

## **COMMON COUNCIL PROCEEDINGS OF THE CITY OF LADYSMITH**

February 9, 2015

6:30 p.m.

Council Chamber

**Roll Call.** Members present: M. Altmann, K. Brown, A. Hraban, B. Morgan, J. Pearson, M. Reynolds, J. West. Members absent: M. Hraban. Others present: A. Christianson, K. Gorsegner, K. Julien, A. Kenyon, L. Klink, J. Pohlman.

### **Call to Order:**

Mayor Reynolds called the meeting to order and served as chair.

### **Pledge of Allegiance:**

Mr. Brown led the Pledge of Allegiance.

### **Minutes:**

After it was noted that a reference to the new Council member (Mrs. Pearson) having being sworn in to fill the District 1 vacancy had been changed to District 7, motion was made, seconded and carried by voice vote to approve the minutes of the January 26, 2015 Council meeting.

### **Agenda:**

Motion was made by A. Hraban, seconded by Brown and carried by voice vote to approve the evening's agenda.

### **Hearings and Appearances:**

None.

### **Resolutions and Ordinances:**

Motion was made by Brown, seconded by A. Hraban and carried by voice vote to adopt Resolution #2015-05 Providing for the Issuance, Sale and Delivery of \$3,188,700 Sewer System Mortgage Revenue Bond, Series 2015 of the City of Ladysmith, Wisconsin; Establishing the Terms and Conditions Therefor; Directing its Execution and Delivery; Creating a Special Redemption Fund Therefor; and Awarding the Sale Thereof. Roll call vote: Altmann-yes; Morgan-yes; M. Hraban-absent; Brown-yes; West-no; A. Hraban-yes; Pearson-yes. Motion carried.

### **District and Committee Reports:**

#### **District One, Mr. Altmann:**

Mr. Altmann had nothing to report.

#### **District Two, Mr. B. Morgan:**

Mr. Morgan had nothing to report.

#### **District Three, Mr. M. Hraban:**

Mr. Hraban was absent.

**District Four, Mr. K. Brown:**

Mr. Brown called attention to minutes of the February 2, All Committees meeting.

**District Five, Mr. J. West:**

Mr. West asked that an invoice for \$193.37 to MWM Contracting, for a bulk purchase of water, be written off as uncollectible. It was noted that, perhaps, if this was for fire suppression water in the course of railroad track grinding, CN may stand behind it. Adm. Christianson stated that he will attempt to contact CN to see if this contractor worked for them and, if yes, if CN will see that it is paid.

**District Six, Mr. A. Hraban:**

Mr. Hraban had nothing to report.

**District Seven, Mrs. J. Pearson:**

Mrs. Pearson had nothing to report.

**Police and Fire Dept. Reports, K. Julien:**

Lt. Julien had nothing to report.

**Public Works Dept. Report, Mr. K. Gorsegner:**

DPW Gorsegner reported the following in regard to the WTP project:

- \*A leaking valve in the backwash piping was replaced.
- \*New computer boards were installed in the Badger meters.
- \*Touch up painting on the replaced valves will be done during the coming week.

DPW Gorsegner called attention to two invoices from SEH relating to the WWTF upgrades project; one in the amount of \$3,439.85 for on-site monitoring; and, one for \$1,200 for Clean Water Fund loan administration. Motion was made by Brown and seconded by Altmann to approve payment of the monitoring invoice. Roll call vote: Morgan-yes; M. Hraban-absent; Brown-yes; West-yes; A. Hraban-yes; Pearson-yes; Altmann-yes. Motion carried.

Mr. A. Hraban made a motion, which was seconded by Altmann to approve the loan administration invoice. Roll call vote: M. Hraban-absent; Brown-yes; West-yes; A. Hraban-yes; Pearson-yes; Altmann-yes; Morgan-yes. Motion carried.

Motion was made by Brown and seconded by Altmann to approve Progress Payment No. 6 to Staab Construction, in the amount of \$196,000, for work on the WWTF upgrades project. Roll call vote: West-yes; A. Hraban-yes; Pearson-yes; Altmann-yes; Morgan-yes; M. Hraban-absent; Brown-yes. Motion carried.

Motion was made by Brown and seconded by Altmann to have Morgan & Parmley prepare plans for a hydrant relocation along Hwy. 8 W., at a cost not to exceed \$1,500. Roll call vote: A. Hraban-yes; Pearson-yes; Altmann-yes; Morgan-yes; M. Hraban-absent; Brown-yes; West-yes. Motion carried.

