

SPECIAL COMMON COUNCIL MEETING – July 5, 2016

Mayor Mielke called the meeting to order at 4:00 p.m. and led the Pledge of Allegiance.

Present: Aaron Schoen, Tom Nolan, Arlyn Fischer, Ken Williamson

Arriving Later: Scott Hoffmann (4:05 p.m.)

Absent: Scott Zillmer

Others present: Dave Mattes, Mike Lefebvre, Tyler Heiman (MCC, Inc.), Bryan Nevala (Fahrner Asphalt)

m/s/c Schoen/Fischer 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:

- a. Consideration and Possible Award of Alley/Parking Lot Reconstruction Project: 3 bids were received and opened. De Groot = \$188,420.19; MCC = \$183,769.87; Stibbe = \$171,976.85. Stibbe is the apparent low bidder. Lefebvre will review the bids. Item is also on the July 11th council agenda in case there are corrections. m/s/c uroll Schoen/Fischer to award the bid to Stibbe in the amount of \$171,976.85 contingent upon the bid being correct.
- b. Billboard on City Owned Property – HWY 45 & G: Bessette informed Attorney Meyer that they do not have anyone interested in advertising on the sign. It's up to council to decide how to handle the matter. The city could take ownership and either rent it or take it down. Maybe the MEDC could use it to advertise the industrial park. Mattes has some liability and structural concerns. Tabled.
- c. Construct Possible Announcers Booth/Storage Area at the Marion Athletic Field: Mattes' original estimate was low. New estimates are around \$9,000. Schoen will meet with the Booster Club on Wednesday to determine what dollar amount they are willing to commit. Mattes will seek donations to cover part of the cost. Tabled.
- d. Status of Parking Lot – Former “Nose” Property: Attorney Meyer received an email from Diane Meulemans (Waupaca County Corporate Council). She and Commissioner Beyersdorf agree only the Legacy costs can be shared. They are working on the mapping of the vision corner. Once that is done, they can work out a transfer for approval. Tabled.
- e. Waste Oil Drop-off: The city has to pay to get rid of the waste oil now. Individuals can't pick it up because we can't guarantee it's pure. Mattes suggested approaching surrounding townships to cover expenses because they use the drop-off as well. Another alternative is to close the site, but that's not recommended. Estimated annual cost is \$250-\$300. Tabled.
- f. Application for “Class A” License – Dogencorp, LLC dba Dollar General Store 16966; Deb Jopek, Agent: Dollar General is set to open on July 11th. They did not get their applications in on time to be published and held with the rest. m/s/c Schoen/Hoffmann to approve the application for a “Class A” license for Dogencorp, LLC dba Dollar General Store 16966; Deb Jopek, Agent.
- g. Application for Cigarette License – Dogencorp, LLC dba Dollar General Store 16966: m/s/c Schoen/Hoffmann to approve the cigarette license for Dollar General.
- h. Consider Options for Lions Point/Senior Center: The building is in a floodplain and has flooding issues every year. Building was constructed in the 70's and is sinking due to the wet/ low lying area. Mold is a concern. Past discussion has been to demo the entire building with the help of a FEMA grant. A FEMA grant would cover 80% of the demolition. The city is under no obligation to tear it down at this time. The FEMA grant application was not filed this year to give us more time to establish a clear direction and examine other options. Another option may be to elevate the building; an estimate of \$100,000 to elevate the building was received a few years ago; Mattes would like Graef to check it out and make sure it's a viable option; it may be too difficult to lift because the south side is about 1ft higher than the north side. Discussion on rebuilding and possible locations for a new building. A building could be located over the tennis court area but we would need permission from the DNR since the tennis courts

were built with a stewardship grant. An open shelter would be allowed in the floodplain; removing the walls on the existing shelter is an option. If the bathrooms remain, they may need to be brought up to code. The shelter is rented during the summer for parties; it is also used for Family Night Out and the Fish Derby. Discussion on a community center and what to do with the seniors. Another option is to eliminate the senior center altogether. The building issue ties in with the whole storm sewer issue on W. Garfield; the Camelot Apartments were allowed to be built on top of two existing storm sewers years ago; if something would happen, it might undermine the whole building and we could have a serious situation. Homes on W. Garfield also flood. The street is too low and in very bad repair. Mattes' opinion is to tear down the building and get funding to get a decent storm sewer system on W. Garfield. The FEMA application will be due next May. Council was advised to think more on it for next month. Tabled.

- i. Consider Options for W. Garfield Avenue: Discussed above. The storm sewer under W. Garfield needs to be replaced. We need to examine the options and get a better idea of what needs to be done.
- j. Crack Filling and Chip Sealing: One bid was received and opened. Fahrner's total bid is \$25,381 (\$18,456 for chip sealing Kussman & Gerbig + \$6,925 for flex patch and crack sealing). There is enough money in the street budget. Mattes suggested forgoing the project this year and doing twice as much next year; we may get better prices for a bigger contract. The road rating is 6 and could wait until next year. The money can be moved to the contingency outlay via a budget resolution if the project is put off until next year. Discussion on another process to counter the "alligating" on some streets. m/s/c Williamson/Nolan to defer the crack filling and chip sealing until next year.
- k. WisDOT ss5310 Grant – Waupaca County Department of Health & Human Services Vehicle Purchases – Potential Lessee: Correspondence was received from Waupaca County Health & Human Services asking if the city would be interested in being part of a grant application for a vehicle to transport seniors and disabled persons. The city would be responsible for 20% of the vehicle cost; the city would not own the vehicle but lease it from Waupaca County. The city would be responsible for the maintenance, upkeep and repair of the vehicle and need to provide the driver and coordinate the scheduling and transport. Council agreed the city is not big enough to afford the program.
- l. Consideration of Lease between the City of Marion and David Bowers, Rolling Meadows Farms – Approx. 4 acres: When Bowers was renting the cropland he rented an additional 4 acres around the Community Gardens. He was paying \$85/acre for a total of \$340/year. Those 4 acres did not carry over on the Degener lease and have not been planted and are growing up in weeds. Bowers would like to enter a 5 year lease for the same \$85/acre; he will plant alfalfa. Nolan doesn't think we should tie up that land. Discussion on having to pay out the lease if the land is sold. Mattes said we have to control the weeds on that land; having it in crops would do that. Council wants to have the lease be annual, not a 5-year. m/s/c Williamson/Hoffmann to propose a lease to Dave Bowers, Rolling Meadows Farms, for the 4 acres if he agrees to a year-to year lease with a \$85/acre price commitment for 5 years.
- m. Street Superintendent's Review of Department Monthly Activities: Written report was provided. Barnick and Mattes patched the hole on the barn. The crew painted the front of city hall last week and will be painting the police/ambulance this week. There have been no geese on the pond. There was an algae bloom but no other weeds; if that continues the weed harvester won't have to run. Hoffmann questioned if the number of concrete blocks for the new brush area was adequate; Mattes will add more if necessary; the blocks came from Kurt French. They had to mow one private property on Hillcrest Drive for high weeds; the home is for sale and no one is mowing it.

m/s/c Schoen/Williamson to adjourn. Time: 4:47 p.m.

Mary S. Rogers
Clerk-Treasurer