MINUTES

CITY OF MINERAL POINT COMMON COUNCIL MEETING
Tuesday, February 11, 2025 – 6:00 PM
City Hall Community Room/Virtually

CALL TO ORDER/ROLL CALL

Meeting called to order by Mayor Clark at 6:00 PM.

Christensen	Present		Graber	Present
Weier	Present		Burrows	Present
McKeon	Present		Allendorf	Present
Martin	Excused		Galle	Present
Others Present: Administrator Honer, Clerk-Treasurer Skelding, Library Director Diane Palzkill, Dirrick Wahl, Bart Nies, Fire Chief Deven Walrack, Matthew Payne, Molly Huie, Pat Reilly, Dave Owen, Alan (online, no last name)				

PERSONS DESIRING TO BE HEARD – None.

MAYOR'S CORRESPONDENCE – The Mayor expressed appreciation to the Mineral Point Opera House for their recent shows.

ADMINISTRATOR'S REPORT – Average daily pumping in December at the sewer plant has significantly decreased from last year. Reported difference of over 3 million gallons of water per month that the city is not losing anymore. Kudos to Water and Sewer Department on their great work.

CLERK-TREASURER'S CORRESPONDENCE – None.

CONSENT AGENDA

a. Approval of January 14, 2025 Minutes and Proceedings.
b. Approval of monthly bills.

Finance Committee recommends approval to the Council of the monthly bills.

Motion (Galle/Allendorf) to approve the consent agenda as presented. Motion carried, all voting aye (7-0).

NEW BUSINESS

CONSIDERATION OF PLANS, SPECIFICATIONS, AND ESTIMATES FOR THE DAVIS STREET RECONSTRUCTION AND OTHER INFRASTRUCTURE IMPROVEMENTS IN 2025.

Bart Nies, Delta 3 Engineering, presented the project estimates for Davis Street. The cost estimate is roughly $450,000. Property owners are responsible for 50% of any new sidewalk, and curb and gutter.

Nies asked the Council if they would like to extend the sidewalk from where it currently stops on Pine Street. Adding this section of sidewalk would cost roughly $12,000. The recommendation from the Joint Streets and Water/Sewer committee is to put this section of sidewalk in.

If the Council moves forward with this sidewalk addition and decides to assess the owners 50/50, there will be a public assessment hearing.

Construction contracts will be awarded in April.

Motion (Christensen/Burrows) to approve plans for Davis Street as presented, including the sidewalk extension on Pine Street. Motion carried by roll call, all voting aye, with alder Graber voting no (6-0-1).

Proposed Infrastructure Improvements were discussed at the Joint Streets and Water/Sewer committee meeting. The committee recommended moving forward with improvements on Washington Street from Pine to Wisconsin and on Wisconsin Street from Washington to Mineral.

The City budgeted $638,000, which was part of the 2023-2025 borrowing. If the City were to go over that amount, it would have to look at borrowing additional funds. Administrator Honer recommends not re-paving the whole street with this project. He would like to prioritize water mains.

Motion (Burrows/Allendorf) to get bids with alternates for full repaving of Washington Street from Pine to Wisconsin and Wisconsin Street from Washington to Mineral. Motion carried by roll call, all voting aye (8-0).

CONSIDERATION OF UPDATED WASTE HAULER AGREEMENT.

In the proposed Waste Hauler Agreement, rates were raised from $.05249/gallon to $.06/gallon for septic waste and from $.02/gallon to $.03/gallon for holding waste.

Streets, Water & Sewer Committee recommends accepting the agreement as presented.

Motion (Christensen/Weier) to approve an updated waste hauler agreement. Motion carried, all voting aye (7-0).

CONSIDERATION OF DOSING PUMP REBUILD.

Sabel Mechanical submitted an estimate in the amount of $4,620.68 for the rebuilding of the dosing pump at the sewer plant. The price does not include labor for re-installation, only parts and labor to re-build the pump. The re-installation would be done on a time and materials basis.

Water and Sewer Committee and Finance Committee recommends to accept the rebuild proposal.

Motion (Allendorf/McKeon) to approve rebuilding of the dosing pump. Motion carried, all voting aye (7-0).

CONSIDERATION OF WELL 4 CORROSION ASSESSMENT.

Water and Sewer Superintendent Fosbinder received a proposal from Water Quality Investigations to assist with investigating the corrosion issue at Well 4. Tasks would include water quality assessment, well rehabilitation, post rehabilitation well assessment and maintenance plan, and additional testing.

Water and Sewer Committee and Finance Committee recommends approving the corrosion assessment as presented.

Motion (Christensen/Burrows) to approve items 1-4 on well 4 corrosion assessment. Motion carried, all voting aye (7-0).

