

COMMON COUNCIL PROCEEDINGS OF THE CITY OF LADYSMITH
July 13, 2015 6:30 p.m. Council Chamber

Roll Call. Members present: K. Brown, A. Hraban, M. Hraban, B. Morgan, M. Platteter, M. Reynolds, B. Stoneberg. Absent: J. Pearson.

Others present: A. Christianson, K. Gorsegner, A. Lobermeier, A. Kenyon, L. Klink, D. Parker.

Call to Order:

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

Pledge of Allegiance:

Mr. Platteter led the Pledge of Allegiance.

Minutes:

Motion was made by A. Hraban, seconded by M. Hraban and carried by voice vote to approve the minutes of the June 22, 2015 Council meeting.

Agenda:

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

Hearings and Appearances:

Ray Carlson appeared to comment on the following:

*He needs a copy of the survey of the former Schroeder property along Corbett Lake.

*He heard that DNR can't do much at Corbett Lake unless the church (St. John's) land is under City control.

*A notice regarding dredging recently appeared in the Ladysmith News.

*He read with interest in the Looking Back column that it was in 1915 that the Bruno Lake Drainage organization was formed to drain Corbett and Tulca (a/k/a "Dump") Lakes.

Adm. Christianson replied that, when the City applies for any DNR permits involving any body of water, such as the Lake, that other property owners do have to be notified by DNR. In this case, St. John's gets notified and will have the opportunity respond. Thus far, feedback from the church seems to be favorable to work planned to be done on the adjoining City property.

DPW Gorsegner indicated that the dredging notice advises the public that a permit application has been filed and they may seek information on and make comments about it.

Mr. Carlson also described how he opens and closes the display daily. He was thanked for providing this valuable service and encouraged to continue to do so. It was suggested that a flyer about the display be available for visitors at times when nobody

knowledgeable is present. Or, better, that they visitor center be open selected weekend hours. Mr. Hraban concurs with the need to try to be open some on weekends.

Resolutions and Ordinances:

Motion was made by Stoneberg, seconded by A. Hraban and carried by voice vote to adopt Ordinance #2015-03, amending accessory building location rules.

Motion was made by M. Hraban, seconded by Brown and carried by voice vote to adopt Resolution #2015-16 to affirm the Council has reviewed the 2014 Compliance Maintenance Annual Report (CMAR) on the City's wastewater treatment facility. It was noted that a preliminary comparison of January to May operating costs to the same period one year earlier indicate the City may now be saving \$2,500 monthly as a result of energy savings from the upgrades made in conjunction with the recently completed WWTF project.

Motion was made by A. Hraban, seconded by M. Hraban and carried by voice vote to adopt Resolution #2015-17 approving the Rusk County Hazard Mitigation Plan.

Motion was made by M. Hraban and seconded by Brown to adopt Resolution #2015-18 to formally authorize acquisition of property at 113 Worden Ave. W. Roll call vote: Platteter-yes; Morgan-yes; M. Hraban-yes; Brown-yes; Stoneberg-yes; A. Hraban-no; Pearson-absent. Motion carried to adopt.

District and Committee Reports:

District One, Mr. Platteter:

Mr. Platteter had nothing to report.

District Two, Mr. B. Morgan:

Mr. Morgan reported that the flat car has been delivered to Pioneer Park and that work will start soon on installing a new wood floor on the car.

Mr. Morgan provided an update on donations of gravel and renting a dozer to prep the plow museum site. He also reported that Representative James Edming will have a WisDOT staff member here to meet with City officials on Friday, July 17th, in regard to issues with the Highway 8 rail crossing.

Mr. Morgan noted a desire to post a list of those who have donated to or volunteered time on the rail display. Mr. Carlson will work with Mr. Parker to get this done based on a listing Mr. Morgan has kept.

Mr. Morgan also noted a request to hold a Personnel meeting to decide on compensation packages, etc. so that information can be plugged into the 2016 budget allowing the Finance Committee to proceed with further work on that.

