of monthly average flows on the Trempealeau River at the nearest gage (Arcadia) which show that 2019 is considerably wetter than the historical average. **David indicated that he would send a proposal to review potential drainage improvements between 901 and 903 Olson Street to the Olson Street Drainage Improvements project and prepare final plans and bidding documents for the combined project. Committee supported this work to be done.** David noted that the drainage swale will require periodic maintenance to retain its capacity after construction. David Schofield, SEH, explained the drainage improvements currently under construction on Main Street and Immell Street as part of the 2019 Street project which include increasing the number of inlets from approximately 18 to approximately 35 and adding two additional outfalls to Tappen Coulee Creek. Chris Ekern shared that he had Aaron Kidd of Trinity Farms walk the berm near the Wildcat development and work on suggestions and costs to improve that area in regards to storm water management for the City. Paul Syverson, shared he arranged for the current County Highway Commissioner to review the condition of the culvert on the east end of the City that goes under County S/Tappen Coulee Road. Commissioner agreed to replace that culvert with a new larger type of culvert that might improve storm water flow, but the City would need to have it 'videoed' professional first. **Committee recommends the City arrange for that to be done ASAP.** That video was completed today, September 9, 2019, but the information still needs to be reviewed and shared with the Highway department, so they can plan for replacement of the culvert.

Clerk Frederixon shared that our Fire Chief, Travis Armitage suggested opening up the Tappen Coulee Creek for better storm water flow. Many areas of the creek have become severely blocked with either fallen brush, debris or sediment. The Clerk worked with the Trempealeau County Conservation Office to set up a walk of the Tappen Coulee Creek banks from Main Street to just beyond the AMPI drying plant area and requested approval to clear the creek of this debris. She also asked if there might be any funds available for assistance with this task. This walk through took place on August 6, 2019. The City was notified by the County Conservation Engineer that they agreed that the removal of the woody vegetation and excess sediment would help with preventing water from backing up within the City of Blair and are ok with us doing that. They said they would let us know if any additional permits were needed from the DNR.

Motion by M. Lisowski to recommend to the full Council to seek bids to clear Tappen Coulee Creek of wooded vegetation along creek banks, debris and sediment to improve water flow, 2nd by C. Ekern. Discussion: None. Vote: Yes 3, No 0. Motion approved.

There was much consideration by the Committees for these residents' issues, but there was also consideration that the City take care in any attempts they make to improve the conditions for these residents, to be careful not to cause issues for residents in another part of the City or area.

David Schofield/S.E.H Engineering: Shared graph showing, 2019 extreme increase of flow due to high level rain events, in the Trempealeau River at Arcadia compared to average. All agreed this sadly seems to be the trend. David also reviewed an engineering proposal, requested by the Council for storm water drainage improvements south of Olson Street, the cost is \$5,100 and improvements expected to be completed in 2020. **Motion by J. Anderson to approve this storm water improvement plan as presented, 2nd P. Syverson. Discussion: None. Vote: Yes 5, No 0. Motion approved. Comment by Clerk to budget this amount with in the 2020 storm water line of our general budget.**

Park/Lake Committee Updates: Chairperson W. Cartrette presented and recommends approval of Pool project Application for Payment # 14. Amount of \$47,815.89 for work completed through 8/31/2019, balance to finish, plus retainage is \$26,049.28. **Motion by W. Cartrette to approve as presented, 2nd by P. Syverson. Discussion: None. Vote: Yes 5, No 0. Motion approved.**

Blair/Whitehall WI DNR high strength waste water conference update: Clerk/Treasurer Frederixon reported: The City of Whitehall, Blair & representatives from AMPI met with WDNR in Black River Falls, July 30, 2019, to discuss discharge exceedances at the Whitehall WWTP. City of Whitehall provided information on what they were doing to become compliant and noted the July numbers appear to indicate levels are decreasing and estimate will be back in compliance by late July, early August. AMPI provided information on what they are doing to become compliant. In May, AMPI BOD discharge was very close to being compliant. In June the average BOD discharge was below requirements. It does take time for the lower number to get through the Whitehall treatment system. WDNR report from meeting: The dredge materials taken from AMPI wastewater treatment pond have been removed from site, tested and will be landfilled soon. Communications between City of Whitehall, Blair and AMPI have improved. Related to ongoing high strength amounts, the City of Whitehall did enforce a \$50,000 penalty (per contract, this amount can only be used for WWTP plant/process improvements) on the billing invoiced to the City of Blair. **As per the contract between AMPI & Blair, AMPI is paying that amount as they have always paid all charges associated with their wastewater use in the City. AMPI and the City wastewater usage is metered separately and none of these extra charges will go to any residents of Blair.** All agreed things have been put in place so that compliance will be the norm going forward.

