

CITY OF OWEN COMMON COUNCIL MEETING MINUTES

DATE: Tuesday, February 8, 2022

LOCATION: Owen City Hall

TIME: 6:00pm

CITY OFFICIALS PRESENT: Mayor Charles Milliren

Alders: Joan Jalling, Pam Jaffke, Bob Wilczek, John Mauel, Ken Martine, Al Wagner

ATTENDANCE LIST: Clerk Tracy Rau, DPW Chad Smith, CDC Tim Swiggum

COMMUNITY ATTENDANCE: Nicole Rogers/Sentinel & Rural News, Cindy Cardinal/O-W Enterprise, Russ Kiviniemi/Cedar Corp, Mark Hanson, and Matt Riihinan.

The meeting called to order by Mayor Milliren at 6:05pm & recited the Pledge of Allegiance.

Public Comment:

none

Minutes:

Motion by Wilczek/Jaffke to approve the minutes from January 25, 2022. Motion carried.

Clark County Membership Dues:

Motion by Mauel/Martine to approve the Clark County Membership Dues as it was in the budget for \$1500.00 per Swiggum. Motion carried.

Riverside Cemetery Financial Statement:

The Cemetery Financial Report explained by clerk Rau, discussions and questions about the apportionment were answered.

Bipartisan Infrastructure Law:

Russ Kiviniemi from Cedar Corporation explained that it's funded through the Department of Transportation to approve local roads and bridges. There is also a grant match. 80/20, the application deadline for this is June 1st. This Grant used to be open to just larger cities and now it's open to everyone. DPW Smith has road already in mind for this grant Willow Road, 1st, 2nd, and Popular. The catch is that you must do the application yourself with no help from the engineers until you go through the qualification process. There is 1.29 billion dollars out there to apply for, there is also a TAP grant that can be applied for to be used on the bike trail. Motion by Wilczek/Jalling to go ahead and apply for the Bipartisan Infrastructure Law funding. Motion carried.

Public Works Report:

DPW Smith shared a letter he received from the PSC, regarding a customer complaint that was filed with the PSC. The PSC had decided that based on the information the City of Owen's. PW had resolved the complaint in compliance with Commission rules. The complaint was informed by the PSC they could set up a deferred payment plan with the city to pay for their high-water bill in monthly installments. The PSC had agreed that although it would be helpful to determine exactly how this amount of water was consumed, Owen water utility is not required to determine the reason for the increase consumption and that the utility must bill you for all water that passed through your water meter. Smith explained he is having some issues with a few of his wells and that something will need to

be done. Some are not pumping water like they should be and are costing more to run. Smith shared with the Council a excel spreadsheet of all the water he has sold and pumped for the year. Sewer Clean water Fund Loan had an issue this week as we were not meeting our requirements and we haven't for 2 years. If we do not meet the requirements, we must pay the balance of the loan back. Smith and Rau called on the loan to get a better understanding of the loan and told that since we are raising the sewer rates that would bring us to the requirements. We received \$7,650.73 for the August storm clean up through FEMA. There was an abundance of warning letters sent out for sidewalk snow removal as it was getting out of hand.

Police Meeting Report:

PD had a partial call report should have a full report next month. They are hoping to have all the vehicles back and in service by March 1st. They've been taking some training/classes at little or no cost. CJ from PW has finished the evidence room. They have been speaking with the Teamsters Rep, to get an agreement together. They also sold the 2020 Dodge truck to the Sheriff's Department of Clark County for \$35,000.00.

Planning Meeting Report:

Jacob and Scott Nagel presented an offer to purchase of \$7500 for Lots 18, 19, and 20 of Phase 2 of the Countryside Estates Development. The offer is contingent on Zoning Approval to R-4. They plan to construct one 4-plex this year and one next year. If space permits, they would be interested in putting 3 units on the lots proposed to purchase. Discussion regarding the need for a Zoning hearing to decide whether a Zoning Permit, Re-Zoning the area or Conditional Use Permit was held. The Zoning Administrator will need to sign off on the decision as well.

Pricing was discussed and curb and gutter needed to be included in the cost. Wilczek and Smith determined that the price of \$3,000 per lot would cover the curb and gutter costs as it was with our most recent sale. Going forward from here the TIF will not be able to provide any funding for the construction of new streets and pricing will likely be higher. A Mauel/Riihinen motion and second to recommend that the City Council sell Lots 18, 19, and 20 to Nagel for \$3,000 per lot, or \$9,000, which would include curb and gutter and water/sewer to the property line passed unanimously. Conditional Use/Zoning Amendment Phase 2 Countryside Estates after discussion a Mauel/Riihinen motion and second to send to Zoning with a recommendation supporting a Conditional Use Permit for all three lots passed unanimously.

10' "No Build" Easement-214 N Central Ave:

A motion by Mauel/Martine to approve the "No Build Easement" for the daycare. State of Wisconsin code requires a "10' No build Easement" for operation as a daycare. The easement is for the N 10 feet of the parcel. This will remain in effect if the Tomczak's own or operate the facility as a daycare or if the city would decide to sell the lot. Motion carried.

Park Property Land Use Agreement:

A motion by Wilczek/Mauel to approve the agreement with Little Tykes Learn and Play Childcare Center LLC and with the daycare supplying a copy of their liability insurance to the clerk. This agreement is between the City of Owen and "Little Tykes Learn and Play Childcare Center LLC" owned and operated by Tammy and Robert Tomczak. A minimum 800 square foot portion of the park has been requested to be utilized as an enclosed play area for small children and discussion was held regarding a partnership between the daycare and the city to provide a safe and aesthetically pleasing play space for not only the families utilizing the daycare, but also the public, and their families when the daycare is not

in operation. The expense of constructing the fence will be paid for by the Little Tykes Learn and Play Childcare Center LLC and approved by the Public Works Director before construction of the fence. Gates should be child safe and located to allow easy access from both sides of the play area. Equipment and activities in the play area will meet general safety requirements and will be provided by the daycare owner. General Liability insurance will be required from both parties. Both parties will continuously watch for items that may need repair. The Public Works Director shall direct any issues to the daycare owners as necessary to correct. Lawn maintenance will be the responsibility of the owners of the daycare. The agreement will auto renew every 5 years if there are no issues, and the business stays a daycare. Motion carried.

Zoning Public Hearing-Lots 18,19, & 20 Countryside Estates:

Other Committee Reports

Economic Development Committee met; they are discussing promoting businesses on Central Ave. they would like to put a sign on the south end with all the business names on it pointing north. The signs each for the businesses will cost \$100.00 and thought maybe the DRC/Economic Development could go 50/50 or businesses may want to donate for the signs themselves.

Disbursements/Accounts Payable:

Motion by Martine/Wagner to approve disbursements of City \$31,570.44, Water \$10,518.38, Sewer \$5,726.34, TIF #4 \$10,619.77. Total \$58,434.93

Suggested Items for Future Agendas:

Zoning Meeting

Planning Meeting

Parks and Rec Meeting (Maki)

Adjourn 7:44 pm.

Respectfully submitted,
Tracy Rau,
Clerk/Treasurer