Motion was made by West, seconded by Morgan and carried by voice vote to let John Hoover have two scrapped manhole castings for use in conjunction with his repurposing project at the former creamery Grade A Plant.

DPW Gorseigner reported that Terry and Elizabeth DuSell, who leased farmland in the industrial area from the City (and County), wish to add paper mill sludge to this land as a soil buffer, but that the owner must approve in writing. It was noted that this could give off some odor for a time after placement. Motion was made by A. Hraban, seconded by Altmann and carried by voice vote to approve.

The DPW noted, in response to a question, that while the grader could be out back in service, if needed, it is still waiting on receipt and installation of one replacement part.

**Administrative Report, Mr. A. Christianson:**

There was discussion of how the City's housing Revolving Loan Fund (RLF) was originally capitalized through various U.S. Dept. of Housing and Urban Development Community Development Block Grants totaling millions of dollars and dating back to about 1977. Loans, made primarily to homeowners, are at zero interest and usually not repaid until the benefitted property transfers or the loan recipient passes. Loans are made pursuant to credit checks and standard application procedures, but identified by case number with names of applicants not disclosed. Early on loans were limited to \$10,000. Loans are available to make houses "decent, safe, and sanitary", which typically involves structural repairs, and repair of hazardous conditions involving plumbing and electrical. Loans are not available for decorative work such as new flooring. More recently, if lead based paint or asbestos were discovered in pre loan inspections, limits did not apply to removing these and some loans were quite large. This may account in part for a higher failure rate in recent years when some involved properties sold for less than the outstanding loan amount and in losses to the RLF. Loan repayments go back into the RLF for relending. NWRPC gets 15% of each loan amount to process required paperwork and is looking for annual renewal of their administration contract. Motion was made by A. Hraban, seconded by Altmann and carried by voice vote to approve renewal of the contract for 2015.

Discussion turned to a Proposal to routinely clean the basement floor as that area is used for long term records storage. It was decided to tour the area during the next All Committees meeting with the individual who does the cleaning present, if possible.

Adm. Christianson requested approval of the lowest cost Proposal from SEH, in the amount of \$6,500, to prepare a CDBG application, on the City's behalf, seeking grant assistance with the costs of constructing a proposed 15,000 sq. ft. addition to the City's Meadowbrook Industrial Center. Mayor Reynolds asked if everyone understands that, once the process starts, with filing this application, it keeps moving forward. He went on to say that the project envisioned is a very expensive one. And that he strongly supports it for the job growth and job continuation it will involve, but wants to be certain there is a full and complete understanding on everyone's part.

Motion was made by Brown and seconded by A. Hraban to proceed with having SEH prepare the application. Roll call vote: Pearson-yes; Altmann-yes; Morgan-yes; M. Hraban-absent; Brown-yes; West-yes; A. Hraban-yes. Motion carried.

It was reported that the scanner at City Hall has failed and is not repairable. It is relied on for daily use. The estimated \$5,200 cost of replacing it will, presumably, be split between general government costs and the water and sewer utilities. Motion was made by West and seconded by A. Hraban to approve replacing the scanner. Roll call vote: Altmann-yes; Morgan-yes; M. Hraban-absent; Brown-yes; West-yes; A. Hraban-yes; Pearson-yes. Motion carried.

Attention was called to a letter regarding the Local Government Property Insurance Fund, which the City participates in, which has been proposed for elimination effective January, 2016, as part of the new State budget plan. The letter indicates the City's premium could increase threefold if LGPIF is indeed eliminated.

Copies of a news article were distributed wherein it is noted that the Stewardship Fund is proposed to be suspended for 13 years as part of the new State budget. This is the program the City had planned to use to acquire more of the south shore of Corbett Lake.

**Attorney's Report, Mr. A. Kenyon:**

Atty. Kenyon had nothing to report.

**Mayor's Forum, Mr. M. Reynolds:**

Mayor Reynolds indicated he will seek to find a banker or realtor to fill the remaining vacancy on the aforementioned housing RLF Board.

**Licenses and Permits:**

Motion was made by A. Hraban, seconded by Brown and carried by voice vote to approve tavern operator's licenses for Kelly M. Kowaleski for Tee-A-Way, and for Renae M. Rosolowski for 211 Club.

**Adjourn:**

Upon motion by Brown, which was seconded by Morgan and carried by voice vote the meeting was adjourned at 7:35 p.m.

**Recorded by:** \_\_\_\_\_

Alan Christianson  
Adm.-Deputy Clerk

**Publication:**

Date submitted: \_\_\_\_\_

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