

March 16, 2015 City Council Meeting minutes

Present: Alderwoman Tami Christensen, Alderwoman Janet Sergent, Alderman Ken Koffler, Alderman Brian Gartner, Alderman Dan Smith, City Attorney Gerald Navratil, City Treasurer Kelly Dey, Police Chief Frank DiFonzo, Compliance Officer Mead and Utilities Manager Greg Anderson. John How, City Planner, attended via telephone.
Absent: Mayor Rick Norby, Alderwoman Debra Gilbert, City Clerk Jessica Redfield, Public Works Director Jeff Hintz and Fire Chief Rob Gilbert.

Alderwoman Tami Christensen called the meeting to order and led the council and visitors in the Pledge of Allegiance.

Alderwoman Christensen asked for the approval of minutes. Alderwoman Sergent made the motion to approve with a second by Alderman Smith. Motion passed unanimously.

Visitors:

Jim Hanson of 801 S. Lincoln: Mr. Hanson voiced his concerns regarding contractor's trailers parked on the street for prolonged periods in front of residences who are being remodeled/built. He was wondering if having a building permit exempts the contractors from moving those trailers. Utilities Manager Anderson stated that the city's policy states that contractors are allowed to leave their trailers on the street in front of the building during construction. Chief DiFonzo also confirmed that this is in ordinance.

Alderwoman Christensen opened the Public Hearing at 6:34. Planner How gave a brief overview of the zoning request. He explained that the city has no desire to change zoning of existing structures. There will also be a 20 day waiting period for more public comment before a map with suggested zoning is produced.

Alderwoman Christensen asked for proponents' testimony of the annexation.

Cory Washechek came forth and asked if there will be city water and sewer availability. Utilities Manager Anderson said that those services will be available as water and sewer begins to expand to that area.

Don Franz then asked if a building can be rebuilt if something such as fire destroyed it or would the zoning change for the area. Planner How stated that the zoning will remain for a rebuild.

Bonnie Milne asked if the homeowners would have to pay impact fees if they chose to receive city water and sewer and Utilities Manager Anderson said that impact fees would be applicable. City garbage service would not be available for the annexed areas for 5 years after the annexation because that would encroach on the livelihood of private garbage contractors. Also, when asked about road maintenance, roads will be plowed as necessary.

Utilities Manager Anderson also expressed that City Clerk Redfield had asked that he relay that there would only be an assessment of \$35 for street maintenance as far as city taxes were concerned, and that any other increases or decreases would come from the state taxable valuations of their properties.

Alderwoman Christensen then asked for opponents' testimony of the annexation.

Dexter Thiel questioned further about plowing, stating that the city employees are already stretched thin so how would the city be able to even plow "as needed". Utilities Manager Anderson explained that there is a schedule that the city follows for plowing. During the discussion, the possibility of asking the county to continue the plowing services temporarily was broached. The county did do the same thing with North Meadow for several years so there is a precedent. This will be explored.

With no more testimony, Alderwoman Christensen closed the public hearing at 6:47.

Park Naming: Tabled until April 6th meeting.

Boys & Girls Club: Alderman Smith made the motion to take this item to the Water and Sewer committee meeting on Monday, March 23rd at 6 pm. Alderman Koffler seconded. Passed unanimously.

Park Board: Compliance officer Mead gave his report. A copy of that report is included.

Park & Rec Committee: Alderwoman Sergent reported that the money charged to the MonDak Heritage center was paid back via a collection taken by the council members and that the mowing procedure and policy needs to be reviewed and changed. A copy of those meeting minutes is included.

New Business:

Water Cashier BreaAnn Sauber and Utilities Manager Anderson presented for approval a Change of Account form which the water/sewer department wishes to begin using. Ms. Sauber explained how many tenants and landlords do not change the billing names and addresses on their accounts in a timely manner, which ends up leaving unpaid bills for the water department to collect. Also, there are issues whenever a property is sold with new owners/old owners not settling the last month's water and sewer bills. The form that was produced should begin to alleviate some of these problems. After council reviewed the form, Alderwoman Sergent made the motion for the water/sewer department to implement using this form. Alderman Smith seconded, and the motion was passed unanimously.

City Attorney Navratil presented the contract regarding the Sage Court townhomes. He said that County Attorney Mike Weber is producing an interlocal agreement for this venture that should be ready for the council to review at the April 6th meeting. In light of this, Attorney Navratil suggested that the presented agreement be tabled for tonight so that the interlocal agreement can be introduced next month instead. Alderman Koffler made the motion to table and Alderwoman Sergent seconded. Motion to table passed unanimously.

Police Chief DiFonzo reported that Officer Josh Harris has 1 week of academy training left and will be back to work immediately after. Chief also reported that the jail had an extremely busy weekend with 49 inmates. Discussion regarding any expansion plans followed with the statement that none were forthcoming. Alderman Koffler asked about the policy used by the department regarding residency of officers. Chief DiFonzo stated that there has been a policy that officers must live within a 2 mile limit of town.

Utilities Manager Anderson asked that items A and B under Public Works Director Hintz' agenda be tabled until next meeting. He then explained that the sewer easements referred to in item c needed to be brought to the council's attention. When the Richland County Housing Authority removed the Sunset Apartments, it was discovered that the sewer system was not city sewer but privately owned and operated. In order for the system to be given to the city, they need to be inspected and approved before they can be accepted.

Compliance Officer Mead had nothing further.

Fire Chief Gilbert did not have a report.

Treasurer Dey presented the claims report with the addition of fund balances on the back page to show the council what funds were being impacted and for how much with each claim. She also presented 2 reports regarding budget expenditures and budget revenues to give the council a general idea where the budget is at presently. There are still some refinements needed to make the reports even more accurate but this is a good starting point.

The consent agenda was presented by Treasurer Dey with a small change in the total of the claims due to the removal of a duplicate MDU bill which lowered the balance by 1185.17. The building permits were listed.

Alderman Smith made the motion to accept the consent agenda with Alderman Gartner seconding. Motion passed unanimously.

Alderswoman Christensen adjourned the meeting at 7:12 pm.

ATTEST:


CITY TREASURER


MAYOR NORBY

April 16th, 2015
DATE SIGNED