DISCUSSION AND CONSIDERATION OF DISTRIBUTING IOWA COUNTY ECONOMIC DEVELOPMENT FUNDING TO THE MINERAL POINT OPERA HOUSE FOR MARKETING EXPENSES.

The City acts a pass through as this is a grant from Iowa County. Finance Committee recommends approval.

Motion (Allendorf/Christensen) to approve distributing Iowa County Economic Development funding to the Mineral Point Opera House for marketing expenses. Motion carried, all voting aye (7-0).

CONSIDERATION OF CITY ADMINISTRATOR WAGE INCREASE FOR 2025.

Personnel Committee recommends a 4% wage increase for the City Administrator.

Motion (Allendorf/Christensen) to approve the City Administrator wage increase for 2025. Motion carried by roll call, all voting aye (7-0).

CONSIDERATION OF HIRING ALEXES LIDDELL AS A PART-TIME POLICE OFFICER.
The Personnel Committee recommends the approval of hiring Alexes Liddell as a part-time police officer.

Motion (Burrows/Allendorf) to approve the hiring of Alexes Liddell as a part-time Police Officer. Motion carried, all voting aye (7-0).

CONSIDERATION OF AGREEMENT WITH THE MINERAL POINT POLICE ASSOCIATION/WISCONSIN PROFESSIONAL POLICE ASSOCIATION.
The City has been in negotiations with the WPPA since late spring/early summer. In late December, the Personnel Committee made a final offer. The WPPA has accepted the final offer. Items tentatively agreed to include a wage increase of 5% over the next three years, establishing a higher pay rate for the Sergeant, adding a shift differential, sick leave payout, adding a 6th week of vacation for those working over 25 years, allowing employees to use sick time to care for themselves or family, and allowing employees to accrue comp time up to 80 hours.

Administrator Honer provided Council members with a chart showing the increase in cost year-over-year for the term of the contract. Honer stated that he would expect that if the contract is denied and negotiations were to go to mediation or arbitration, a very similar contract would be the end result. Council members discussed the pros and cons of the contract. The Mayor expressed concerns regarding the increasing costs of the Police Dept.

Motion (Burrows/Allendorf) to approve the agreement with the Mineral Point Police Association/Wisconsin Professional Police Association. Motion carried by roll call, (5-1-1), Alderman Galle voting no, Alderman Weier abstaining.

<u>CONSIDERATION OF GENERAL BUSINESS SECURITY AGREEMENT AND PROMISSORY NOTE FOR FIVE POINTS MARKET, LLC., A NEW LOAN FROM THE CITY'S REVOLVING LOAN FUND.</u>

Molly Huie, Five Point Market, LLC, is requesting $25,000 from the City's revolving loan fund to help fix and replace equipment at her business in order to keep the business afloat.

The Finance Committee recommends Council approval.

Motion (Weier/Burrows) to approve the General Business Security Agreement and Promissory Note for Five Point Market, LLC, a new loan from the City's Revolving Loan Fund. Motion carried by roll call, all voting aye (7-0).

<u>CONSIDERATION OF BIDS FOR FINANCING THE PURCHASE OF LAND FOR FUTURE RESIDENTIAL DEVELOPMENT.</u>

The Finance Committee recommends approval of financing with Farmers Savings Bank with a 15-year loan at 5.53%.

Motion (Galle/Allendorf) to approve the bid from Farmers Savings Bank for financing the purchase of land for future residential development. Motion carried by roll call, all voting aye, with Alder Christensen abstaining (6-0-1).

<u>CONSIDERATION OF RESOLUTION 2025-02, RESOLUTION AUTHORIZING BORROWING $550,000 FOR THE ACQUISITION OF LAND FOR FUTURE DEVELOPMENT IN TID #2.</u>

The Finance Committee recommends Council approval.

Motion (Burrows/Allendorf) to approve Resolution 2025-02, authorizing borrowing $550,000 for the acquisition of land for future development in TID #2. Motion carried, all voting aye (7-0).

<u>CONSIDERATION OF RESOLUTION 2025-03, RESOLUTION AUTHORIZING THE REORGANIZATION OF WATER, SEWER, AND GENERAL OBLIGATION DEBT.</u>

The City has two safe drinking water loans, from 2015 and 2020. The City has been paying part of the loan back through general obligation debt with approval from the Department of Revenue (DOR). DOR no longer allows this. The auditors have recommended to stop this practice. The City is transferring these two loans to the water and sewer utilities and taking on the general obligation debt used to rehabilitate the water tower. The Finance Committee recommends Council approval.

Motion (Burrows/Christensen) to approve Resolution 2025-03, authorizing the reorganization of water, sewer, and general obligation debt. Motion carried, all voting aye (7-0).

<u>ADJOURNMENT</u>
Motion (McKeon/Graber) to adjourn at 7:21 p.m. Motion carried, all voting aye (7-0).

____
Matthew Honer, City Administrator
Approved: