



**CITY OF RIVER FALLS, WISCONSIN
COMMON COUNCIL PROCEEDINGS**

July 13, 2021

Mayor Dan Toland called the meeting to order at 6:30 p.m. in the City Council Chambers located in City Hall.

City Council Members Present: Todd Bjerstedt, Nick Carow, Sean Downing, Scott Morrissette, Alyssa Mueller, Diane Odeen, Ben Plunkett

Members Absent: None

Staff Present: City Administrator Scot Simpson; Assistant City Administrator Jason Stroud; City Attorney Chris Gierhart; IT Specialist Jon Smits; Community Development Director Amy Peterson; Utility Director Kevin Westhuis; Police Chief Gordon Young; City Clerk Amy White; Assistant to the City Administrator Brandt Johnson; Senior Accountant Sam Hosszu; Finance Director Sarah Karlsson; Economic Development Manager Keri Schreiner; Public Works Director Mike Stifter; others

Others Present: Ben Fochs

The Pledge of Allegiance was said.

APPROVAL OF MINUTES:

Approval of Minutes – June 22, 2021, Minutes

MS Odeen/Downing move to approve minutes. The vote passed unanimously 7-0 with all voting in favor.

APPROVAL OF BILLS:

Bills: \$1,299,223.77

MS Mueller/Bjerstedt move to approve bills subject to the Comptroller. The vote passed 7-0 unanimously.

PUBLIC COMMENT, PETITIONS, REQUESTS AND COMMUNICATIONS:

There were no public comments.

CONSENT AGENDA:

Resolution Awarding Bid for 2021 Sidewalk, Curb, Gutter, and Structure Repair Program→→*pulled by Downing*

Resolution No. 6581 Accepting the Public Improvements for 1300 S. Main Street

Resolution No. 6582 Authorizing North Water Tower Engineering Contract with SEH, Inc.

MS Odeen/Morrissette move to approve the rest of the Consent Agenda. The vote passed unanimously 7-0 with all voting in favor.

Resolution No. 6583 Awarding Bid for 2021 Sidewalk, Curb, Gutter, and Structure Repair Program

Alderperson Downing asked why staff thought there was only one bid. He also asked about the five percent of the work done on smaller items and for an explanation on the up and down on spending. City Administrator Simpson asked Downing for clarification on the question. Downing referred to information in the packet and read, "The bid documents for this project are set up to get a unit price for many different possible types of work that we may encounter throughout the year. It is written in the bid documents that the actual work performed may be more or less than the bid." He asked if there are specifics of what those items are.

Simpson responded saying that the City is paying on the actual quantities performed. Staff is estimating the work available based on the streets, but we are paying based on what is actually being pouring and is done.

Simpson provided further details. Downing asked if there was a long enough period for a competitive bid. Simpson couldn't speak to that and didn't have any conversations with potential bidders about why they didn't bid. Alderperson Bjerstedt said the City was lucky to get a bid.

City Engineer Raleigh said it was advertised 2.5-3 weeks which is typical. She said another reason for the cost discrepancy is because we try to get unit prices for a variety of different possible scenarios. Often times we only use half of the bid items in the contract so the actual dollars spent can be quite a bit less than estimated. We want to make sure there is a bid item in there in case they come across something so that we don't have a change order where the City would have to pay a lot of money for something that we really shouldn't have to.

Downing asked if the workload was broken up if there would be more competitive bids. Raleigh said each of the marked locations are about \$1000 worth of work. We may be able to bid them out separately but that would take a ton of staff time. Downing thought it might possibly generate local work. **MS Downing/Bjerstedt move to approve resolution. The vote passed unanimously 7-0 with all voting in favor.**

ORDINANCES AND RESOLUTIONS:

Ordinance 2021-05 - Amending Section 10.12.030, Official Parking Control Maps – Meadows Drive No Parking – First Reading

The Mayor asked if there were questions. Alderperson Morrissette was contacted by eight neighbors in that area and has some general concerns as the area develops. His preference would be to have no parking on that side of the street on Meadows Drive when the second reading happens. He talked about people crossing the street to get to the park.

