

## **MINUTES OF THE REGULAR MEETING OF THE COMMON COUNCIL**

The regular meeting of the Common Council of the City of Chippewa Falls was held on Tuesday, December 16, 2014 in the City Hall Council Chambers. Mayor Greg Hoffman called the meeting to order at 6:30 pm. The Pledge of Allegiance was recited.

### **CLERK CALLS THE ROLL**

Council Members present: Mike Hanke, Rob Kiefer, Amy Mason, Chuck Hull, Paul Olson, and George Adrian.

Also Present: City Attorney Robert Ferg, Finance Manager/Treasurer Lynne Bauer, City Planner/Transit Manager Jayson Smith, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, Assistant City Engineer Matt Decur, Police Chief Wendy Stelter, City Clerk Bridget Givens, Paul Swartos of Bremer Bank, John Bernhardt, Mike Brusca of Newmark Grubb Gialamas, and those on the attached sign-in sheet.

### **APPROVAL OF MINUTES OF PREVIOUS MEETING**

**(a) Motion by Adrian/Hanke** to approve the minutes of the Regular Council Meeting of December 2, 2014. **All present voting aye, motion carried.**

### **PERSONAL APPEARANCES BY CITIZENS** - None

### **PUBLIC HEARINGS**

**(a)** Paul Swartos of Bremer Bank appeared to explain that Grace Lutheran Foundation is consolidating their debt for five separate properties in Eau Claire, Altoona, and Chippewa Falls. There is no obligation on the part of the City, other than to put forth a resolution acknowledging Grace Lutheran Foundation's desire to refinance their outstanding debt.

Mayor Hoffman opened the public hearing regarding a proposed project and the issuance of private activity bonds to finance health care facilities for Grace Lutheran Foundation at 6:33 pm. Attorney Ferg advised the Council that the City is indemnified and held harmless relative to this project. There being no further requests to speak, the hearing was closed at 6:35 pm.

### **COMMUNICATIONS** - None

### **REPORTS**

**(a) Motion by Mason/Kiefer** to approve the Board of Public Works minutes of December 8, 2014. **Roll Call Vote: Aye - Mason, Kiefer, Hull, Olson, Adrian, Hanke. Motion carried.**

**(b) Motion by Mason/Hull** to approve the amended version of the Plan Commission minutes of December 8, 2014. Additional discussion was had regarding the rezoning petition from Todd Blaeser of the West Hill Bar and Grill and the Planned Development Conditional Use Permit from Mark and Barb Mueller including how it may affect the dog park. **Roll Call Vote: Aye - Mason, Hull, Olson, Adrian, Hanke, Kiefer. Motion carried.**

### **APPLICATIONS**

**(a) Motion by Hanke/Kiefer** to approve the Operator (Bartender) Licenses as approved by the Police Department. **All present voting aye, motion carried.**

### **PETITIONS** - None

### **MAYOR ANNOUNCES APPOINTMENTS**

**(a) Motion by Hanke/Adrian** to approve the appointment of Brian Flynn to the Police and Fire Commission. **All present voting aye, motion carried.**

### **MAYOR'S REPORT** - None

**COUNCIL COMMITTEE REPORTS**

**(a) Motion by Hanke/Olson** to approve the Committee #1 Revenues, Disbursements, Water and Wastewater minutes of December 16, 2014, 2014. **Roll Call Vote: Aye - Hanke, Olson, Adrian, Kiefer, Mason, Hull. Motion carried.**

**(b) Motion by Hanke/Kiefer** to approve the Committee #2 Labor Negotiations, Personnel, Policy & Administration minutes of December 3, 2014. **All present voting aye, motion carried.**

**(c) Motion by Kiefer/Hanke** to approve the Committee #2 Labor Negotiations, Personnel, Policy & Administration minutes of December 4, 2014. **All present voting aye, motion carried.**

**(d) Motion by Hanke/Adrian** to approve the Committee #2 Labor Negotiations, Personnel, Policy & Administration minutes of December 16, 2014. **All present voting aye, motion carried.**

**(e)** The Park Board minutes of December 9, 2014 were presented.

**(f)** The Library Board minutes of November 12, 2014 were presented.

**REPORT OF OFFICERS** - None

**ORDINANCES** - None

**RESOLUTIONS**

**(a) Motion by Mason/Hull** to approve **Resolution #2014-43 Entitled:** A Resolution Authorizing a Cooperation and Authorization Agreement with the Cities of Altoona and Eau Claire, Wisconsin to Issue Bonds to Refinance Debt of Grace Lutheran Foundation. **Roll Call Vote: Aye - Mason, Hull, Olson, Adrian, Hanke, Kiefer. Motion carried.**

**(b) Motion by Hanke/Adrian** to approve **Resolution #2014-45 Entitled:** Resolution Authorizing an Annual Adjustment for 2015 for Non-Represented and Management Employees. **Roll Call Vote: Aye - Hanke, Adrian, Kiefer, Mason, Hull, Olson. Motion carried.**

**OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW**

**(a) Motion by Mason/Kiefer** to approve the Cooperation and Authorization Agreement between the City of Altoona, City of Chippewa Falls, and City of Eau Claire relative to the refinancing of outstanding indebtedness by Grace Lutheran Foundation. **All present voting aye, motion carried.**

**(b)** City Planner Smith introduced John Bernhardt and Mike Brusca of Newmark Grubb Gialamas and indicated they would be presenting site plans for the future development of the seventeen acres of land Mr. Bernhardt owns on the west side of Chippewa Mall Blvd. Discussions on any possible amendment to TIF District #7 to allow the City to spend TIF funds one-half mile outside of the district for the purpose of constructing the extension of Chippewa Mall Drive from the Northridge Center to Chippewa Crossing Blvd will happen following the Committee of the Whole meeting scheduled for January 6, 2015. Mr. Brusca then provided a PowerPoint presentation and handout entitled Chippewa Crossing Mixed Use Development and provided details thereon.

**(c) Motion by Hanke/Kiefer** to table the proposal from Ehlers and Associates to assist the City to amend TIF District #7 until after the Committee of the Whole Meeting on January 6, 2015. **All present voting aye, motion carried.**

**(d) Motion by Adrian/Hanke** to approve the SEH proposal for engineering services for the engineering design of the first phase of the Downtown Riverfront Plan as recommended by the Board of Public works at the December 8, 2014 meeting. **Roll Call Vote: Aye - Adrian, Hanke, Kiefer, Mason, Hull, Olson. Motion carried.**

**CLAIMS**

**(a) Motion by Hull/Olson** to approve the claims as recommended by the Claims Committee.

City General Claims:	\$242,680.13
Authorized/Handwritten Claims:	\$1,265.19
Department of Public Utilities:	<u>\$159,207.22</u>
Total of Claims Presented	<u>\$403,152.54</u>

**Roll Call Vote: Aye – Hull, Olson, Adrian, Hanke, Kiefer, Mason. Motion carried.**

**CLOSED SESSION**

**(a) Motion by Mason/Adrian** to table the Closed Session under WI Statutes 19.85(1)(e) for “ deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session" to discuss/consider request from Wisconsin Scale Service & Distributing, Inc. to purchase Lot 21, Riverside Industrial Park until a later date. **All present voting aye, motion carried.**

**ADJOURNMENT**

**Motion by Adrian/Hanke** to adjourn at 7:44 pm. **All present voting aye, motion carried.**

Submitted by:  
Bridget Givens, City Clerk