

## 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, August 2, 2011 in the City Hall Council Chambers. Mayor Greg Hoffman called the meeting to order at 6:30 p.m. The Pledge of Allegiance was recited.

### CLERK CALLS THE ROLL

Aldermen present: Michael Hanke, Brian Flynn, CW King, Chuck Hull, Jane Lardahl, Bill Hicks, and George Adrian

Also Present: Police Chief Wendy Stelter, Assistant Public Works Director Rob Krejci, Fire Chief Tom Larson, City Planner Jayson Smith, Finance Manager Lynne Bauer, City Clerk Rae Buckwheat, City Attorney Bob Ferg.

### APPROVAL OF MINUTES OF PREVIOUS MEETING

**(a) Motion by Flynn/King** to approve the minutes of the regular Council meeting of July 19, 2011. **Motion carried unanimously.**

**PERSONAL APPEARANCES BY CITIZENS** - None

**PUBLIC HEARINGS** - None

**COMMUNICATIONS** - None

**REPORTS** - None

### APPLICATIONS

**(a) Motion by Flynn/Adrian** to approve the bartender licenses that were recommended for approval by the Police Department. **Motion carried unanimously.** Brittany LeMay appeared before the Council to request approval of her application for a bartender's license which had been recommended for denial by the Police Chief. After hearing from Ms. LeMay and the Police Chief, a brief discussion was held. There was a **motion by Flynn/Hanke** to approve the bartender license to Brittany LeMay. **The motion passed on the following roll call vote: Aye: Flynn, Hanke, King, Hicks, Adrian. Nay: Lardahl. Hull abstained.**

**(b) Motion by King/Hanke** to approve an application for a Temporary Class "B" Retailer's License from Hallie Boy's Baseball, Inc., for Hallie Boys Baseball tournaments at Casper Park on August 5 through August 7, 2011 from 8:00 a.m. to 11:00 p.m. **Motion carried unanimously.**

**(c) Motion by Flynn/King** to approve an application for a Temporary Class "B" Retailer's License from Hallie Boys Baseball, Inc., for Men's League and Pure Water Days at Casper Park on August 8 and August 11, 2011 and August 12 through August 14, 2011 from 8:00 a.m. to midnight. **Motion carried unanimously.**

**(d) Motion by King/Adrian** to approve an application for a Street Use Permit from Central Lutheran Church for 10 mile/5K Run/Walk on August 27, 2011 from 7:00 a.m. to 10:00 a.m. on various City streets. **Motion carried unanimously.**

**(e) Motion by Flynn/Adrian** to approve an application for Dance and Live Music License from Dave Hildebrandt at Old Racquetball Club, 836 Bridgewater Avenue on August 27, 2011. **Motion carried unanimously.**

**(f) Motion by Adrian/Hanke** to approve an application for a Temporary Class "B" Retailer's License from Perpetual Benefit, Inc., for Freak 5K Event on August 27, 2011 at 836 Bridgewater Avenue from 10:00 a.m. to 6:00 p.m. **Motion carried unanimously.**

**(g) Motion by King/Hanke** to refer an application for a Sidewalk Use Permit from PC Doctors LLC dba Pearce Wireless/Verizon for a customer product information sign at 120 N. Bridge Street to Committee #3 for review and recommendation. **Motion carried unanimously.**

**PETITIONS** - None

**MAYOR ANNOUNCES APPOINTMENTS** - None

**MAYOR'S REPORT** - None

**COUNCIL COMMITTEE REPORTS**

**(a) Motion by Flynn/King** to consider Committee #1, Revenues, Disbursements, Water & Wastewater minutes of July 21, 2011. **On a roll call vote, the motion carried unanimously.**

**(b) Motion by Lardahl/King** to Consider Committee #3, Transportation, Construction, Public Safety and Traffic minutes of July 21, 2011. **Motion carried unanimously.**

**(c)** The Ad Hoc Parks, Recreation and Forestry Committee Meeting Minutes of July 13, 2011 were presented.

**(d)** The Ad Hoc Parks, Recreation and Forestry Committee Meeting Minutes of July 18, 2011 were presented.

**REPORT OF OFFICERS** - None

**ORDINANCES** - None

**RESOLUTIONS** - None

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

**(a) Motion by Hull/Flynn** to approve a proposal from SEH to prepare the Bid Specifications for the demolition of the Northern Oil building located at 12 South Bridge Street and conduct the demolition inspection and administration of the agreement per DNR grant requirements and authorize the Mayor to execute said proposal. (Total costs proposed at \$16,750.00). **On a roll call vote, the motion carried unanimously.**

**(b) Motion by Flynn/Hicks** to accept the report regarding the results of the Phase II Environmental Assessment for the railroad property located at the entrance to the downtown and accept the property per the Developer's Agreement by and between the City of Chippewa Falls, WI and the Wisconsin Central LTD, for an Intermodal Support Yard and Transload facility, along with associated costs. City Planner Jayson Smith gave a report on the property. He stressed the importance of the parcel as part of the City's downtown entrance plan, describing it as a beautiful piece of property on the Chippewa River at the mouth of Duncan Creek. He stated that the DNR has advised him that the City could cap the property and develop it as a parking lot without disturbing all of the contaminated areas that were identified by the Phase II Environmental Assessment. The property is appraised at \$34,000. The Railroad is willing to sell the property for \$1 to the City. Total remediation would be approximately \$48,330. Parking lot development, including estimated costs to square up the property for the parking lot, would be another \$25,200. Smith stated that the Developer's Agreement requires the City Council to say it is reasonable and requires an action suggesting that remediation costs are acceptable.

King expressed concern about the City accepting the land, knowing that the contamination will become the City's responsibility. Flynn called the question to end debate. **The motion to accept the report and the property along with the associated costs, passed on the following roll call vote: Aye: Flynn, Hicks, Hanke, Hull, Lardahl, Adrian. Nay: King.**

**CLAIMS** The Claims Committee met at 6:00 p.m. to review the claims of various boards and departments of the City. The following claims were recommended for approval:

City General Claims:	\$ 78,792.75
Authorized Handwritten Claims:	\$ 14,136.72
Department of Public Utilities:	\$ 444,648.70
TOTAL:	\$ 537,578.17

**(a) Motion by King/Adrian** to approve the claims in the amount of \$537,578.17, as recommended by the Claims Committee. **On a roll call vote, the motion carried unanimously.**

**CLOSED SESSION** - None

**ADJOURNMENT**

**Motion by King/Adrian** to adjourn at 7:12 p.m. **Motion carried unanimously.**

**Submitted by:**

**Rae M. Buckwheat  
City Clerk**