

COMMON COUNCIL PROCEEDINGS OF THE CITY OF LADYSMITH
March 23, 2020 5:15 p.m. Council Chamber

Roll Call.

Members present: J. Fields, B. Groothusen, A. Hraban, B. Morgan, M. Platteter, M. Reynolds, B. Stoneberg. Absent: none.

Others present: A. Christianson 1, A. Christianson 2, K. Gibbs, K. Gorsegner, A. Kenyon, L. Klink, R. Nash, D. Parker.

Call to Order:

Acting Mayor Hraban called the meeting to order and served as chair. He stated that he will retain his right to vote as District Six Alderman.

Pledge of Allegiance:

Mr. Fields led the Pledge of Allegiance.

Minutes:

Motion was made by Morgan, seconded by Fields and carried by voice vote to approve the minutes of the March 9, 2020, Council meeting.

Agenda:

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

Hearings and Appearances:

At 5:16 p.m. Mr. Hraban convened a public hearing on proposed levying of special assessments relating to curb and gutter installation in conjunction with W. 5th St. N. and Gates Ave. intersection reconstruction project. A copy of the proposed schedule of assessments was handed out. There were no public appearances. It was noted that a public meeting for abutting property owners had been held over one month ago.

The assessment hearing was closed at about 5:30 p.m.

Consultant Amy Kelsey from Cooper Engineering led a discussion of what might entail a conflict of interest as it relates to CDBG assisted projects, in particular. She noted that it is important that potential conflicts be disclosed and avoided. Not doing so could result in issues with a CDBG grant award. She asked if anyone present could foresee where they might have a conflict. For example, does anyone own property that will be impacted by the proposed project? Nobody indicated they could foresee a problem.

At 5:33 p.m. Mr. Hraban convened a second public hearing on proposed submission of a Community Development Block Grant application seeking \$1,000,000 in assistance with a project being called the Five Downtown Streets Reconstruction Project, which Ms. Kelsey and Morgan and Parmley are assisting the City with preparation of. Ms. Kelsey listed components of the proposed project in more detail.

Ms. Kelsey then asked what other community needs Ladysmith has.

Administrator Christianson indicated the following are key among them.

- *WEDC has documented need for 90 additional units of “workforce” housing. Among other benefits, this will allow workers to live closer to where they work, reducing their personal travel costs. It will also help stabilize the workforce for employers who are deeply concerned about worker availability. The former elementary school could provide an opportunity for an adaptive reuse to provide of one half of these.
- *Our area of the State is quite distant from VA medical facilities. As such, Vets from our Area of the State often travel very long distances, maybe 10 hours for a 20-minute visit, for services. Locating some facilities here could really help reduce these travel needs for those who have already done more than their share for all. Following Mr. Reynolds’ lead Rusk County established a study committee, which has made contact with State legislators seeking to investigate conversion of the current local hospital to a VA facility after its local use concludes.

Al Christianson Jr. stated that the aforementioned WEDC study also documented need for 65 elderly housing units. Provision of elderly housing might enable those no longer able to do their own maintenance or to find others to help them do so to sell what they have and relocate to units where they don’t have to worry about it. Their moving will, in turn, put their homes on the market for potential conversion to workforce housing to further help meet that need.

Al Christianson Jr. also stated that targeted TIF investments in a couple areas of the City could potentially result in private residential developers executing development agreements with the City to construct new subdivisions. He identified the following areas as having potential owing to their attractive natural surroundings:

- *The City’s former WWTF grounds lying along the river south of Phillips Ave. from E. 2nd to E. 4th St.
- *A wooded area lying west of E. 16th St. and south of Menasha Ave. where fragmented ownership has been an obstacle to development.

Mr. Parker stated that computer speeds are not as fast here as in many, typically larger locales, adding that is problematic for major employers here.

The hearing was closed at 6:12 p.m.

Licenses and Permits:

Motion was made by Fields, seconded by Groothousen and carried by voice vote to grant operator’s licenses to Joshua D. Smith for Krist Oil, pending LPD approval; and, to Alexandria A. Albrecht-Livingston for Ladysmith Fresh Market, who already is approved by LPD. It was suggested that, perhaps, the Legal Affairs Committee should look into what ordinance or other changes are required to enable the Clerk’s office to approve certain licenses without Council action.

