

**COMMON COUNCIL
COUNCIL ROOM
MAY 9, 2017
7:00 P.M.**

The Common Council met in regular session, President of the Council Glassbrenner presiding: On roll call: Mayor Mabie absent, all other members present. The Pledge of Allegiance was recited.

The minutes of the previous meeting were declared approved.

Council Member Neville reported on the April 27, 2017 meeting of the Heritage Days Committee regarding: 1) discussion on security, 2) discussion on posters and 3) discussion on the 2017 theme – “Crusin thru the Years.”

City Clerk Roehl reported on the May 9, 2017 meeting of the Personnel Committee regarding: 1) the recommendation to place all the Other Part-Time employee applications as presented in a pool for the Cemetery, Parks, Public Works and Recreation Departments to draw from as need. The applicants are : Travis Acker, Natalie Bloch, Derringer Goodman, Hunter Hand, Cade Hannisch, Arthur Hosking, Hunter North, Scott Stetter and Garrett Watton, 2) the recommendation to accept the resignation of Assistant Clerk-Treasurer Rita Sternitzky, effective May 19, 2017 and 3) the recommendation to advertise the vacant Other Part-Time Assistant Clerk-Treasurer position, with applications due by June 2, 2017 or until the position is filled, with average range of \$10 to \$14 per hour based on experience.

Council Member Quicker reported on the May 9, 2017 meeting of the Commission on Public Works/Utilities regarding current activities.

President of the Council Glassbrenner declared all reports filed as presented with the city clerk.

President of the Council Glassbrenner asked if there were any questions on the Personnel Committee items (1, 2 and 3).

Motion Clough, second Quicker, to accept the recommendation to place all the Other Part-Time employee applicants, as presented, in a pool for the Cemetery, Parks, Public Works and Recreation Departments to draw from as needed. All Aye.

Motion Counsell, second Neville, to accept the recommendation to accept the resignation of Assistant Clerk-Treasurer Rita Sternitzky, effective May 19th, 2017, and to thank her for her service to the City of Neillsville. All Aye.

Motion Quicker, second Neville, to accept the recommendation to advertise the vacant Other Part-Time Assistant Clerk-Treasurer position, with applications due by June 2, 2017 or until the position is filled, with a wage range of \$10 to \$14 per hour based on experience. All Aye.

City Clerk Roehl read Jayne Perrine’s letter of resignation from the Beautification Committee.

Motion Counsell, second Clough, to accept the resignation of Jayne Perrine as member of the Beautification Committee and to thank her for her service to the City of Neillsville. All Aye.

City Clerk Roehl presented a request from Randy Fitzmaurice, Motorhead Mafia Car Club President, for closing W. Seventh Street, W. Sixth Street, West Street and the lower city parking lot on Saturday, July 15, 2017 from 6:00 A.M. to 4:00 P.M. for a car and bike show. Last year \$3,100 was donated to the Neillsville Area Fire and Rescue Department.

Motion Neville, second Counsell, to grant the request to close West Street from W. Eighth Street to Unity Bank parking lot, W. Seventh Street from Hewett Street to Grand Avenue,

the intersection of West Street and W. Sixth Street and the lower city parking lot on Saturday, July 15, 2017 from 6:00 A.M. to 4:00 P.M. for a car and bike show. All Aye.

City Clerk Roehl reported on receiving a \$35 donation from Derek Lund for the Police Department K-9 fund.

Motion Counsell, second Clough, to accept and appropriate \$35 to Account No. 52100 Police Department Administration and to thank Derek Lund for the donation. All Aye.

President of the Council Glassbrenner stated the next two agenda items are presentations on the proposed new hospital. These are presentations only, we are not going to have a debate.

Russell Ratsch, Memorial Medical Center Board of Director's Chairman, presented a picture of the site plan for the proposed new hospital. Access to the facility will be provided by two private driveways on River Avenue. There will be a private service drive around the campus. MMC is a private non-profit entity. The nursing home is a for-profit entity. The site has potential for future assisted living presence. MMC has partnered with Sniteman Pharmacy and Art of Optometry to establish presence in the new building.

