

A Regular Meeting of the Boscobel Common Council
Monday, May 16, 2022 at 7:00 P.M.

A regular meeting of the Common Council of the City of Boscobel, Wisconsin, was called to order by Mayor Brenda Kalish at 7:00 pm. Members Present: Mayor Brenda Kalish, Alder Barbara Bell, Alder Gary Kjos, Alder Steve Fritz, Alder Stephanie Brown, Alder Krissy Schneider, Alder Milt Cashman, Alder Roger Brown, and Alder Brian Kendall. Absent: None.

Others Present: Engineer/DPW Mike Reynolds, City Administrator Misty Molzof, City Attorney Ben Wood, Library Director Janelle Miller, Police Chief Jaden McCullick, Street Superintendent Luke Brown, Dial Editor Joe Hart, Whitney Stitzer, John Shimpach, Deanna Shimpach, Paul Beck, Janet Beck, Robin Baumeister, Rita Thompson, Allison McCullick, Jeremy McDaniel, Patricia Smith, Tim Beinborn, Kelly Trumm, Lisa Esser, Peter Esser, Ray Nickiel, Barb Keller, Bill Becker, and Kurt Hoeper.

Agenda: Proof in the form of a certificate of public notice given as required by § 19.84, Wis. Stats., as to the holding of this meeting, was presented by the Clerk.

Minutes 05/02/2022: Motion by Alder R. Brown, second by Alder Kjos to approve minutes of the May 2, 2022 Common Council meeting as presented. Motion carried.

Library Director Report: Miller stated that the summer program will be starting in June and the Mississippi River Museum will be coming with their tank holding stingrays and other animals for the kids to interact with.

Citizen Comments & Concerns:

Molzof presented a community development power point providing information on Tax Increment Finance Districts, Housing Developments: Difference between Workforce Housing and Income Based Housing, information gathering stages, etc.

Kelly Trumm, Boscobel Housing Authority, explained the background, mission, and goals of the Boscobel Housing Authority.

Paul Beck stated that he is an 18-year resident of Pine Shores Estates and asks the Common Council to deny the request to rezone the lots as requested in Pine Shores Estates.

Patricia Smith stated that she does not feel Pine Shores infrastructure is set up to accommodate the possibility of 160 more people, 160 more vehicles, emergency vehicles, and is concerned with future resale value if the lots are rezoned. Smith stated that the market over the past 26 years has spoke for itself, the lots have not been sold because nobody wants them and is it fiscally responsible to pay what the city is paying for unsellable lots. Smith also asked if workforce housing is the best option for the City of Boscobel, and suggested a better road map, strategy for future improvements and planning.

Tim Beinborn stated that he built houses, duplexes, and condominiums for the past 25 years and used his experience to build in Pine Shores due to existing property zoning. Beinborn asked the Council to deny the request for the rezone.

Lisa Esser stated that she is opposed to the rezone, considered with development of the lots, and the removal of the trees especially with the increase cost of materials and rising interest rates. Esser stated that Pine Shores was developed for Single Family and is concerned that the infrastructure does not allow for multi-family.

Peter Esser stated that he wrote something up based upon what he was aware of; however, with information given at this meeting, most of his comments no longer apply. He stated that his concern now remains that the City is attempting to change the zoning without a plan and after the current residents purchased their properties based upon the existing zoning. In addition, Esser stated that the lots will be too small once the barrier is in place next to the junk yard.

Ray Nickiel stated that as a non-resident of Pine Shores, his concern is that the City can re-zone any property after the fact, and he would not want that in his neighborhood. Government should not be able to overturn something on a whim, the City should consider a referendum to get public input, and how can we guarantee that the rules won't be changed at some point to accommodate the needs of lower income residents. Nickiel also asked if the land was checked for toxicity.

Whitney Stitzer stated that her house was built by SW CAP and she is well aware of how housing can be used in positive ways; however, she is concerned that changing the zoning from R-1 to R-2 is a hazard to the community, and most importantly to the children of the neighborhood. Stitzer stated that she would not apologize for purchasing two of the vacant lots surrounding her residence to be used for additional space, but also as a way to control who her neighbors would be.