District Three, Mr. M. Hraban:

Mr. Hraban called attention to minutes of the June 30, JMC minutes.

Mr. Hraban expressed concern that items are being taken out of a house along Miner Ave. E. that was the subject of a recent investigation and are being set on the curb as "free" for the taking. He feels it will be better if these items are placed in a dumpster set in the alley behind the house. He went on to say that the property owner should be charged for costs incurred.

Attention was called to a letter from another vintage farm equipment letter to Ed Tomasovich, wherein the writer outlines plans to share information about the anticipated plow museum here with others.

It was also mentioned that the ad hoc ambulance committee is meeting elsewhere at this very time.

Mr. Hraban mentioned that he and Phil Ruege spent much of the day removing brush from below the Flambeau River Overlook in preparation for the upcoming Northland Mardi Gras. He went on to say that the two will likely need additional help with this in future years.

District Four, Mr. K. Brown:

Mr. Brown called attention to minutes of the June 29 and July 6, All Committees meetings.

Mr. Brown reported that Carol Lynn Arndt is physically unable to return to her duties as Animal Shelter Manager, although she will continue to help with planning for the replacement facility. As such a new manager is being sought.

District Five, Mrs. B. Stoneberg:

Mrs. Stoneberg had nothing to report.

District Six, Mr. A. Hraban:

Mr. Hraban advised that a Public Works Committee meeting will be held Monday, July 20, prior to that evening's All Committees meeting. He also indicated he will pass along Transit Commission minutes when they are ready and that he intends to have the transit manager appear before the Council to provide an update before the 2016 budget talks get too far along.

District Seven, Mrs. J. Pearson:

Mrs. Pearson was absent.

Police and Fire Dept. Reports, A. Lobermeier:

It was noted, in response to a question that farm produce is exempt from licensing requirements. Non-food items sometimes sold at farm markets do, however, require vendor's permits.

Chief Lobermeier noted that setting the Mardi Gras work schedule will be chaotic with a couple officers on medical leave.

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

DPW Gorsegner reported that water was extended last week to Holly's Last Stand and that Ron Young Plumbing will soon be extending sewer. The water line is currently being disinfected. He also noted that the new water line to Hi Way 8 rentals is also being chlorinated.

Motion was made by Morgan and seconded by Stoneberg to approve payment of a construction management invoice from SEH, in the amount of \$6,837.84, relating to the recently completed WWTF upgrades project. Roll call vote: Morgan-yes; M. Hraban-yes; Brown-yes; Stoneberg-yes; A. Hraban-yes; Pearson-absent; Platteter-yes. Motion carried.

Motion was made by A. Hraban and seconded by M. Hraban to approve payment of a construction management invoice from MSA, in the amount of \$568.50, relating to the E.8th/E. 9th St. reconstruction project. Roll call vote: M. Hraban-yes; Brown-yes; Stoneberg-yes; A. Hraban-yes; Pearson-absent; Platteter-yes; Morgan-yes. Motion carried.

The DPW advised that the new garbage truck is expected to be delivered by the end of next week.

Administrative Report, Mr. A. Christianson:

Motion was made by M. Hraban and seconded by Stoneberg to spend up to \$6,500 from The Mining Fund (290) to improve the access drive to the ADF addition. Roll call vote: Brown-yes; Stoneberg-yes; A. Hraban-yes; Pearson-absent; Platteter-yes; Morgan-yes; M. Hraban-yes. Motion carried.

Motion was made by M. Hraban and seconded by A. Hraban to approve final payment to Lechleitner Builders, in the amount of \$5,800.40, contingent upon the project architect's concurrence. Roll call vote: Stoneberg-yes; A. Hraban-yes; Pearson-absent; Platteter-yes; Morgan-yes; M. Hraban-yes; Brown-yes. Motion carried.

