

**CITY OF RIVER FALLS, WISCONSIN
COMMON COUNCIL PROCEEDINGS**

March 25, 2008

Mayor Don Richards called the meeting to order at 6:30 p.m. in the City Council Chambers located in City Hall.

City Council Members Present: Alderpersons Wayne Beebe, Tom Caflisch, Dave Cronk, Matt Fitzgerald, Joleen Larson, Jim Nordgren and Michael Woolsey.

Staff Present: Bernie Van Osdale, City Administrator; Bill Thiel, City Attorney; Reid Wronski, City Engineer; Carl Gaulke, Utilities General Manager; Buddy Lucero, Planning/Development Director; Matt Parent, Planning Intern; Jeff Rixmann, Ambulance Director, City Planner; Lanny Gleason, Public Works Director

Others Present: Pam Deiss, Viren Gori, John Garden, Henry Martinsen

APPROVAL OF MINUTES

March 11, 2008, Minutes

MSC Beebe/Cronk to approve minutes as submitted. Unanimous.

APPROVAL OF BILLS

City – \$412,262.67 Utility - \$964,652.16

MS Woolsey/Fitzgerald to approve the bills. Beebe noted the Utility paid a large bill to WPPI. **The bills were approved unanimously.**

PUBLIC COMMENT, PETITIONS, REQUESTS AND COMMUNICATIONS:

Reid Wronski, City Engineer, shared that the City will be retrofitting the Cascade Avenue and Division Street signal lights with LED lights for a total cost of \$14,500. WPPI will be giving the City a rebate of \$4700, making the City's costs for the project \$9,800. The LED lights will last 10 years and save the City approximately \$35,507 over that time.

PUBLIC HEARING:

Ordinance No. 2008-7 – An Ordinance Amending, Repealing and Recreating Sections within Section 15.24 of Title 15 – Building and Construction of the Municipal Code of the City Of River Falls – Second Reading and Disposition

Mayor Don Richards recessed Council at 6:35 p.m. and went into a public hearing. At 6:35 p.m. with no one wishing to speak for or against this issue, Council reconvened into Open Session for disposition. **MS Beebe/Larson to approve ordinance.**

Caflisch asked why the City needed the ordinance. Gaulke said WI DOT needs to approve electric vehicles which cross State highways. Cronk asked if the City had plans to use these vehicles in the future. Thiel said they were general use vehicles. Fitzgerald noted that it is not legal for electric vehicles to be on the roads. Further discussion continued.

The ordinance was passed unanimously.

CONSENT AGENDA:

Acknowledge Receipt of the following Minutes:

Library Board – 3/3/08; Park and Recreation Advisory Board - 2/20/08; River Falls Housing Authority – 2/12/08

Resolution No. 5097 - Authorizing Bidding for 2008, Sidewalk, Curb and Gutter Repair Program

Resolution No. 5098 - Regarding Application to WI DOT for Funds Available for Construction of South Wasson Lane Pathway

Resolution No. 5099 - Authorizing Memorial Day Parade on May 26, 2008

Resolution No. 5100 - Awarding Bid for 2008 Rout & Seal Program

Resolution No. 5101 - Approving Specifications and Authorizing Proposals for Purchase of One 2009 Ambulance Vehicle

MSC Caflisch/Cronk move to approve Consent Agenda. Unanimous.

ORDINANCES AND RESOLUTIONS:

Ordinance 2008-12 - Ordinance Amending Chapter 17.84 “Signs” of the Municipal Code Regarding the Definition of Sign and Providing Language for a Special Sign Permit – First Reading

Caflisch asked about a fee. Lucero said the fee would be provided to Council at a later time. There will another fee in addition to the regular sign fee.

Pam Deiss, owner of PJ's Pet Grooming, asked what a special sign was.

Lucero said an example would be a sign larger than a typical sign allowed by the standards. Further discussion continued.

Cafilisch said this ordinance should be coming from the Plan Commission in its final form for the City Council to take action on. He said if it was the consensus of the Council, he would recommend the ordinance be referred back to the Plan Commission for review and then brought back before Council for a first reading in its final form. The rest of the Council agreed.

Ordinance 2008-13 – Ordinance Repealing and Recreating Sections 17.08.02A of Title 17 Zoning of the Municipal Code of the City of River Falls (Driveway Regulations) – First Reading
Cafilisch noted there were a lot of numbers in the proposed ordinance.

Resolution No. 5102 - Authorizing the Issuance and Sale of \$1,255,000 Sewerage System Revenue Refunding Bonds, Series 2008A of the City of River Falls, Pierce and St. Croix Counties, Wisconsin, and Providing for the Payment of the Bonds and Other Details with Respect to the Bonds

Sean Lentz from Ehlers and Associates gave a presentation on refinancing the sewer bonds. Five bids were opened and the winning bid came from Banker's Bank in Madison which worked with River Falls State Bank. Individual rates were bid for each maturity that ranged 2.75 percent to 3.5 percent ending in 2015. Lentz discussed the municipal bond rating of the sewer utility and the repayment schedule. The projected saving for the refinancing was \$53,800. The Utility Commission recommended the refinancing of the bonds.

MSC Cafilisch/Cronk move to approve resolution. Roll call vote approving the resolution was unanimous.

Resolution No. 5103 - Approving Developer's Agreement for Martinsen Land & Investments S-Corp.

Van Osdale introduced representatives from Martinsen Land & Investments who are working with the City to on a development project on the former clinic site near the University which includes a hotel, retail space and restaurants.

John Garden from Martinsen Investments was excited to work with the City on this project. Garden introduced Viren Gori who is the architect for the project. Garden noted that an in depth feasibility study was done for the project.

Gori gave a presentation to Council regarding the project and showed them his drawings. Garden and Gori answered questions from Council.

MS Cafilisch/Larson move to approve resolution. Thiel said there were some alterations in the developer's agreement which he will be working to complete. Thiel said the Council would be approving 'in concept.'

Cafilisch said if there were changes in the concept plan, he thought Council should see the changes. Wronski cautioned that the Council should be careful with their request. There shouldn't be any changes in the concept plan and that the developer is only looking for assurances that their plan is acceptable. Cafilisch said the Council is 100 percent behind them but he would like to know what is going on with the project.

The resolution was passed unanimously.

REPORTS:

Comptroller's Report

General Fund revenues through the end of February were \$1,785,712 and include the February tax settlement and aid to state facilities payment. Expenditures for the same period were \$910,026, for a net of revenues over expenditures of \$875,686 for the year.

MSC Cronk/Cafilisch to adjourn the meeting at 7:17 p.m. Unanimous.

Respectfully submitted,

Kristi McKahan, Deputy Clerk