Jeremy McDaniel stated that he agrees with most of the residents, feels that for workforce housing people will need at least 3-bedroom, 2-bathroom houses with a 2 ½ car garage, and these lots are just not big enough for that. McDaniel asked the Council to take the Plan Commission recommendation and vote no to the rezone.

Mike Reynolds stated that he wanted to apologize to the residents of the neighborhood and for pushing the rezone. Reynolds stated that after the last meeting, he has had some time to think about what was said and understands where residents in Pine Shores are coming from as to the lack of information available at this time and not knowing what this development might be. Reynolds still believes it is in the City's best interest to purchase lots, work with a committee to discuss lot plans, and let persons interested in developing come back with a plan before rezoning any properties.

John and Deanna Shimpach stated that the investment was made by himself and the city for the development, and none of the current residents would be in there without us, and he can't believe that they are not being more reasonable about this.

Rezone Petition: Motion by Kjos, second by Schneider to deny the petition of Shimpach Enterprises, LLC to Amend the Zoning Code to Rezone property from R-1 to R-2 to allow multi family on Lots 1 through 7, Block 1, Pine Shores Estates, Parcels 206-1029-0000, 206-01029-0010, 206-01029-0020, 206-01029-0030, 2063-01029-0040, 206-01029-0050, and 206-01029-0060, City of Boscobel, Grant County, Wisconsin. Upon roll call vote, motion carried 7-0 with Alder Fritz abstaining.

Offer to purchase: Motion by Alder Bell, second by Alder Kjos to approve amendment to offer to purchase, 10 lots in Pine Shores Estates, Parcels 206-1029-0000, 206-01029-0010, 206-01029-0020, 206-01029-0030, 2063-01029-0040, 206-01029-0050, and 206-01029-0060, 206-01029-0110, 206-01029-0190, and 206-01029-0290, City of Boscobel, Grant County, Wisconsin in the amount of \$124,500 with buyer paying closing costs using TID #4 housing funds. Upon roll call vote, motion carried 7-0 with Alder Fritz abstaining.

Operator License: None.

Street Closings: None.

Park Commission Recommendations: Motion by Alder Kjos, second by Fritz to approve summer recreation and pool employees for 2022 as follows: Summer Recreation at \$6.50 per hour-Jory Vial, Kayden Kreul, Isabel Childs, Brooklyn Fry, Katie Kinney, Paul O'Neil; \$6.75 per hour-Braxton Puckett, Bryar Wayne, Cameron Loos, Aubree Johnson, and Gretta Grassel; 7.00 per hour-Norah Dilley, Hayden Scott, Dylan Johnson, and Sharde Copus; \$7.25 per hour-Amelia Wellner, Bailie Wellner, and Gabe Tomas; \$8.00 per hour-Tarek Fischer; and \$10.00 per hour-Jenna Childs; Swimming Pool: Lifeguard starting rate \$8.50 per hour, WSI \$0.50 per hour more, and PIC \$0.25 per hour more; Lifeguards at \$8.50 per hour-Jayzen Brandes and Gabe Davis; Lifeguards at \$8.75 per hour-Kennedy Seeley, Ellie Jillson, Trinity Steele, Lila Glasbrenner, Kira Brownlee, Stewart Trumm, and Teah Ward; Swim Teachers at \$9.25 per hour-Britney Glasbrenner and Katlyn Seeley; Lifeguard and Assistant Swim Team Coach at \$9.50 per hour-Nathan Beck; Head Guard at \$10.25 per hour-Ava Grassel; Swim Team Coach Shaeden Carlin at \$12.25 per hour, Swim Lessons Coordinator Julie Kendall at \$13.50 per hour, and Pool Manager Jacob Young at \$14.00 per hour. Motion carried 7 to 0 with Alder R. Brown abstaining.

Conditional Use Permit: No action, Plan Commission approved Conditional Use Permit for Robert C. Keeney, Grant County Board Chair, on behalf of David S. Flitcroft, property owner, and Grant County, WI, Buyer, to allow construction of a 225' communication tower, shelter space, drive and fencing for Phase 3 Communications System and Fiber Option Loop Project on Parcel #206-01336-0090, B-2 Highway Commercial Zoning District.

Personnel Committee: Motion by Cashman, second by Alder S. Brown to allow City Administrator summer hours as recommended by Personnel Committee as needed. Motion carried.