Motion was made by M. Hraban and seconded by Brown to approve payment of grant administration service fee from MSA, in the amount of \$2,500, related to the W. 8th and Roesler project. Roll call vote: A. Hraban-yes; Pearson-absent; Platteter-yes; Morgan-yes; M. Hraban-yes; Brown-yes; Stoneberg-yes. Motion carried.

Motion was made by A. Hraban and seconded by M. Hraban to approve a construction services payment to MSA, in the amount of \$7,728.74, for work on the W. 8th and Roesler project. Roll call vote: Platteter-yes; Morgan-yes; M. Hraban-yes; Brown-yes; Stoneberg-yes; A. Hraban-yes; Pearson-absent. Motion carried.

Motion was made by M. Hraban and seconded by A. Hraban to make a payment of \$29,000, or 50% of the amount agreed upon in the Development Agreement relating to

the Hi-Way Rentals Project. Roll call vote: Morgan-yes; M. Hraban-yes; Brown-yes; Stoneberg-yes; A. Hraban-yes; Pearson-absent; Platteter-yes. Motion carried.

Attorney's Report, Mr. A. Kenyon:

Atty. Kenyon updated the Council in regard to local properties that are tax delinquent that could become available by tax deed that might be of use to the City

Licenses and Permits:

None.

Closed Session:

Motion was made by Brown and seconded by A. Hraban to go into closed session under authority cited in the meeting notice. Roll call vote: M. Hraban-yes; Brown-yes; Stoneberg-yes; A. Hraban-yes; Pearson-absent; Platteter-yes; Morgan-yes. Motion carried.

Adjourn:

The meeting was adjourned from closed session at 8:22 p.m. with no further action having been taken.

Recorded by: _____

Alan Christianson
Adm.-Deputy Clerk

Publication:

Date submitted: _____

Date published: _____

RESOLUTION #2015-19

ADDING FLEXIBILITY TO FACADE INCENTIVE PROGRAM

WHEREAS, the Common Council has previously approved both direct financial operating support of the Ladysmith Main Street program and a storefront facade incentive program funded through Tax Incremental Finance District #8 with the intent of bolstering the downtown and arresting decline of both its tax base and function in the community;

WHEREAS, the storefront incentive program consists of a program whereby the City will grant up to 20% of the cost of a project qualified under Main Street guidelines, with a maximum amount of \$5,000, or provide a loan of up to \$25,000 at 1% interest for the same purpose, or up to 50% for interior improvements to the same premises, as an incentive to encourage such projects, and that said loan will be paid upon sale of the assisted property or ten years after the loan is created, whichever occurs first;

WHEREAS, it is the City of Ladysmith's intent to continue to identify and implement ways to make this program as usable as reasonably possible to meet the varying needs of program area businesses and property owners and one way that will do this is to modify facade program guidelines to make it clear that facade loan assistance is not limited to one exterior side, but to up to three sides of an otherwise eligible property ;

NOW, THEREFORE BE IT RESOLVED by the Common Council of the City of Ladysmith that it does hereby approve rewriting the facade incentive program LOAN PROGRAM and LOAN TERMS and CONDITIONS sections to read as follows:

LOAN PROGRAM

A [low] 1% annual interest loan is available for the rehabilitation of up to three exterior sides of program area [downtown] properties. [Business owners must provide a match for the project.] In cases where a State or local building inspector, or the property owner's insurance company representative, have documented that roof repairs are necessary to the building's integrity roof repair or replacement shall also be loan eligible.

LOAN TERMS AND CONDITIONS

Maximum loan amount \$25,000 for up to three building sides or a roof in lieu of one side

This resolution was _____ by the following roll call vote at a regular meeting of the Common Council held the 27th day of July, 2015. Platteter-____; Morgan-____; M. Hraban-____; Brown-____; Stoneberg-____; A. Hraban-____; Pearson-_____.

Signed: _____

Marty Reynolds, Mayor

Attest: _____

Alan Christianson, Dep. Clerk