

SPECIAL COMMON COUNCIL MEETING – June 6, 2016

Mayor Mielke called the meeting to order at 3:30 p.m. and led the Pledge of Allegiance.

Present: Scott Hoffmann, Aaron Schoen, Tom Nolan, Arlyn Fischer

Absent: Scott Zillmer, Ken Williamson

Others present: Dave Mattes, Mike Lefebvre, Chris Goke, Attorney Mike Meyer

m/s/c Fischer/Schoen to approve the agenda.

m/s/c Schoen/Fischer to deviate from the order of agenda if necessary.

Acknowledgement of Citizens/Open Forum: None.

New Business:

Deviated to:

- c. Construct Possible Storage Area at the Marion Athletic Field: Discussion on building a new 8' x 12' 2-story announcing booth; it would also be used for storage. Goke, representing the Booster Club, said they could possibly contribute ½ of the estimated \$5,000 cost. Mattes will get quotes; Booster Club will also take it back to their board. Tabled.

Deviated back:

- a. Billboard on City Owned Property – HWY 45 & G: Todd Bessette constructed a billboard on city property in 2002 without a lease. After it came to our attention, the Plan Commission reviewed it and recommended a lease agreement. Mielke was told that the landowner typically gets 10% -15% of the sign rental per period; there are 13 periods in a year. Bessette is about to enter into a lease with JBS Cattle Buying Station for both sides. Meyer had 2 considerations #1) Bessette had what amounts to 14 years of free use and #2) Bessette owes about \$30,000 in Business Revolving Loans that have not been paid since 2008; HUD requires we follow-up on these loans. Meyer suggested that some or all of the revenue received from the billboard lease go to pay down his RLF debt; Mielke doesn't think we can mix city money with federal money. There was initial talk about Bessette buying the parcel, but that has not been acted upon. Nolan thinks the city should get at least 50% or the city should just rent out the sign; the rest of council was in agreement. Nolan will contact JBS to see how much rent Bessette gets on the sign. Bessette was to provide a copy of his liability insurance. Tabled.
- b. Historical Society Bandstand & Retention Pond: The Historical Society is doing work and filled up the retention pond. Lefebvre has been in communication with the DNR & Larry Dieck of the Historical Society; a new detention pond is in and it looks and functions better. We may not be through with the DNR yet; they may not have records of approval to fill. The bandstand is a separate issue; they received a building permit and the slab is already in place.
- c. Street Reconstruction Projects – Bid Request/Specifications for Alley: Although the larger street reconstruction project failed to get funding, we are still looking to do the alley behind city hall. Lefebvre provided an estimate of \$151,781.75 for the city portion of the project. Price is \$9-\$10 per sq. ft. Added to the estimate was Barnick's lot, Laatsch's lot and the area behind Inspire; those would be the responsibility of the owners. Even with the private lots, the estimated price is under \$234,000 which means prevailing wages will not apply. The excavation price will vary depending upon how far they need to dig. Bids will be opened July 5th and awarded July 11th. Completion date would be the beginning of September. Lefebvre thinks the bids will come in lower than estimated. m/s/c Schoen/Fischer to put to bid the street reconstruction of the alleyway behind city hall.
- d. Naming of Alley between W. Perry & W. Garfield: The alley that will be reconstructed is unnamed; Rogers is looking for name suggestions.
- e. Status of Parking Lot – Former "Nose" Property: Meyer left a message with Waupaca County Corporate Council; still waiting to get approval.
- f. Park Signage: Mattes proposed signs for the parks that state there is no maid service and tells the user to keep it clean. Cost is \$189 for 6 signs. Council agreed it's a good idea.

- g. Waste Oil Drop-off: Price of oil keeps dropping. The city used to get paid for its waste oil, now the city has to pay to have it taken away. We can't give it to businesses or individuals that burn waste oil for heat because we cannot guarantee there is no flammable material mixed in. Mattes proposed charging the surrounding townships part of the cost as their residents also bring waste oil to the garage. Nolan said Halron Oil may still be paying for waste oil. Mattes will check on. Tabled.
- h. Construction of Brush Bin at the City Garage: Site is leveled and cleared. The blocks will be ordered this week; Mattes was advised to contact Kurt French to see on purchasing his blocks. The Voss farm will be fenced off next month.
- i. Curb & Gutter in front of 211 W. Ramsdell & 112 N. Parkview: The curb and gutter in front of Marion Body Works was replaced by B.G. Durite and Carleton Construction at a total cost of \$5,480. Nolan approved the expense as Finance Chair because of the timing of the project. Blacktopping will be done Thursday for approx. \$2,500. Mattes was advised that a storm sewer on Bertram is sinking away. 112 N Parkview is in front of Scott Arndt's new repair shop; cost is estimated at \$2,500. Mattes will coordinate with Arndt for the timing. m/s/c Schoen/Hoffmann to approve the repair of curb and gutter in front of 112 N. Parkview including the sidewalk.
- j. Tenant Vacancy – City Hall Building – 209 N. Main: Mary Kafer did not get an investor; she will be out July 1st. She said it will be cleaned, but the city crew will likely need to do additional cleaning. A rental sign will be put up; it will be listed on the website and added to the available property listing.
- k. Transfer of Parking Stalls – MAMA's House of Hope to City of Marion: Mattes met with MAMA's board to discuss getting some parking stalls. Parking will be hard to come by once Subway comes in. MAMA's is willing to deed over an area that equates to 6 stalls to the city in exchange for repaving their remaining stalls and fixing their handicap ramp and sidewalk. The city would make the stalls permit parking for the police, ambulance and clerk staff. It also allows room for the city hall dumpsters. m/s/c Schoen/Hoffmann to approve the transfer of parking stalls from MAMA's House of Hope to the City of Marion in lieu of repairs to the remaining parking stalls and sidewalk.
- l. Purchase of Sod-Cutter: Mattes had an estimate from Timmers Lawn & Landscaping in the amount of \$1,800 for a used 2006 Bluebird sod cutter. It will be used for the athletic field only. m/s/c Schoen/Fischer to purchase the sod cutter from Timmers in the amount of \$1,800.00.
- m. Street Superintendent's Review of Department Monthly Activities: Written report was provided. Pond spraying appears to have been very effective; the weed harvester has not been running and may not need to. About 50 dead fish (mainly bullheads) were floating on the pond; the DNR said it's not related to the spraying; most likely people are catching the fish and tossing them back. Swimming and boat landing areas are good. The DNR shocked the pond; they did not find a bluegill over 6.5"; Mattes is convinced that large bluegills do not respond to the shocking as he has caught several around 8". The goose round-up will not be necessary for the 2nd year in a row; the program was very successful. Mattes was complimented on his power point presentation on the parks at the annual MEDC meeting today; Mielke was impressed by his acknowledging and giving credit to volunteers.

CLOSED SESSION: m/s/c uroll Schoen/Fischer to move into closed session according to ss19.85 (1) (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (consider possible purchase of property for city use). Time: 4:21 p.m.

OPEN SESSION: m/s/c Schoen/Hoffmann to return to open session. Time: 4:47 p.m.

m/s/c Schoen/Fischer to commence with an offer to purchase the property discussed in closed session with an initial offer and maximum offer as discussed in closed session.

m/s/c Schoen/Hoffmann to adjourn. Time: 4:48 p.m.

Mary S. Rogers
Clerk-Treasurer