Council Member Counsell asked if these businesses would be leaving the downtown.

Ratsch replied that it would be up to them how to maintain their operations.

Ratsch stated that the site plan includes a geothermal for heating/cooling and domestic hot water.

Ratsch stated that when it became known that MMC would qualify for a USDA loan – 8 sites were discussed, 4 sites were looked at and 2 owners were willing to sell. The various sites were looked at using objective criteria:

- 1) Visibility and signage from U.S. Highway 10.
- 2) Site access – two routes for emergency access (River Avenue and the River Avenue/U.S. Highway 10 intersection would be improved).
- 3) Site size – 40 acres was the starting point (the Wetzel property has 54 acres total, with 35 to 38 buildable).
- 4) Acquisition – was the property for sale.
- 5) Neighbors – what was the composition of the neighborhood and traffic volume.
- 6) View – what do you see at the site and going to/from the site.
- 7) Cost – initial and to develop the site.
- 8) Easements – ability to obtain.
- 9) Grades, slopes and soil types-suitable for building.
- 10) Utilities – availability of hookup.
- 11) Distance from Marshfield – we can't be too close or our critical access hospital status could change

Ratsch stated based on the criteria – the Wetzel site had the highest ranking.

Ratsch stated that the Wetzel site has 35 to 38 buildable acres. The Boon Subdivision site has 51 acres, but only 30 acres in one piece, the rest is across a road. The Wetzel site has room for geothermal and future expansion.

Council Member Neville asked what the plans for sewer service are if the City does not annex the property.

Ratsch stated that under the Wisconsin POWTS (Private Onsite Wastewater Treatment) rules, if a treatment plant is available, you have to hookup to it, the City is obligated to accept the sewage.

Council Member Counsell asked if MMC would pay for the cost of sewer hookup initially and forever and the cost of doing River Avenue.

Ratsch replied yes MMC would pay for the sewer lift station and sewer main. The City's water main crosses behind the present hospital by Country View Apartments, and we would need to tap into this water main at two locations for water, fire hydrants and sprinklers. There is three-phase power on River Avenue currently.

Director of Public Works Flynn stated that when the City initially installed the water main, federal grant monies were used, so the city is obligated to allow anyone along the line to hook-up.

Council Member Counsell asked if the water requirements have been calculated.

Flynn stated it is a 12 inch main, the biggest in the city, but it is also our lifeline.

Ratsch stated that the storm water would be handled on site.

Council Member Neville asked about snow plowing.

Flynn stated that that would have to be determined by the City and Town of Pine Valley.

Ratsch stated that drives and parking areas would be handled by MMC – no City maintenance on the campus. All manholes and the sewer lift station would be above the floodplain. River Avenue is not a typical city street and not built with manholes. Our budget has contingency for unforeseen things. As a private organization we are not asking for the City to pay for land, roads, parking or other improvements.

Ratsch stated all MMC is asking for is your continued good faith, annexation, zoning and a good working relationship.

Council Member Counsell asked about the permitting process to cross the river with the sewer line.

Ratsch stated that MMC has a year to do a diligence investigation and that they are meeting with the Corp of Engineers next week.

Gary Weirauch, MMC Board Member, presented cost estimates for a 85,000 to 90,000 square foot facility at a cost of \$315 to \$320 per square foot construction cost. The building alone would be \$28 to \$30 million – total project estimated at \$43 million. The MMC plan has to be submitted to the USDA by the end of May, with USDA commitment by the end of July. We are looking at a 3 1/2 % interest rate lock for 40 years.

Weirauch stated that there is an interest for a Wellness Center, we are working with an interested partner, with a capital campaign - \$2 million could make it happen.

Weirauch stated that the current MMC equipment is being evaluated to determine if it can be moved or will need to be replaced.

Weirauch stated that the DOT has a grant program to help retain jobs of up to a \$1 million – the City has used the program in the past for OEM Avenue.

Weirauch stated that the MMC Board looked at quite of few new critical access hospitals and they are built outside the cities. This will be a state of the art medical facility and we ask for your support.

Weirauch stated that they are working on a fourth partnership for a specialty clinic within our clinic, which would make us more profitable for the long term.