Resolutions and Ordinances:

Motion was made by seconded by and carried by voice vote to adopt Ordinance #2020-02 to amend the City's Bid Solicitation Procedures. A proposed new ordinance amending the City's bid solicitation procedures was reviewed. Mr. Groothusen noted some discomfort with increasing the minimum bid threshold to \$25,000. Mr. Morgan indicated all proposals should come to the Council for action. DPW Gorseger stated that, regardless of what is required, bids or proposals are sought for virtually everything the City does. Mrs. Kelsey stated that the City's current procurement procedures required it to seek bids for all construction, professional services and equipment purchases even though State law only requires them for construction. WDOA, which administers the CDBG program in WI, felt the City should have sought proposals for grant administration rather than simply using the same firm (Morgan and Parmley) that prepared its project plans. Motion was made by Hraban, seconded by Stoneberg and carried by voice vote to approve amendment Ordinance #2020-04.

Mrs. Kelsey stated that a complete new CDBG application includes some 32 attachments. She put together the City's last application for the recently completed Fritz and Worden Avenue reconstruction projects. Motion was made by Stoneberg and seconded by Groothusen to approve a Community Development Block Grant (CDBG) grant administration contract with Mrs. Kelsey's employer, Cooper Engineering, to provide grant administration services for the proposed Five Downtown Streets Project, for a fee of \$6,000. Roll call vote: Platteter-yes; Morgan-yes; Groothusen-yes; Fields-yes; Stoneberg-yes; Hraban-yes; Reynolds-yes. Motion carried.

Motion was made by Reynolds, seconded by Hraban and carried by voice vote to approve Resolution #2020-03 authorizing submission of a CDBG application for the Five Downtown Streets reconstruction project. A two-part question was raised whether the City has to spend \$500,000 to get \$1,000,000. That is the case but, in fact, the City will also apply for low interest loans from both the DNR's Clean Water Fund (sewer) and Safe Drinking Water Loan Programs (water) for underground utility work associated with the Five Downtown Streets Project. The City could receive so-called "principal forgiveness" for either of these, which would effectively amount to additional grant funds. Roll call vote: Morgan-yes; Groothusen-yes; Fields-yes; Stoneberg-yes; Hraban-yes; Reynolds-yes; Platteter-yes. Motion carried.

Motion was made by Reynolds, seconded by Stoneberg to approve Resolution 2020-04 Committing Local Match Funds, in the tentative amount of \$925,000, to the Five Downtown Streets Project. Roll call vote: Groothusen-yes; Fields-yes; Stoneberg-yes; Hraban-yes; Reynolds-yes; Platteter-yes; Morgan-yes. Motion carried.

Motion was made by Stoneberg and seconded by Hraban to approve so-called "comfort" Resolution #2020-05, a Resolution Declaring Official Intent to Reimburse City Expenditures for CDBG assisted projects to include the public infrastructure and community facilities redevelopment project known as the Five Downtown Streets Reconstruction. Roll call vote: Fields-yes; Stoneberg-yes; Hraban-yes; Reynolds-yes; Platteter-yes; Morgan-no; Groothusen-yes. Motion carried.

District and Committee Reports:

District One, Mr. Platteter:

Mr. Platteter advised that the library has been closed for the time being. He also noted the Finance Committee will meet briefly following this meeting.

District Two, Mr. B. Morgan:

Mr. Morgan inquired as to the status of heater replacement at the fire hall. They remain on order. Fire Chief Gibbs noted that some additional heating equipment work will also be needed, adding we are fortunate we were through the worst of winter when problems were discovered. Mr. Reynolds stated that, in his experience as a heating contractor, the City got what was to be expected of the useful lives of this equipment.

District Three, Mr. B. Groothousen:

Mr. Groothousen reported that the Community Development Committee will meet following this evening's Finance meeting.

District Four, Mr. J. Fields:

Mr. Gorseigner explained that when the Dep. Clerk-Treasurer was hired there was a six month review period provided for. After six months he is working out very well and doing more than expected. As such, it was the Personnel Committee's recommendation that a \$1.50/hr. increase be provided at this time. It wasn't immediately known what the current rate is to which this will be added. Mr. Fields made a motion to grant this increase and Hraban seconded. Roll call vote: Stoneberg-yes; Hraban-yes; Reynolds-yes; Platteter-yes; Morgan-yes; Groothousen-yes; Fields-yes. Motion carried.

District Five, Mrs. B. Stoneberg:

Mrs. Stoneberg reported that a Police and Fire Commission meeting that had been slated has been cancelled.

District Six, Mr. A. Hraban:

Mr. Hraban called attention to minutes of the March 16, All committees meeting. He also reminded those present there will be a Personnel/All Committees meeting at 5 p.m. on March 24th.