Potential Pehler Oil Bulk Fuel Facility information update: Distances were measured from the potential business to our water wells; we needed 1,200 feet and it is 1,600 feet, so that is all good. This was also confirmed with our WDNR water person and he is ok with it. We also checked with the fire department on any additional training that might be needed if this business came, and the answer was no. Mr. Pehler was informed and thanked us, he is still undecided and will keep us updated as needed.

Community Center Bathroom & Concrete upgrade bids for consideration: Council was presented a bid from Simmon's construction for upgrading the current bathrooms to full ADA compliance. Bid was \$16,480.00. Township has already approved this bid. Lions Club has tentatively discussed a donation of approximately \$2,000, then the City would pay the 59.5 % share of the balance. The other bid from Simmon's was for a concrete apron replacement in front of fire station. That bid was \$ 14,562.00. Discussion was allowed by Mayor Knutson, from

Fire Chief Armitage, suggesting an additional concrete placement around the sides of the community center, mostly to protect against future flooding and also add some much needed parking close to center. Discussion was to possibly combine the 2 concrete project which would need advertising for bids. **Motion by W. Cartrette to send back to the Property and Building Committee, joint with Township for further review, 2nd by C. Ekern. Discussion: None. Vote: Yes 5, No 0. Motion approved.**

A New Day Adult Services request for ‘Handicap loading & unloading ‘parking area: After some discussion, it was the general request of the Council to send to Street Committee for further review and recommendation.

Consideration of Snow management Training: Council reviewed information, but decided no.

Consider application for Temp. Class B Liquor License – Cheese Festival- September 12-15, 2019: **Motion by J. Anderson to approve as presented, 2nd P. Syverson. Discussion: None. Vote: Yes 5, No 0. Motion approved.**

Consider application for Temp. Class B. Liquor License – Blair Preston Fire Department Beer & Wine Tasting Event – October 26, 2019. **Motion by W. Cartrette to approve as presented, 2nd by J. Anderson. Discussion: None. Vote: Yes 5, No 0. Motion approved.**

Clerk Report: Fall Clean up set for Wednesday, October 2, 3pm – 7 pm and Saturday, October 5th, 9 am – 1 pm. 8/29/19 J Bautch-camper wanted to let the council know how nice it is to see the police drive through the park regularly; if something happens, they will be there in not time. This past weekend, thanks to our Blair-Taylor Football Players and coaches, with guidance and assistance from our Blair Preston Fire Department, our fire hydrants now have a fresh coat of red paint. Thank you to Travis and the department for organizing this and the football program for being willing to provide such an important service to our community.

Consideration of BID for heater for new park shed: Bid amount of \$2635.00 is for an overhead hanging heater. Discussion from C. Ekern was thought of things being worked on in the shed on Pearl Street, question if this is needed. **Motion by P. Syverson to send back to Building Committee for further review, 2nd by C. Ekern. Discussion: None. Vote Yes 5, No 0. Motion approved.**

Consideration of Original Alcohol Beverage Retail License Application for Broadway Bar located at 236 Broadway Street: **Motion by C. Ekern to approve contingent on successful completion of Fire Inspection Services Building inspection, applicable County food permits if appropriate and public hearing, 2nd by P. Syverson. Discussion: None. Vote: Yes 5, No 0. Motion approved.**

Present Vouchers for review and approval: **Motion W. Cartrette to approve the vouchers as presented, 2nd C. Ekern. Discussion: None. Vote: - P. Syverson-Yes, J. Anderson-Yes, T. Wheeler-Yes, W. Cartrette and C. Ekern. Motion approved.**

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

Motion C. Ekern to adjourn meeting, 2nd J. Anderson. Discussion: None. Vote: Yes 5, No 0. Motion approved.