Alderperson Plunkett asked about how many parking spots that would be. Morrissette thought it was about 14 but suggested that Community Development Director Peterson could better answer. Morrissette would like to see the parking eliminated. He talked about paying more attention to the area as it developed.

Alderperson Odeen agreed with Morrissette saying it will get busier and busier. Since we are going to change parking on both ends of the curve, it makes sense to just change the whole thing instead of leaving it. She feels it would make sense to keep Meadows Drive as wide as possible for the smooth flow of traffic.

Simpson suggested that Council consider that they would be limiting parking and access for the park. He said that parking on the streets makes it safer. It reduces the speed people feel they can drive in an area and allowing parking in some sections of street, especially the entrance to a subdivision, can actually perform as a speed deterrent. Simpson said the designs are more than adequate for parking on both sides of the street with the exception of the site distance areas brought up by staff. We will honor the Council's wishes on these things as we go forward.

Morrissette clarified he was talking about parking on the southwest side of the street – not the “park side” of the street. Simpson understood and said a consideration is that sometimes “no parking” doesn't result in what residents are looking for which is a street that is safer. There are sidewalks on both sides of the street. Simpson spoke further saying when there are speed issues in neighborhoods, one suggestion is to have neighbors park on the street.

The Mayor said there's nothing saying we can't go with what staff recommends now, and if there's an issue, we can go no parking later. Simpson said the reverse is also true.

Ordinance No. 2021-06 - Amending Section 10.12.030, Official Parking Control Maps – Dry Run Road No Parking – First Reading

There were no questions.

Resolution No. 6584 Amending Development Agreement Between the City of River Falls and The Povolny Group, Inc.

MS Odeen/Mueller move to approve resolution. Plunkett asked what the Povolny Group has done so far so we have indicators that this is going to get done or should be proceed with the process in the contract for getting back our money. Simpson said there hasn't been any transfer of property or money to date. What they have done to date is demonstrated interest in performing on the contract. We understand there is a financing commitment from the bank on the property, so they have the ability to get the project financed. Simpson talked about having parties interested in City owned land but not this particular piece, so we believe there's no cost to leaving it off the market. Staff is suggesting that the Council gives them an extension instead of listening to other offers or working with other companies.

Plunkett thought they were putting forward a half million-dollar bond guarantee and performance on this at five percent interest that would be forgiven once conditions were met. Simpson said it happens at the time the land actually goes to them. When we do a land transaction, they are putting up some kind of collateral. Simpson said he would have to read the specifics of this agreement to know the performance mechanism, but essentially, we are holding something and if they build the project to the minimum standards, then we release it. Right now, we still own the property. Simpson provided clarifying details. Plunkett said he misunderstood where we were in the process and asked further clarifying questions about the City being locked in. Simpson answered providing further details saying they have one year to perform, and in the future, possibly charging a fee that they would lose if they don't go forward with the project. Plunkett mentioned having earnest money from developers as they use City land. **With no further discussion, the Mayor asked for a vote. The vote passed unanimously 7-0 with all voting in favor.**

Resolution No. 6585 Approving Purchase of a 2020 Chevrolet Silverado MD for Electric Utility

MS Downing/Morrisette move to approve resolution. Plunkett asked if this was the model staff wanted or if a current model year vehicle would be better. Utility Director Westhuis spoke with both Wayne Siverling and Ray Curtis, and this is the vehicle they are looking for. Alderperson Carow noted the state contract had an Illinois dealer. He thought it was interesting. **With no further discussion, the Mayor asked for a vote. The vote passed unanimously 7-0 with all voting in favor.**

REPORTS:

Administrator's Report

Simpson noted River Falls Days was coming up and provided information.

MS Bjerstedt/Morrisette move to adjourn at 6:55 p.m. The vote passed unanimously 7-0 with all voting in favor.

Respectfully submitted,

Kristi McKahan, Deputy Clerk