District Seven, Mr. M. Reynolds:

Mr. Reynolds recommended that City Hall staff serve as poll workers for the April 7, election so that elderly or other poll workers don't have to put themselves at risk. Motion was made by Reynolds, seconded by Fields and carried by voice vote to approve this substitution. Mrs. Stoneberg, who has previous experience as a poll worker volunteered to assist.

Police and Fire Dept. Reports, K. Gibbs:

Fire Chief Gibbs stated that the LFD will avoid meetings and practices for the foreseeable future. He also noted that roofing at the fire hall will need attention before long, which could cost from \$20-30,000. Some doors on the facility are also rusting out and will also

soon likely need to be replaced. It was also mentioned that there seems to be moisture trapped in the building's east end wall and some cracking is also evident. Plugged weep holes may need to be cleaned put or drilled out.

It was suggested that, if the need should arise, maybe the former elementary school would lend itself to temporary use as a quarantine facility. The ICAA offices next to the hospital were also mentioned.

It was mentioned that local police probably won't be providing ambulance assists. It is anticipated that the State of Wisconsin will be providing detailed information on Covid-19 orders and restrictions tomorrow afternoon.

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

The DPW noted that the overhead door specification that was included in the armory conversion bid package does not allow for a local vendor to furnish doors for this project even though this vendor's doors are widely used and known to perform well in this area. He stated that use of this specification could be waived for overhead doors only. The local vendor is willing to increase the warranty on doors used at the armory to 10 years. Motion was made by Reynolds, seconded by Groothusen and carried by voice vote to approve such waiver.

Administrative Report, Mr. A. Christianson:

Adm. Christianson had nothing to report.

Attorney's Report, Mr. A. Kenyon:

Atty. Kenyon commented briefly on what the coronavirus pandemic does and does not have in common with the 1918 flu pandemic.

Mayor's Forum, Mr. Hraban:

Acting Mayor Hraban advised that he will be on a conference all tomorrow with Marshfield Medical as regards coordinating public information on the coronavirus response.

Closed Session:

None.

Adjourn:

Upon motion by Groothusen, which was seconded by Stoneberg and carried by voice vote the meeting was adjourned at 6:53 p.m.

Recorded by: _____
Alan Christianson
Adm.-Deputy Clerk

Publication:

Date submitted: _____

RESOLUTION NO. 2020 - _____

FINAL RESOLUTION AUTHORIZING, CURB & GUTTER INSTALLATION AND STREET RECONSTRUCTION AND LEVYING SPECIAL ASSESSMENTS AGAINST BENEFITED PROPERTY PURSUANT TO SPECIAL ASSESSMENT POLICE POWERS UNDER SECTION 66.0703, WISCONSIN STATUTES

WHEREAS, the Common Council of the City of Ladysmith, Wisconsin, held a public hearing at the City Hall at 5:15 p.m. on the 23rd day of March, 2020 for the purpose of hearing all interested persons concerning the preliminary resolution and report of the Director of Public Works on proposed curb and gutter, installation in conjunction with reconstruction of the following described street.

1. All property fronting W 5th St N from 300' south of intersection at W 5th St N & Gates Ave W and extending north 300' from same intersection (Includes scope of project as listed on AYRES Associates Project Plans #23-1768.00)

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Ladysmith, as follows:

1. That the report of the Director of Public Works pertaining to the construction of the above-described public improvements is adopted and approved.
2. That the City of Ladysmith has advertised for bids and will carry out the improvements in accordance with the report of the Director of Public Works.
3. That payment for the improvements shall be made by assessing the cost to the property benefited as indicated in the report.
4. That the assessments shown on the report, representing an exercise of the police power, have been determined on a reasonable basis and are hereby confirmed.
5. That the assessments for all the projects included in the report are hereby combined as a single assessment but any interested property owner may object to each assessment separately or all assessments jointly for any purpose.
6. That the assessments may be paid in cash or in up to 5 annual installments to the City Clerk, deferred payments to bear interest at the rate of 4% per annum on the unpaid balance. Installments or assessments not paid when due shall bear additional interest on the amount due at the rate of 4% per annum.
7. That the City Clerk shall publish this resolution as a Class 1 notice in the assessment district and mail a copy of the final assessment against the benefited property to every property owner whose name appears on the assessment roll whose post office address is known or can with reasonable diligence be ascertained.

_____ by a vote of _____ for and _____ against at a regular meeting of the Common Council held the ___ day of _____, 2020.

Dated: _____

Signed: _____

Allen Hraban, Mayor

Attest: _____

Published: _____

Shari Kavanagh, City Clerk