MINUTES

CITY OF MINERAL POINT COMMON COUNCIL MEETING
Tuesday, October 13, 2026 – 6:00 PM
City Hall Community Room/Virtually

CALL TO ORDER/ROLL CALL
Meeting called to order by Council President Burrows at 6:00 PM.

Christensen	Present (6:03 p.m.)		Graber	Present
Weier	Present		Burrows	Present
McKeon	Present		Allendorf	Present
Ramshur	Present		Goodney	Present
Others Present: Clerk-Treasurer Skelding, Administrator Maggied, Police Chief Bob Weier, Alicia Gilkes, Bart Nies, Street Foreman Chad Whitford, Water & Sewer Superintendent Nate Fosbinder, Fire Chief Deven Walrack, Library Director Diane Palzkill				

PERSONS DESIRING TO BE HEARD – None.

PUBLIC HEARING –

Motion (McKeon/Ramshur) to open the public hearing at 6:02 p.m. Motion carried, all voting aye (7-0).

This is the final resolution to enable the city to assess those who have not paid.

Motion (Burrows/Allendorf) to close the public hearing at 6:03 p.m. Motion carried, all voting aye (7-0).

MAYOR'S CORRESPONDENCE – The Mayor commended the Water Department staff for their hard work and dedication over the past several days, expressing appreciation for their efforts and the additional responsibilities they have managed during this time.

Mayor Clark read the Proclamation for Crash Responder Safety Week, November 2-6, 2026.

ADMINISTRATOR'S REPORT – Administrator Maggied reported that paving in the Brewery Creek Subdivision is scheduled for Friday through Sunday. Interest in available subdivision lots continues to increase, with additional inquiries being received.

Work is underway to develop a plan for the lead service line (LSL) project.

Maggied expressed optimism that the daycare agreement documents would be finalized and executed soon.

Completion of Cornish Heritage Park is anticipated in the spring.

The DNR Recreation Grant project continues to progress, with an archaeological study required as part of the process.

Phase 1 of the Historic Survey will be presented on Thursday, October 22, along with an introduction to Phase 2.

CLERK-TREASURER'S CORRESPONDENCE – None.

CONSENT AGENDA

a. Approval of a Conditional Use Permit Application for an at-home occupation at 331 Harris Street.
b. Approval of September 8, 2026 Minutes and Proceedings.
c. Approval of monthly bills.

The Finance Committee recommends approval of the monthly bills. Plan Commission recommends approval of the Conditional Use Permit for 331 Harris Street.

Motion (Ramshur/Allendorf) to approve the consent agenda as presented. Motion carried, all voting aye (8-0).

NEW BUSINESS

PRESENTATION OF THE DRAFT 2027 BUDGET.

Administrator Maggied presented the draft 2027 budget and commended Deputy Clerk-Treasurer Renee Rolli for her work in its preparation. He noted that the proposed budget includes a small contingency for the upcoming year. Maggied also recognized the Mayor for securing a donation from Bank CMG toward the City's fireworks display.

No questions were raised regarding the draft budget.

APPROVAL OF COMMISSION APPOINTMENT: ANN LARSEN TO HISTORIC PRESERVATION COMMISSION.

Motion (Burrows/Ramshur) to approve the appointment of Ann Larsen to the Historic Preservation Commission. Motion carried, all voting aye (8-0).

DISCUSSION AND CONSIDERATION ON LEGAL AGREEMENTS WITH PITTZ PREMIER PROPERTIES, LLC, FOR THE RECONSTRUCTION OF 537 RIDGE STREET FOR USE AS A CHILDCARE FACILITY.

Administrator Maggied provided an update on the legal agreements, noting that the City Attorney has devoted considerable time on this. He explained that the goal is to support Driftless Roots and Alicia Gilkes in establishing a childcare facility. Pittz Premier Properties, LLC, will finance and oversee the building renovations, while Driftless Roots will operate the childcare facility. Although the entities involve the same individuals, they are legally separate.

Maggied noted that a provision in the lease regarding property taxes required clarification. No property taxes will be due for 2026. The Finance Committee recommended approval of the agreements, contingent upon resolution of the property tax issue.

Alicia Gilkes addressed the Council regarding two outstanding concerns with the developer's agreement. The first involved the requirement to have funds equivalent to the full project cost available upfront. Gilkes explained that the project is largely financed through grants, revolving loan fund, and other funding sources, with approximately $170,000 remaining to be covered through reimbursement funding. She expressed concern about obtaining an additional bridge loan when funding for the project has already been secured through these sources. Gilkes indicated that approximately 67% of the project cost would be available in cash up-front and requested flexibility in meeting the agreement's financial requirements.

Council members discussed the benefits of Gilkes obtaining a line of credit as a financial safeguard but indicated they would not require her to do so.

The second concern involved the agreement's 10-year requirement for maintaining the property as a childcare facility. Gilkes requested reducing the term to eight years, noting that the requirement was a policy decision rather than a legal obligation. Council members expressed concern about protecting the City's investment of public funds and ensuring the long-term availability of childcare services. Following discussion, a compromise of nine years was proposed, which Gilkes indicated was acceptable.

Gilkes stated that, if the agreements are finalized, construction could begin in November, with an anticipated construction period of approximately four months. Her goal is to have the childcare facility operational by May 2027.

