

**COMMISSION ON PUBLIC WORKS/UTILITIES
COUNCIL ROOM, CITY HALL
NOVEMBER 12, 2024
6:45 P.M.**

The Commission on Public Works/Utilities met in regular session, Chair Clough presiding. On roll call: all members present.

The minutes of the previous meeting were declared approved.

Director of Public Works Friemoth reported on two burials at the Cemetery, mowing and mulching leaves, poured a cement approach in front of the Cemetery building, winterizing Cemetery water lines, winterized and shut down park bathrooms, leaf pickup, hauling brush, replaced some sidewalk, curb and gutter, street sweeping, equipment maintenance, Water Department-daily testing and well rounds, started rehab on Well No. 4 (having some issues finding a hole in the casing), utility locates, water sampling (raw bacteria, system bacteria and fluoride), poured concrete for water main curb repair, started looking into a replacement for the Water Department 2008 Silverado truck, Sewer Department-daily testing and lift station rounds, lift station maintenance and inspections, pulled and cleaned mixing basins, serviced lawnmower and snowblower.

6:50 P.M. – Chair Clough declared the Public Hearing on the Proposed Sewer Rate Increase now open.

Director of Public Works Friemoth read the Proposal for Sewer Rate Increase as follows:

SEWER RATE INCREASE

The sewer rate increase is being sought to provide an estimated increase of 9%, or \$56,434 per year in gross revenues. The proposed quarterly rates for sewage contributors discharging domestic strength sewage are:

Category A Sewer Service Charge	Existing	Proposed	% Increase
Fixed Quarterly Charge	\$11.58	\$12.62	9%
Volume Charge / 100 cu. Ft.	\$9.27	\$10.10	9%
Category B Sewer Service Charge			
Fixed Quarterly Charge	\$11.58	\$12.62	9%
Volume Charge / 100 cu. Ft.	\$9.27	\$10.10	9%
Surcharge			
BOD/lb	\$1.72	\$1.87	9%
Suspended Solids/lb	\$1.11	\$1.21	9%
Phosphorus/lb	\$15.60	\$17.00	9%
Hauler Charges*			
Charge Per Trip	\$26.75	\$29.16	9%
Holding Tank Charge	\$10.97	\$11.96	9%
Volume Charge/100 cu. Ft.	\$74.44	\$81.14	9%

*Notice all haulers shall provide baskets for waste rag and debris interception prior to disposal

General Sewer Service – Unmetered

Flat Rate	\$104.26	\$113.62	9%
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This rate shall be applied only to single-family residential customers and approximates the cost for 1,000 cubic feet per quarter discharged to the sewer system.

Definitions

Category A: Those sanitary sewer users who discharge normal domestic strength wastewater with concentrations of BOD no greater than 271 mg/L, suspended solids no greater than 265mg/L, or phosphorus no greater than 10 mg/L.

Category B: Those sanitary sewer users who discharge with concentration in excess of 271 mg/L of BOD, 265 mg/L of suspended solids, or 10 mg/L phosphorus.

Billing: Bills for sewer service are rendered quarterly and become due and payable on the first of the month following the period for which service is rendered. A late

payment charge of 3% but not less than \$0.50 will be added to bills not paid within 20 days of issuance. This late payment charge is applicable to all customers.

Conversions Factors

Million Gallons X 8.34 X Pollutant Concentration (mg/L) = Pounds
Cubic Feet X 7.48 = Gallons

City Clerk Roehl reported that the public hearing notice was in the Clark County Press on October 23, 2024 – no public comments have been received.

6:55 P.M. – Chair Clough declared the Sewer Rate Increase Public Hearing closed.

Chair Clough asked if Commission Members had any further discussion or questions.

Motion Poeschel, second Rochester, to approve and recommend to the Common Council a sewer rate increase at 9% effective for billings after March 1, 2025. On roll call: All Aye.

City Clerk Roehl reported that the regular meeting date of Tuesday, December 24, 2024 is also Christmas Eve Day.

Motion Neville, second Poeschel, to reschedule the regular Tuesday, December 24, 2024 meeting to Monday, December 23, 2024 at 6:45 P.M. All Aye.

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

Daniel M. Clough, Chair

Rex R. Roehl, Clerk

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**COMMON COUNCIL
COUNCIL ROOM
NOVEMBER 12, 2024
7:00 P.M.**

The Common Council met in regular session, Mayor Poeschel presiding. On roll call: all members present. The Pledge of Allegiance was recited.

The minutes of the previous meeting were declared approved.

Council Member Petkovsek reported on the October 22, 2024 meeting of the Grants Committee regarding: 1) reviewed and updating the list of grants in progress and 2) discussion on the City's current Comprehensive Plan.

Council Member Clough reported on the November 12, 2024 meeting of the Commission on Public Works/Utilities regarding: 1) current activities, 2) a public hearing on the proposed sewer rate increase with no appearances, 3) approval of and recommendation of the proposed sewer rate increase of 9% effective for billings after March 1, 2025 and 4) rescheduling the regular Tuesday, December 24, 2024 meeting to Monday, December 23, 2024 at 6:45P.M.

Mayor Poeschel declared all reports filed as presented with the City Clerk.

Jerilyn St. Amand stated that with Associated Bank closing-what is being done about all these businesses closing and leaving.

Mayor Poeschel asked if there were any question on the Commission on Public Works/Utilities item (3).

SEWER RATE INCREASE

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Conversions Factors

Million Gallons X 8.34 X Pollutant Concentration (mg/L) = Pounds
Cubic Feet X 7.48 = Gallons

Motin Clough, second Neville, to accept the recommendation to approve the 9% Sewer Rate Increase effective for billings after March 1, 2025. All Aye.

The City Clerk reported that the regular meeting date of Tuesday, December 24, 2024 is also Christmas Eve Day.

Motion Clough, second Counsell, to reschedule the regular Tuesday, December 24, 2024 meeting to Monday, December 23, 2024 at 7:15P.M. All Aye.

City Clerk Roehl presented the 2025 dental insurance renewal from Joe Kottke, TriCor Insurance Agent for Delta Dental. The Employee Plan premium is going from \$41.58 to \$42.41 or \$0.83 (2%). The Employee and Spouse Plan premium is going from \$83.16 to \$84.82 or \$1.66 (2%). The Employee and Child Plan premium is going from \$84.78 to \$86.48 or \$1.70 (2%). The Family Plan premium is going from \$138.80 to \$141.58 or \$2.78 (2%). The monthly overall increase is 2%.

Motin Counsell, second Petkovsek, to approve the 2025 Dental Insurance contract renewal with Delta Dental as presented. All Aye.

Mayor Poeschel presented a request from the Neillsville Area Chamber of Commerce for changing the date from Friday, December 6, 2024 (as approved at the October 22, 2024 Council meeting) to Saturday, December 7, 2024 for use of the Sniteman Town Square Park and Gazebo for the official “Tree Lighting/Santa’s Coming to Town” event.

Motion Neville, second Rochester, to approve the date change as presented. All Aye.

City Clerk Roehl reported on receiving the following donations from the Marguerite Listeman Foundation - \$6,000 for Defibrillators and \$4,000 for Police Radios.

Motion Clough, second Rochester, to accept and appropriate \$6,000 to Account No. 57140 Public Buildings and \$4,000 to Account No. 52100 Police Department Administration and to thank the Listeman Foundation for the donations. All Aye.

Fire Chief Matt Meyer reported on receiving five bids on the 1980 IHC Pumper/Tanker fire truck. The high bid of \$7,000 was received from Kenneth Lovstad, Neillsville.

Motion Neville, second Rochester, to accept the high bid of \$7,000 from Kenneth Lovstad, Neillsville for the 1980 IHC Pumper/Tanker fire truck. All Aye.

7:12 P.M. – Mayor Poeschel declared the Public Hearing on the Zoning Amendment, 118 Clay Street, Parcel Nos. 261.0047.000 and 261.0045.000, Next Generation Properties, LLC, Nick Brunner, owner and applicant now open.

Director of Public Works Friemoth presented the application, public notice of this public hearing was in the Clark County Press and area land owners were notified.

Director of Public Works Friemoth stated that the Planning Commission at its September 30, 2024 meeting discussed and recommended approval of the Zoning Amendment.

Mayor Poeschel called for appearances.

David Carlson, Next Generation Properties Partner, stated they are looking at a maximum of five units, they work with youth homelessness, which is typically a family with a child, they are actual tenants.

Council Member Counsell asked if this is Federal and/or State subsidized.

Carlson replied “no”, the rents are reduced and tenants may be getting support.

Dan Herbrand, 111 Clay Street, stated we want to help people, is there a limit on the number of people housed, is this a month-to-month deal with the long-term strategy to find employment.

Mayor Poeschel stated it will be five units.

Carlson stated he used to provide direct services to these individuals and they are from the Neillsville area, we are trying to meet the issues they have here.

Herbrand stated that this is a historical house, will someone be monitoring the structure so it does not go into disrepair, we also have concerns about property values.

Karen Gilbert, 110 Clay Street, stated her concerns are the same as Herbrand’s. Young people will have a chance, the concern is if you have five families, how many people are a family, 1, 2 or more.

Carlson stated they are looking at fifteen people max (five units of three member families).

Mayor Poeschel called three times for appearances.

7:21 P.M. – Mayor Poeschel declared the Zoning Amendment Public Hearing closed.

Mayor Poeschel asked if the Council Members had any further discussion or questions.

Council Member Clough stated that the property is on the Historic Register and any changes to the façade requires Historic Preservation Commission approval for the outside of the building and a Certificate of Appropriateness.

Carlson asked if they should be applying.

Council Member Clough stated “yes” if you are going to make outside changes, it does not apply to interior changes.

Mayor Poeschel asked if they have other properties of this nature.

Carlson replied this is the tenth property now.

Chief of Police Mankowski stated that he has known Carlson for about three years, he has a good team under him, he has no concerns, they are very good landlords, working with the homeless/unsheltered people, he has credibility and a good working relationship with the school.

Council Member Counsell asked what they intended to do with the extra building.

Carlson stated it would not be a housing structure.

Council Member Petkovsek stated there has been disappointment regarding the upkeep of the lawn and outside of the building – will they be maintained.

Motion Clough, second Rochester, to accept the Planning Commission recommendation to approve the Zoning Amendment for Parcel Nos. 261.0047.000 and 261.0045.000, 118 Clay Street, Next Generation Properties, LLC, Nick Brunner, owner and applicant, to change the zoning from R-1 Single Family Residential to R-3 Multi-Family Residential. All Aye.

7:26 P.M – Mayor Poeschel declared the Public Hearing on the Proposed 2025 Budget for the City now open.

**CITY OF NEILLSVILLE
2025 CITY BUDGET**

EXPENDITURES AND CONTINGENCY

Operations and Maintenance	
General Government – 51000	\$ 1,074,505
Public Safety – 52000	935,586
Public Works – 53000	694,039
Health & Human Services – 54000	90,618
Culture, Recreation, Education – 55000	338,383
Conservation & Development – 56000	44,355
Total Operations and Maintenance	\$ 3,177,486
Capital Outlay – 57000	119,200
Debt Service – 58000	462,300
Contingency – 34000	93,975
Total Expenditures and Contingency	<u>\$ 3,852,961</u>

LESS: REVENUES OTHER THAN FROM PROPERTY TAXES

Taxes – 41000	\$ 283,812
Special Assessments – 42000	-0-
Intergovernmental Revenues – 43000	1,443,046
Licenses & Permits – 44000	10,945
Fines, Forfeits, & Penalties – 45000	22,000
Public Charges for Services – 46000	62,293
Intergovernmental Charges for Services – 47000	95,638
Miscellaneous Revenues – 48000	64,010
Other Financing Sources – 49000	119,980
Total Revenues	\$ 2,101,724
General Funds Applied	<u>399,000</u>
Total Revenue and Funds Applied	<u>\$ 2,500,724</u>

Proposed City Levy	\$ 1,352,237
Less: Computer State Aid	<u><4,113></u>
Net City Levy Before TIDs	\$ 1,348,124
PLUS: Tax Incremental Districts (TIDs)	<u>73,415</u>
Net City Levy	<u>\$ 1,421,539</u>

Proposed Local Tax Rate \$10.029874 per thousand

The City Clerk reported that the proposed 2025 General Fund Budget of \$3,852,961 is lower than the Consumer Price Index (3.2%) and lower than the Wisconsin Department of Revenue Expenditure Restraint Program (4.8%) guidelines. The proposed 2024 tax levy of \$1,348,124 without TID's exceeds the Statute's levy limit requirement of 0% plus net new construction (2.624% or \$28,499) plus terminated TID #2 (1.962% or \$21,310); however, the Finance Committee has recommended approving a levy limit adjustment increase: Section D, Line E (\$257,578) for Debt Service Levy for general obligation debt authorized after July 1, 2005 – this would bring the City into compliance with the allowable levy limit for the City.

Mayor Poeschel called three times for appearances – there being none.

7:31 P.M. – Mayor Poeschel declared the budget hearing closed.

Motion Neville, second Rochester, to approve the Levy limit Section D, Line E adjustment for Debt Service Levy for general obligation debt authorized after July 1, 2005 (\$257,578). All Aye.

Motion Clough, second Neville, to adopt the 2025 City Budget of \$3,852,961 with \$1,421,539 to be placed on the 2024 Tax Roll. On roll call: All Aye.

Chief Mankowski reported on training, purchasing a taser, squad car maintenance, October parking enforcement, citations, warnings, incidents, office activity, officer activity, business patrols and Town of Mentor contract policing.

City Clerk Roehl reported on receiving notice that the Associated Bank-Neillsville branch will be closing January 31, 2025 – the City will be working on realigning their accounts; ribbon cuttings will be held at Sunset Place Apartment Senior Supportive Housing on November 19, 2024 and Sassy's Suites Consignment on November 20, 2024.

City Clerk Roehl reported that Jack Miller called wanting to know why the City does not get any revenue for the Wisconsin Air National Guard parking vehicles and trailers at the airport.

Tavern Operator's License Applications:

Savannah S. Eichhorn, Leonard L. Mesar, Karen S. Nelson, Todd L. Skoien and Kaylee A. Wartella

Motion Neville, second Clough, to grant all the listed licenses. All Aye.

Motion Clough, second Neville, that City Bills Nos. 996 to 1044 in the amount of \$78,542.84 be paid. All Aye.

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

Duane G. Poeschel, Mayor

Rex R. Roehl, Clerk