Weirauch stated this is a multi-million dollar project, the nursing home would pay taxes, when the old hospital is sold it may also be back on the tax roll. There should be enough revenue to plow River Avenue.

Weirauch stated that if this does not get built, beyond 2020 we won't have a hospital. A new facility will help recruit and retain younger doctors and nurses. If we are bought out we will be left with just a clinic and Emergency Room. Three years ago the City helped us save the hospital, lets get together to serve the community into the future, don't turn this into a political football.

President of the Council Glassbrenner asked if Donald Boon has any new information.

Boon stated the purpose is for information, the needs of the people to support MMC, while it is very important that MMC not burden patients or taxpayers.

Boon stated that he has received many telephone calls – the biggest questions being: why across the river and outside the city limits is this the best place for a new facility, one third of the property is wet land/swamp, no infrastructure and requiring a sanitary sewer river crossing, concerns from senior citizens and others dependent on others to get them to appointments or those with limited driving range.

President of the Council Glassbrenner stated the City has nothing to say about it, the City can not tell MMC where they can build.

Boon presented mileage differences for emergency calls to the proposed new hospital site and Boon Subdivision from the Catholic Church, Industrial Park and Neillsville School.

Council Member Counsell, Ambulance Board member, asked where the ambulance would be housed.

Weirauch stated that they would stay where they are.

Council Member Counsell stated that the hospital owns the land and building at the current location – what happens if the old location is sold.

Weirauch stated that it would be costly to add another building/garage.

Boon stated that the Boon Subdivision is close to the motel and food places. People like to visit within walking distance. The price of the property can be negotiated with maybe some acres be donated. He is not against the hospital at all – it is a great thing.

Chief of Police Klueckmann reported on April, 2017 complaints, citations, warnings and investigations. Three of the parking enforcement position applicants have been contacted for interviews, both Police Secretary Griepentrog and Detective Pokallus will potentially retire in the next year, there has been a jump in juvenile cases due to the Transitions Facility, the Department has discontinued non-emergency vehicle lockout services – paid lockout services from three local businesses are available, a lock down of MMC, Neillsville Public Schools and St. John's Lutheran School occurred Thursday, May 4, 2017 due to a possible active shooter threat – this was precautionary only – the threat was declared unsubstantiated, and all of the complete parking meters have been sold.

President of the Council Glassbrenner reported on a Clark County Transportation Committee meeting, City taxi ridership is down (two regular customers have left the area) and this Fall a new taxi contract will be bid.

Retail License Transfer – Person to Person Application:

Frank E. Donahue, Jr., Rooster Bar, 709 Hewett Street to Rita J. Patey, Personal Representative for the Frank E. Donahue, Jr. Estate effective on an after May 10, 2017 for the "Class B" Retail Fermented Malt Beverages and Intoxicating Liquor License.

City Clerk Roehl read a letter from Patey stating her intention not to conduct business at the Rooster Bar, while it is in probate.

City Attorney Wachsmuth stated that State Statutes allow for this transfer, a copy of the Court granted domiciliary letters for Patey as Personal Representative is needed.

Motion Quicker, second Neville, to grant the transfer of the Frank E. Donahue, Jr. license to Rita J. Patey, Personal Representative for the Rooster Bar, 709 Hewett Street, "Class B" Retail Fermented Malt Beverages and Intoxicating Liquor License, effective on or after May 10, 2017 contingent upon the City receiving a copy of the Court domiciliary letter for Patey. All Aye.

Soda Water License Application:

Motorhead Mafia Car Club, Randy Fitzmaurice, Agent, 600 block of West Street for July 15, 2017 – Car and Bike Show.

Motion Counsell, second Neville, to grant. All Aye.

Motion Neville, second Counsell, that City Bills Nos. 435 to 483 in the amount of \$109,532.68 be paid. All Aye.

City Clerk Roehl reported that the annual Board of Review will be Tuesday, May 23, 2017 from 8:00 A.M. to 10:00 A.M.

Motion Counsell, second Neville, to adjourn. All Aye.

Charles W. Glassbrenner, President of the Council

Rex R. Roehl, Clerk

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