Council members emphasized the significant need for childcare services in the community and expressed support for moving the project forward.

Motion (Burrows/Allendorf) to approve legal agreements with Pittz Premier Properties, LLC, with the requirement of 60% cash on hand for the project and a 9-year requirement for maintaining the property as a childcare facility. Motion carried by roll call, all voting aye (8-0).

DRAFT

CONSIDERATION OF WATER AND WASTEWATER SUPERVISORY CONTROL AND DATA ACQUISITION (SCADA) COMPUTER SOFTWARE UPGRADES.

Water and Sewer Committee recommends approval.

Motion (Allendorf/Goodney) to approve water and wastewater supervisory control and data acquisition (SCADA) computer software upgrades. Motion carried, all voting aye (8-0).

CONSIDERATION OF THE PURCHASE OF A NEW SQUAD CAR.

Police and Licensing committee recommends approval of the purchase of a new squad car from Pioneer Ford.

Motion (Ramshur/McKeon) to approve the purchase of a new squad car from Pioneer Ford. Motion carried, all voting aye (8-0).

DISCUSSION AND CONSIDERATION ON THE DRAFT 2028-2029 CIP PROJECTS AND THE TIMING OF COMMERCE STREET AND SPRUCE STREET UTILITY AND STREET RECONSTRUCTION.

Bart Nies of Delta 3 Engineering presented an updated Capital Improvement Plan (CIP) project priority list following discussions with the Water, Sewer, and Streets Committee and Finance Committee. Nies explained that the original CIP identified 39 projects, which are typically re-evaluated and narrowed to the highest priorities over time. At the direction of City staff, Delta 3 prepared a one-page summary identifying the 12 highest-priority projects. Projects were evaluated based on factors including water main condition, age and capacity, infiltration and inflow (I&I), and the condition of wells, water towers, wastewater treatment facilities, and lift stations.

Nies discussed the timing of necessary water and sewer utility improvements along Commerce Street, Spruce Street, and a portion of Dodge Street near Casey's in relation to the Wisconsin Department of Transportation's (WisDOT) planned highway reconstruction project in 2033. WisDOT is scheduled to complete spot repairs in 2027. The Council discussed whether the City should complete utility improvements ahead of the highway project, which would require temporary pavement restoration at an estimated cost of $125,000, or coordinate the work with WisDOT in 2033 to avoid duplicating pavement expenses. Nies noted that some utility work could potentially be required in the fall of 2032 and that coordinating construction schedules with WisDOT could present challenges. He also indicated that he could inquire about the possibility of advancing WisDOT's project schedule, although storm sewer design requirements could limit that option.

The Finance Committee recommended delaying the Commerce Street utility improvements until 2033 to coordinate with the highway reconstruction project and avoid unnecessary pavement restoration costs.

Discussion also focused on the need to address other high-priority water and sewer infrastructure projects in the interim. Administrator Maggied emphasized the importance of identifying additional projects that could be completed to help the City address its infrastructure needs. Council members discussed financing options and the need to establish a manageable schedule for completing improvements.

Maggied indicated that he would gather information regarding the City's debt capacity and work with Baird to evaluate financing options for future infrastructure projects. Burrows emphasized the importance of continued communication and identifying practical ways to move necessary projects forward.

Motion (Christensen/Burrows) to approve the draft CIP as presented. Motion carried by roll call, all voting aye (8-0).

CONSIDERATION OF THE 2027 EMERGENCY MEDICAL SERVICES AGREEMENT WITH THE MINERAL POINT RESCUE SQUAD.

Finance Committee recommends approval.

Motion (Ramshur/Allendorf) to approve the 2027 Emergency Medical Services agreement with the Mineral Point Rescue Squad. Motion carried, all voting aye (8-0).

DRAFT

DISCUSSION AND CONSIDERATION OF A FEE SCHEDULE TO COVER CITY COSTS ASSOCIATED WITH MAINTAINING PRIVATE PROPERTY.

Administrator Maggied explained that the proposed fee schedule was developed following a review by Street Foreman Chad Whitford to establish a consistent method for recovering City costs associated with performing maintenance on private property. The proposed schedule would utilize DOT/FEMA equipment rates and applicable employee fringe benefit rates to establish standardized charges and a formal procedure for cost recovery.

Maggied indicated that he would review whether adoption of a new fee schedule is necessary.

The Finance Committee recommended approval of the proposed fee schedule.

Motion (Burrows/Ramshur) to recommend direct administrator to figure out how to appropriately apply this fee schedule. Motion carried, all voting aye (8-0).

CONSIDERATION OF RESOLUTION 2026-14, A FINAL RESOLUTION DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT POWERS RELATIVE TO THE INSTALLATION OF CURB AND GUTTER ALONG PORTIONS OF COMMERCE STREET.

Motion (Burrows/Goodney) to approve Resolution 2026-14, A final resolution declaring intent to exercise special assessment powers relative to the installation of curb and gutter along portions of Commerce Street. Motion carried, all voting aye (8-0).

ADJOURNMENT

Motion (McKeon/Allendorf) to adjourn at 7:03 p.m. Motion carried, all voting aye (8-0).

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Troy Maggied, City Administrator

Approved:

DRAFT