

CITY OF GALESVILLE
REGULAR COUNCIL MEETING

May 8, 2025

Mayor Tom Thatcher called the meeting to order at 7:00 p.m.

Council attending: Dave Carlson, Rob Grover, Randy Larson, Jean Seely, Jesse Swing, Ryker Todd
Council Absent:

Others in attendance: Attorney-Bruce Hart, Public Works Director-Todd Peterson, Library Director-Laura Oanes, Police Officer-Dustin Barton, Trempealeau County Times-Zach Rastall, Jean Mish, Lindsey Johnson, Yvette Riedemann, Nancy Johnson, Michael Davy, Diane Redsten, Keren Herbert, Bruce Bender, Kristi Hanke, Taylor Blumenstein, Justin Terek, Dan Terek, Cody Croteau

Mayor Thatcher led the Pledge of Allegiance

Open meeting laws have been met by posting the agenda on the community board at City Hall, Galesville Public Library, website and distributed to all news media requesting notification in accordance with the open meeting laws on or before 4:00 p.m. on the day before the meeting.

Motion by Jean Seely to approve the Regular Council Meeting minutes from April 10, 2025; seconded by Ryker Todd. Ayes -6, Nays -0, Motion carried.

Motion by Dave Carlson to approve the Organizational Council Meeting minutes from April 15, 2025; seconded by Randy Larson. Ayes -6, Nays -0, Motion carried.

Motion by Ryker Todd to approve the April 2025 Treasurer's Report and Cash Accounts Balance Reports; seconded by Jean Seely. Ayes -6, Nays -0, Motion carried.

Jean Mish wanted to follow up to the email that she sent to council about the 11 plex on N 12th Street. She is not opposed the apartments being built. She would like the council to table the approval of the 11 plex until they taken a look at the area and make sure this is something that is the right decision for the city.

Lindsey Johnson addressed the council about the loss of a pet in her neighborhood and how the pet license fees are utilized in the community.

Yvette Riedemann asked that the committee table discussion on the apartments until next month. Taylor Blumenstein voiced concern with the lack of transparency surrounding the construction of the apartments on 12th street.

There were no questions or comments in regards to the reports submitted by the Police Department or the Library.

Ryker Todd, Chairperson of Police, Fire & Personnel, reported that the committee met and there is no recommendation to the council.

Mayor Thatcher reported that the Plan Commission met per the minutes submitted.

Motion by Dave Carlson to Approve plan from Dan Terek, Coulee Development, Inc. for (2) 6-plex, (4) 12-plex and (1) 11-plex contingent on the extension of North 12th Street; seconded by Jesse Swing. Vote: Carlson=yes, Grover=no, Larson=no, Seely=yes, Swing=yes, Todd=yes. Motion carried.

Jesse Swing wanted to make everyone aware that there was discussion at the Plan Commission meeting of extending 11th street to allow 2 streets to access the development.

Discussion continued on the need for additional housing in the city. The Comprehensive Plan is outdated and the city has changed and development hasn't followed the plan. The Plan Commission is in the process of obtaining a quote to update the plan and that includes input from the public.

Mike Davy assured the council that the city has adequate sewer and water capacity to handle reasonable development. This would be 15%-25% residential growth without having to expand the facility. The city's current waste water treatment facility has plenty of capacity and meets all current limits, 2 supply wells and 2 treatment facilities that are adequate capacity. They will take some maintenance, there are storage tanks that are adequately sized to provide fire protection and service. For a new development you are faced with extending mains to be able to do it.

There are currently 12 units that are using the utilities, another 12 plex opening in July, (3) other 12 plex's over the next 3 years and the 11 plex in 2029.

The property has been zoned R-3 since the 80s and was first purchased to be developed like Galesville Greens.

The area is still under construction so the landscaping will take place after things are finished.

The Fire Chief has reviewed the area for access by the Fire Department.

Amendment to the motion by Jesse Swing to have 11th street created before building "E" is approved; seconded by Jean Seely. Ayes -6, Nays -0, Motion carried

Motion by Dave Carlson to approve site plans from Jesse Swing, K&D LLC for duplexes contingent on the extension of N 12th Street; seconded by Ryker Todd. Vote: Carlson-yes, Grover-yes, Larson-yes, Seely-yes, Swing-abstained, Todd-yes. Motion carried.

Jesse Swing is abstaining from the vote and spoke to the council as the owner. This development is to the West of N 12th Street and will consist of 6 buildings with a total of 12 units that can be purchased individually. He is in the process of creating a Condo Plat.

Motion by Dave Carlson to approve extension of N 12th Street with 66' wide dedication with setback variance of 17' for the entire extension of the street; seconded by Randy Larson. Ayes -5, Nays -0, Motion carried. Jesse Swing abstained

This was going to be a private drive but due to the necessity of a fire hydrant 12th Street has to be extended. The cost will be incurred by K&D LLC. The road will not be finalized until construction is complete.

Amendment to the motion by Dave Carlson to include the cost of the street to be paid by the developer when the building is complete per city standards; seconded by Rob Grover. Ayes -5, Nays -0, Motion carried. Jesse Swing abstained

Motion by Ryker Todd to approve of Certified Survey Map from Rivers Edge Remodels for lots 9-13 in Somerset Downs Addition in Ridgeview Estates; seconded by Jesse Swing. Ayes -6, Nays -0, Motion carried

Ryker Todd noted that culverts should be placed under the driveways to accommodate the water. This is taking 5 lots and making them into 4 good sized more uniform lots. The developer is proposing 1700 sq feet houses with 3 car garages.

Jesse Swing, Chairperson of the Finance & Insurance Committee, reported the committee met per the minutes submitted and there are no action items for the council.

There was a building permits issued to Bullzeye Properties LLC for a single-family home.

Motion by Rob Grover to approve Capital Request from Marinuka Manor for masonry/brickwork on the outside of the building by McNamer Masonry for \$4,500.00; seconded by Jesse Swing. Vote: Carlson-yes, Grover-yes, Larson-yes, Seely-yes, Swing-yes, Todd-yes. Motion carried.

Motion by Dave Carlson to approve Capital Request from Marinuka Manor for Duke Model No. Ep-5-CBSS steamtable and installation for \$11,270.82; seconded by Rob Grover. Vote: Carlson-yes, Grover-yes, Larson-yes, Seely-yes, Swing-yes, Todd-yes. Motion carried.

Mike Davy, Davy Engineering, dispersed the location map for the West Side Project that was discussed in detail last fall with construction to begin and be completed in 2025. The project has to be done in order to replace deficiencies in water mains and bad sanitary sewer that need to be replaced. The streets will then be replaced with curb and gutter. There is also a bid to mill and pave a nearby block that will not have any work done but was near enough the project to include as an alternate bid.

A copy of the tabulation of the bids was handed out from the public hearing held earlier in the day. There were 4 contractors that submitted bids. The work is being bid on an unpriced basis where you pay for each foot of water and sewer main so you can adjust quantities and react to changes that might take place during construction.

The bid from BKC Construction La Crosse - \$2,833,000, McCabe Construction Eau Claire - \$2,470,000, Gerke Excavating Tomah - \$2,546,000 and A1 Excavating \$2,734, 200. The low bid was from McCabe Construction. McCabe has been in business for 25 years and regularly do the work proposed in the bid. Davy Engineering has worked with them on projects in the past.

Davy Engineering reviewed all bids for completeness and accuracy.

The recommendation from Davy Engineering, would be to award the base bid and alternate bid for \$2,470,470.00. Davy had estimated the costs to be \$2,459,230.00. The schedule for the project is to complete the project including hot mix pavement by October 31, 2025, complete all items including the clean up by November 21, 2025 and wrap all final paperwork for final payment December 11, 2025.

Permits and easements are necessary for the work. It is recommended to contact property owners and make them aware of the project and that work will be done on their property when the sidewalk is replaced and ask them to sign the permit acknowledging the work to be done. It is not required but recommended. Xcel Energy will be moving the power poles, DNR has issued a construction storm water permit and the County has issued a permit for the excavation and patching of the road to install a water main. DNR plan approval for the water has been granted. There was also a State Historical Officers review of the project because there was a report of a possible burial ground in the vicinity of the project. Clearance was granted and will allow final approval from the DNR for the sanitary sewer.

