

MINUTES OF WORKSHOP: OCTOBER 4, 2022

Mayor Muska called the workshop to order at 5:30 pm.

Present council members: Natalie Kelinske, Cody Harris, David Pratka, Joe Pustejovsky, Steve Vanek, and Mayor Tommy Muska.

Paul Jason from Specialized Public Finance was present and went over two scenarios for potential certificates of obligation to help construction of our new wastewater treatment facility. The city received an updated cost estimate for the new facility, revising the original estimate of \$10.5 million to \$18 million, an 71% increase. The first scenario, the proposed certificates are paid solely from water and sewer revenues. The estimated required monthly increase per connection for water and sewer customers is \$43.50. The second scenario splits repayment of the certificates between tax and water sewer revenues. By funding approximately 30%-40% of the certificates with the City's I&S tax levy, the city could maintain a level total tax rate of 52 cents per \$100 of AV and reduce the initial impact to the City's water and sewer customers. This scenario has the city using \$54,000 of cash-on-hand to maintain a level tax rate in FY 2024 and FY 2025. The estimated required monthly increase per connection for the water and sewer customer is \$10.00 while maintaining a level total tax rate. They are targeting a February close date for the certificates. More discussion to come during the regular council meeting.

Matt Nemec met with downtown business owners regarding the Westfest parade parking that is affecting local businesses. The group came up with a few ideas with the most popular one being to set an ordinance for no parking 10 hours before the event. It would be enforced by towing, not issuing a ticket. They also suggested to rope off parking spots, making it a standing area only which they feel would be safer. Cody Harris believes you must have towing signs visible, so that the businesses can tow.

Trevor Beuerlein was not present for agenda item #9, discussion of alley abandonment.

Steve Vanek stated that the Community Center needs new air conditioning units. When we remodeled the building, the units were not replaced. There are 4 units and he received two quotes, both including 4 new units, new cooling coils, condensers, and filter bases. Cottonwood Air quoted \$27,311.00 and Kaska's West Sales & Service quoted \$32,600.

Joe Pustejovsky spoke with Bill Hunt regarding numerous high grass nuisances that he has seen throughout the city since we had several good rains. He said that he would like to put some "teeth" into our ordinance and be sure that they are enforced, and citizens take action to correct their nuisance.

The workshop ended at 5:48 pm.

MINUTES OF MEETING: OCTOBER 4, 2022

1. Call to order: Mayor Muska called the meeting to order at 6:00 PM.
2. Mayor Muska recited the pledge and gave the invocation.
3. Roll Call: present council members – Natalie Kelinske, Cody Harris, David Pratka, Joe Pustejovsky, Steve Vanek, and Mayor Tommy Muska.
4. On a motion by David Pratka, seconded by Steve Vanek; Approve minutes for September 6 and September 12, 2022. All in favor, motion carried.
5. On a motion by Natalie Kelinske, seconded by David Pratka; Approve all bills for September 2022. All in favor, motion carried.
6. On a motion by Cody Harris, seconded by Joe Pustejovsky; Approve monthly departmental reports. All in favor, motion carried.
7. There were no citizen comments.
8. Natalie Kelinske located our city ordinance section 12.04.003 which states you cannot park on public streets a vehicle for more than 72 hours at a time. Mayor Muska appointed David Pratka and Cody Harris to work on the existing ordinance and add addendum for that specific weekend. No action was taken.
9. Trevor Beuerlein was present and would like to have the alley abandoned that is behind his property off Roberts St./Playdium Drive. Mayor Muska said one neighbor he knows is not for it, plus the trash truck uses it. Trevor said it is a 40' alley and there was a survey done on his property with pins in place done years ago confirming it's a 40' alley. The city states it's a 20' foot alley and that the building he has on his property is on the alley. Trevor said his building on his property has been there for 100 years and states that this was done incorrectly and was never filed with the city/county for the 40' alley. Bill Hunt said it a non-conforming building. Our city attorney will investigate legality and get with Jacob Waters who is the surveyor. On a motion by Steve Vanek, seconded by Joe Pustejovsky; Table this item until our city attorney can contact the surveyor and investigate the legality of this issue. All in favor, motion carried.
10. Paul Jason with Specialized Public Finance went over the information he shared during the workshop regarding the certificates of obligation for the wastewater treatment plant expansion. This project is estimated to cost around \$18.3 million. There were two scenarios that Paul presented at this meeting, and he is working on a few more to share with the council. No action was taken on this item.
11. On May 25, 2021, the Planning and Zoning Commission met regarding the rezoning of 410 E. Spruce. The committee voted unanimously to recommend the request for 210 E. Spruce to be rezoned to single-family residential to be accepted. This item was never taken to the council for final approval. On a

motion made by David Pratka, seconded by Natalie Kelinske; Approve the rezoning of 410 E. Spruce to single family residential. All in favor, motion carried.

12. On a motion by David Pratka, seconded by Steve Vanek; Approve to amend the 2022 – 2023 fiscal year general fund repair and maintenance budget to include and accept the bid from Cottonwood Air for \$27,311 for 4 new air conditioning units. All in favor, motion carried.

13. Joe Pustejovsky asked Bill Hunt if we need to modify/change our ordinances to ensure ordinances are followed regarding grass nuisances and building permits. Bill stated that the ordinance will work but there are no set fees/fines. City Attorney Charles Buenger explained the process and said that Bill can issue a complaint and Shannon will send a summons to the defendant, and a court date will be set. The city judge then sets the fine.

14. There were no council member comments/requests for future agendas.

15. Council adjourned at 7:02 pm.



Shelly Nors, City Secretary



Tommy Muska, Mayor