Finance Committee: Motion by Kjos, second by Alder Cashman to approve Finance Committee Recommendation: contract with Vierbicher and Associates for Capital Improvements Plan in the amount of \$7,500 and Ehlers and Associates for Financial Management Plan in the amount of \$19,000 using TID #4 monies as authorized in TID #4 Amendment No. 2. Upon roll call vote, all alders present voted aye. Motion carried 8-0.

Zoning Services: Motion by Alder Kjos, second by Alder Schneider to approve General Engineering to perform zoning administration services contract as presented. Upon roll call vote, all alders present voted aye. Motion carried 8-0.

Leaf Vac: Motion by Alder Cashman, second by Alder R. Brown to approve purchasing Dinkmar as recommended for a total of \$67,657 listing the trade-in on Wisconsin Surplus. Upon roll call vote, all alders present voted aye. Motion carried 8-0.

Stump Removal Bids: Motion by Alder Fritz, second by Alder Cashman to approve Klein Services at \$1.00 per inch for 2022 stump removal. Upon roll call vote, all alders present voted aye. Motion carried 8-0.

Street Maintenance Bids: Motion by Alder Kjos, second by Alder Bell to approve Fahrner Asphalt Sealers, Inc. for 24,977 sq. yds. preparatory work in the amount of \$12,700, and 24,977 sq. yds. micro-seal work in the amount of \$65,689.51 for a total of \$78,389.51. Upon roll call vote, all alders present voted aye. Motion carried 8-0.

Theater Bid: Motion by Alder Bell, second by Alder Kjos to approve H&N bid in the amount of \$1,550 for a water heater in the concessions room. Upon roll call vote, all alders present voted aye. Motion carried 8-0.

DPW Report: Reynolds reported the 2022 Streets Improvement Project is progressing well. Zirbel has poured the foundation for the apartments. WRTO Tap Grant Project has run into a snag with the closing of the railroad crossing at Borden Road; however, believe that they have come up with a new route. The pool painting project is set to start this week, is more expensive than anticipated and the estimates came in at \$31,100 and \$36,500. There have been a couple of offers on the old Pendleton property on the corner of Morrison Drive and Cedar Road for proposed storage units. The City has always sold these properties for \$12,000 per acre and buyer is responsible for all closing costs. While there is no job creation with these requests, the Plan Commission was ok with selling the land for this use; however, it is best to keep the remaining land for a possible substation expansion and well. Reynolds also stated that if there is community garden interest, we could look at putting it in the same location it was a couple of years ago, down by the street garage/dog park.

Administrator's Report: Molzof stated that the Grant County Economic Development meeting will be held on May 25, 2022 at Southwest Tech in Fennimore.

Police Chief's Report: McCullick stated that Bosco has been struggling with some ear issues and we may need to look at program options in the near future. He just found out that the current radios will not work with the new communications towers being built.

Mayor Appointments: Motion by Alder Kjos, second by Alder Cashman to approve Jo Sommers and Paul Beck to 3-year terms on the Park Commission. Motion carried

Committee Board Meetings Updates/Reports: None.

Schedule Committee Meetings: None.

April Financial Report: Motion by Alder Cashman, second by Alder Kjos to approve the April 2022 Financial Reports as presented. Motion carried.

Pay requests: Motion by Alder Fritz, second by Alder Kjos to approve Pay Request #1 to G-Pro for 2022 Streets Improvements Project, completed to date \$133,380, less retainage of \$13,338 for a total payment of \$120,042. Upon roll call vote, all alders present voted aye. Motion carried 8-0.

Monthly bills: Motion by Alder Cashman, second by Alder Kjos to approve monthly bills as presented in the amount of \$108,322.39, of which are \$103,785.41 General Fund, \$591.40 out of Library County Funds approved by Library Board, and \$3,945.58 from Donations Fund. Upon roll call vote, all alders present voted aye. Motion carried 8-0.

Adjourn: Motion by Alder Kendall, second by Alder Fritz to adjourn. Motion carried. Meeting adjourned at approximately 9:30 pm.

Date Published: _____

Brenda L. Kalish, Mayor

Misty Molzof, City Administrator