There are 3 elements to the borrowing of the \$3,330,000 for the project; Clean Water Fund, Safe Drinking Water and General Obligation. Mike has met with Sean Lentz at Ehler's and has come up with a financing plan that hasn't changed from when we met last fall.

Motion by Rob Grover to award the construction contract to McCabe Construction for \$2,470,470.00, contingent on DNR plan approval for the sewer; seconded by Randy Larson. Vote: Carlson-no, Grover-yes, Larson-yes, Seely-yes, Swing-yes, Todd-yes. Motion carried.

Motion by Jesse Swing to approve Scope of Engagement Letters from Quarles & Brady LLP for the Clean Water Fund Loan; seconded by Rob Grover. Vote: Carlson-yes, Grover-yes, Larson-yes, Seely-yes, Swing-yes, Todd-yes. Motion carried.

Motion by Ryker Todd to approve the amendment to Water Quality Trade Agreement with Jacob & Ashley Halama seconded by Jean Seely. Ayes -6, Nays -0, Motion carried.

Laura Oanes, Library Director presented the Memorandum of Understanding Agreement with the Library Board. This outlays the process of management of the building and responsibility of repairs between the city and the Library Board.

Motion by Dave Carlson to approve the Memorandum of Understanding Agreement and develop a room use and shared calendar policy to come back to the council; seconded by Rob Grover. Ayes -9, Nays -0, Motion carried.

Motion by Ryker Todd to approve Application for Temporary Class "B" Beer Alcohol Beverage License from Old Main Cultural Center for May 25, 2025; seconded by Dave Carlson. Ayes -6, Nays -0, Motion carried.

Motion by Dave Carlson to approve application for Temporary Operator's License from Bruce Bender for May 25, 2025; seconded by Jean Seely. Ayes -6, Nays -0, Motion carried.

Motion by Jesse Swing to approve application For License to Serve Fermented Malt Beverages and Intoxicating Liquors from Phillip Seely; seconded by Dave Carlson. Ayes -6, Nays -0, Motion carried. Jean Seely did vote because Phillip doesn't live with them.

Motion by Dave Carlson to approve application for Temporary Class "B" Beer Alcohol Beverage License from Galesville Lions Club for July 4, 2025; seconded by Randy Larson. Ayes -5, Nays -0, Motion carried. Rob Grover abstained.

Motion by Dave Carlson to approve application for Temporary Operator's License from Tyler Truax for July 4, 2025; seconded by Jesse Swing. Ayes -5, Nays -0, Motion carried. Rob Grover abstained.

Motion by Dave Carlson to approve Application for Street Use Permits from Galesville Lions Club for July 4, 2025; seconded by Ryker Todd. Ayes-5, Nays-0, Motion carried. Rob Grover Abstained

Motion by Ryker Todd to approve Mayoral appointment of Jean Seely to Historic Preservation Commission; seconded by Dave Carlson. Ayes -6, Nays -0, Motion carried

Rob Grover would like residents and businesses to be notified about municipal work that may affect access to their homes and buildings. The matter was referred to the Streets and Sidewalks Committee by the mayor.

Motion by Jesse Swing to approve Accounts Payable and Manual Checks for General: \$91,881.23, Sewer: \$150,995.97, Water \$61,168.25, Capital Project Fund \$32,355.79, ARPA \$2,562.50, Library \$4,721.68; Total \$343,685.42; seconded by Randy Larson. Vote: Carlson-yes, Grover-yes, Larson-yes, Seely-yes, Swing-yes, Todd-yes. Motion carried.

The April budget comparison detail for general, sewer and water funds were included

Minutes from Galesville Area Chamber of Commerce for March 12, 2025

Motion by Jean Seely to adjourn the meeting; seconded by Dave Carlson. Ayes -6, Nays -0, Motion carried.

X

Jennifer Hess
City Clerk/Treasurer