

## OCTOBER 11, 2021 REGULAR CITY COUNCIL MEETING MINUTES

Pursuant to due call and notice thereof, a regular meeting of the Prescott City Council was held on Monday, October 11, 2021 in the Prescott Municipal Building, 800 Borner St., Prescott, WI 54021.

Call to order/Roll Call: Mayor David Hovel called the meeting to order 6:00 p.m. Members present were Thomas Oss, Maureen Otwell, Pat Knox, Dar Hintz and Bailey Ruona. Rob Daugherty was excused. City Administrator Matt Wolf and City Clerk Jayne Brand represented staff.

Public Comments: No Comments were given.

**Ruona/Otwell motion to approve the consent agenda which included the regular city council meeting minutes for September 27, 2021 finance committee meeting minutes October 6, 2021, cash balances, budget year to date, accounts payable, payroll and review of receivables passed without a negative voice vote.**

**Ruona/Hintz motion to open public hearing for change to Highway Commercial (C-2) zoning passed without a negative voice vote.**

City Administrator Matt Wolf presented the proposed changes for the C-2 zoning. Wolf presented the zoning map and ordinances. In order to help facilitate development, the city is considering removing permitted items from their C-2 zoning district and restricting other uses through a special use permit to have better control of the development and attractiveness of the area.

Aldersperson Otwell asked where the non-permitted uses are going to be placed. They can be moved to other zoning districts or under a special use. Aldersperson Oss asked what the steps would be for a PUD comparison to a special use. PUD has a site plan approval which can't be change where special use can be changed. Scott DeGross representing Victory Fireworks stated that warehouse isn't defined and he would like to see it defined. If you have a use which is not allowed does it become a nonconforming use. Thomas Langenfeld stated he has no confidants in what the city is going to do. Request that the zoning be left alone. Randy Murphy, Cernohous Chevrolet been in business since 1976 in the same location which has been zoned C-2. Is there something which needs to be fixed? Mary Paul, GGR Investments, why is there change? Fine with the current way property is zoned. DeGross questioned non-conforming use if the building is destroyed. State Statute allows to go in same footprint and use can continue. Pat Pechacek, St. Croix Terrace Mobile Home Park. This would directly impact them as the front area is zoned C-2. Would like a letter from city as what can be done before this is passed. Langenfeld has apartments and asked if a car was parked in the parking lot and had a for sale sign would they be able to do that. Mayor Hovel wants the entrance of the city to look good. Planning ahead can help to prevent things from happening. Mayor Hovel stated we could get the city attorney to put together a letter regarding nonconforming. Pechacek asked if the city can get a letter out from Attorney before final reading. Ruona would like to take it back to ordinance committee to make it a holistic approach. Otwell asked about grandfathering and how does the city keep track of the letters. Mary Paul of GGR Investments part of the lot is residential and the other portion is C-2. They would like to put storage units behind the residential which require a special use permit and an example of one of the conditions may be asked to add fences around the storage shed.

**Daugherty/Ruona motion to close the public hearing passed without a negative voice vote.**

**Otwell/Hintz Motion to approve the 1<sup>st</sup> reading of Ordinance 06-21, an ordinance to repeal and replace city ordinance Section 635-24 "Highway Commercial District C-2" with nonconforming letter draft for the next council meeting passed by a majority vote with Oss, Daugherty, Ruona voting nay. Mayor Hovel voted yes to break the tie.**

**Daugherty/Ruona motion to approve the 2<sup>nd</sup> reading and waive the 3<sup>rd</sup> reading and approval of Ordinance 04-21, an ordinance to repeal and replace city ordinance 421-5 “Park Hours” passed without a negative voice vote.**

**Ruona/Otwell motion to approve the 2<sup>nd</sup> reading and waive the 3<sup>rd</sup> reading and approval of Ordinance 05-21, an ordinance to repeal and to replace city ordinance section 235-8 “Animal restricted on public grounds and cemeteries” passed a majority vote with Knox voting no.** Alderperson Knox has had opposition to this proposal. Alderperson Ruona has not seen people be able to retrieve their dogs on command. Magee Park could have an area for dogs. Alderperson Ruona suggested the compost site as an area for a dog park.

**Ruona/Hintz motion to approve the 1<sup>st</sup> reading and waive the 2<sup>nd</sup> & 3<sup>rd</sup> reading and approval or ordinance 07-21, an ordinance to repeal and replace city ordinance section 64-6 “ward descriptions” passed without a negative voice vote.**

**Ruona/Otwell motion to approve pay request #1 for the reconditioning of the 250,000 gallon water tower to Classic Protective Coatings in the amount of \$202,967.50 passed without a negative voice vote.**

City Administrator Matt Wolf and City Engineer Greg Adams presented information on Well #3. The well is high in nitrates and exceeds the state standards for nitrates. DNR is working with EPA to discuss how to move forward. An option would need to be chosen to be studied in further detail. Adams stated the DNR will have some jurisdiction over what the city needs to do for the well repair. Otwell asked if the nitrates has something to do shallowness of the well. Well #3 is about 100 feet shallower than the other 2 wells. Options are construct a new well and wellhouse, design a test well at the new site, abandon the old well. Another option would be to treat for nitrate through a membrane reverse osmosis. The membrane reverse osmosis can also get rid of other chemicals. PILOT study would need to be completed. Alderperson Ruona asked if there was an electrolysis option. This can pull out more chemicals. Alderperson Daugherty asked what level we would need to bring the nitrates to. Adams stated it can bring it almost down to zero. Alderperson Otwell asked if the DNR has a timeline when this would need to be completed. Alderperson Otwell asked if we knew anything about the aquifer. Alderperson Daugherty stated we will probably have to do this for all of our wells. Adams stated water quality is getting a little more polluted. Third option would be to drill the well deeper in the same location. Alderperson Ruona agreed we need to do filtering. Alderperson Otwell asked how long it would take to do this process. Would look at a safe water drinking loan, a portion which is a grant. The city will need to work with the Public Service Commission on this project also. Asked how the city would get out a notice to the public. Alderperson Oss asked if the DNR could come in and ask the city to do something more or different. Alderperson Otwell asked when it went over 12. Back in 2015 the city was in the low 7 for nitrates. The council would like to look at options 2 & 3. Alderperson Otwell stated we should look at the newer technology.

Finance Committee October 25<sup>th</sup> at 5:00 pm to review the 2022 budget

Next meeting October 18<sup>th</sup> at 5:00 pm for parks and public property meeting.

Other Business:

Congratulations to Dennis Eaton on receiving the award for Wastewater Treatment Plant Operator of the year for the LaCrosse District.

Cheri Johnson who served the Prescott Police Department as an administrative and also the Prescott Police Commission passed away and we give our condolences to her family.

Thomas Langenfeld discussed an issue regarding an address. He felt he was treated unfairly.

**Ruona/Hintz motion to approve David Olson to the zoning board of appeals passed without a negative voice vote.**

**Ruona/Daugherty motion to adjourn passed without a negative voice vote.**

Respectfully Submitted,

Jayne M. Brand  
City Clerk