

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

September 27, 2011

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

City Council Members Present: Tom Caflisch, David Cronk, Bob Hughes, Randy Kusilek, Scott Morrissette, and Jim Nordgren

City Council Members Absent: David Reese

Staff Present: Bill Thiel, City Attorney; Scot Simpson, City Administrator; Roger Leque, Police Chief; Carl Gaulke, Utility General Manager; Paul Fagin, Management Analyst; Reid Wronski, Public Works Director/City Engineer; Julie Bergstrom, Finance Director/Assistant City Administrator; Lu Ann Hecht, City Clerk; Terry Kusilek, Street Supervisor; Ray Curtis, Lead Mechanic; Buddy Lucero, Community Development Director

Others Present: Alec Covington; Bill Pew; Mark Paschke; Josh Eidem; Ryan Bishop; Joel Schaffer; Brian Pechacek; others

APPROVAL OF MINUTES:

August 23, 2011, Workshop Minutes

MSC Cronk/Kusilek move to approve minutes as submitted. Unanimous.

September 13, 2011, Workshop Minutes

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

APPROVAL OF BILLS:

City – \$486,139.73

Utility – \$1,112,731.66

MSC Morrissette/Cronk move to approve the bills subject to the comptroller. Unanimous.

PUBLIC COMMENT, PETITIONS, REQUESTS AND COMMUNICATIONS:

None.

PUBLIC HEARING:

Charter Ordinance 2011-01 – to Repeal Charter Ordinance, “An Ordinance Creating Aldermanic Districts; and Providing for the Election of Alderpersons in the City of River Falls.” Adopted on September 1, 2001, effective date December 5, 2001 – Second Reading and Disposition

Mayor Richards recessed Council at 6:32 p.m. and went into a public hearing. At 6:33 p.m. with no one wishing to speak for or against this issue, Council reconvened into Open Session for disposition. MSC Cronk/Morrissette move to approve ordinance. Unanimous.

Ordinance 2011-09 – Ratifying Readjustment of Wards for Purposes of §62.08(1), Wis. Stats. – Second Reading and Disposition

Mayor Richards recessed Council at 6:33 p.m. and went into a public hearing. At 6:34 p.m. with no one wishing to speak for or against this issue, Council reconvened into Open Session for disposition. MSC Morrissette/Cronk move to approve ordinance. Unanimous.

CONSENT AGENDA:

Acknowledgement of Minutes of the following meetings:

River Falls Housing Authority – 7/14/11; River Falls Fire Department – 8/1/11;

Plan Commission – 8/2/11; Ambulance Commission – 8/1/11;

Police and Fire Commission – 8/1/11; Park and Recreation Board – 8/17/11

River Falls Municipal Utility – 8/8/11 workshop; 8/15/11 regular meeting;

Historic Preservation Commission – 7/13/11

Resolution No. 5506 - Approving Agreement Between City of River Falls and Pierce/St. Croix Counties Regarding Shared-Ride Taxi Funds for the Year 2012

Resolution No. 5507 - Regarding Special Use Permit for Our Neighbor's Place Emergency Shelter
Resolution No. 5508 - Amending Personnel Policy (Section 12 - Complaint Procedure and Appeals)
Resolution No. 5509 - Authorizing Purchase of Wide Area Mower
MSC Cafilisch/Kusilek move to approve Consent Agenda. Unanimous.

ORDINANCES AND RESOLUTIONS:

Ordinance 2011-10 – Amending the Municipal Floodplain Ordinance, specifically affecting Chapter 17.120.020 (C)(2) Pierce County-Flood Insurance Rate Map (FIRM) Panel Numbers – First Reading
No comment.

Resolution No. 5510 - Regarding Development Agreement-Erickson's Diversified Corporation

City Administrator Simpson introduced the project which is located at the current Econofoods and some adjacent property. The project is a major redevelopment of the downtown and would establish tax incremental district number 9. Simpson felt the project meets one of the goals of the Council which is to improve the vitality of the downtown. He talked about the goals of future development of Lake George and the concept plan for the pathway extension around the river. Simpson talked about the development agreement and the responsibilities of Nash Finch. He talked about the City's support for the project. It is a 15 year payback. He recommended that the Council approve the developer's agreement. Simpson introduced the Nash Finch staff.

Alec Covington, President and CEO of Nash Finch, introduced himself and thanked Council for the opportunity to speak. He said this was a substantial project and believes deeply in it. He talked about the company's vision to redevelop a number of stores in Western Wisconsin. He talked about three goals of the project: to improve the shopping experience and redesign the building, to develop a partnership with the City to improve the downtown and improve safety by changing the traffic flow. He talked updating the building design and traffic flow. He introduced Bill Pew, Construction Director.

Pew showed Council photos and a layout of the project. He discussed the design and store layout and the new items which will be offered. Hughes asked about the sidewalk and the Mayor asked about sales at the store. Kusilek asked about current tenants. Covington said the tenant area will be redone. Cronk asked about the possibility of adjacent stores built near the property in the future. Morrissette asked about the history of local contractors. Pew said the intention was to solicit bids from any and all local contractors. Hughes asked about parking. Mayor encouraged Pew to go green.

Nordgren asked Simpson about the properties included in the TID. Simpson said the properties with the most potential for redevelopment were included. Hughes asked about TID financing and asked if the vote could be postponed until the next meeting. Simpson said a delay could impact the project. He explained the different options to Council.

MS Cronk/Morrissette move to approve resolution. Hughes said he has gotten negative feedback and felt more time was needed for discussion. Hughes wanted to look at approving it at the next meeting.

Hughes moved to table the vote until the next Council meeting. The motion died due to lack of a second.

The resolution was approved 5-1 with Hughes voting against.

Resolution No. 5511 from the River Falls Baseball Council to draft a lease, maintenance and operations agreement for Hoffman Park East

Lucero gave a brief introduction about the project and introduced the representatives from the baseball council.

Josh Eidem, from the River Falls Baseball Council – greeted the Council. The other representatives, Joel Schaffer, Ryan Bishop and Brian Pechacek, introduced themselves. Eidem said there is a tremendous amount of

interest to build a ball stadium now. He feels that there would be a good opportunity to find private funding at this time. He feels the community deserves to have a nice place to come together for a baseball game. The Mayor asked about the Fighting Fish's contributions to the community. Eidem talked about the ways the Fish supports the community. Cronk asked if there was any indication of financial support for this project from private sources. Eidem said they are starting to make contacts with companies. Pechacek said they are looking for sponsorships. He is looking for businesses within the City to get involved. Eidem is looking for every source of funding possible. Morrissette asked if there was any cash raised. Eidem said they have about \$10,000 to start with. He believes there is enough money to start excavating. Cronk, Morrissette and Caflisch all expressed support for the project. Both Bishop and Eidem spoke further and addressed other points.

When discussion ended, Caflisch moved and Hughes seconded a motion to approve the resolution. It was passed unanimously.

REPORTS:

Administrator's Report

No comment.

August Comptroller's Report

Nordgren read the report as follows: general fund revenues through the end of August were \$5,757,734 or 69 percent of budgeted. Revenues include \$1.1 million in the August tax settlement, \$47,850 in payment in lieu of taxes from the Housing Authority and \$4,000 state grant for police equipment. Expenditures for the same period were \$4,693,351 for a net of revenues over expenditures of \$1,064,383.

Cronk moved to adjourn at 7:48 p.m.

Respectfully submitted,

Kristi McKahan, Deputy City Clerk