

## **Hurley City Council**

### **Regular Meeting – September 12, 2023**

Meeting called to order at 5:00 p.m. by Mayor Joanne Bruneau.

Pledge of Allegiance to the Flag.

Roll Call. Present: Stephanie Innes, Jamey Francis, Rita Franzoi, Joe Pinardi, Tom Conhartoski and Robert Lanctoe. Also in attendance: City Attorney Ray O’Dea, Carol Keen, Impact Seven, Chris Colassaco, Scott Santini and Gary Laguna.

Under Public Comment, Ardith Carlson commended Glen Kuklenski for filling in Gold Street.

A motion to accept the minutes of the August meeting was made by Francis, seconded by Innes. Motion carried, all aye.

The Public Works Committee did not meet, but Santini was present to update the council. Work has begun on the spring flood road repairs. 5<sup>th</sup> Ave. will be repaired once those repairs are complete.

Francis reported for the Police, Fire & License Committee. Fire Chief Swartz updated the committee. Northwoods Tech is teaching an entry level firefighter course at the Hurley Fire Hall. Approximately 14 people from around the area will be attending. The department responded to a house fire last month, which is believed to be an electrical fire that started in the kitchen. Annual equipment testing is almost complete. Four members of the department are taking a First Responders class being held at Northwoods Tech from September – December. Francis asked if there was an update on fire pits. Swartz stated he has not found any issues with the ones he has checked. In Chief Colassaco’s update, he addressed the committee on the budget concerns in operating a 24/7 coverage police department which were brought up by council members during August’s meeting.

A motion was made by Pinardi, supported by Conhartoski, to grant operator’s licenses to Chursea Dufour, Jack L. Selin, Gracie A. Maslanka, and Morgan Gervais. Motion carried, all aye.

Innes reported for the Finance Committee. Public comment included the status on the Econolodge room tax from Franzoi and clarification on the utility credit policy from Francis. In the clerk’s update, a short-term rental that was approved in 2020 was recently discovered. Due to COVID, the residence was not utilized as short-term until recently. This brings the number of permits up to 9. City Ordinance caps the residential permits at 10. A staff member in the clerk’s office will be going on maternity leave, and the school was contacted regarding their School to Work program. The student would also be utilized in the library until a new assistant is hired. The committee decided it would not be a paid position. The office was informed that 11 beavers were trapped between Days Inn/Town & Country and Lake Michele within a 5-day period. The Lake Michele District hired an individual from Mercer and are asking surrounding communities that were affected to assist in the cost of \$871.

Other items discussed – garbage collection fees, Haven North’s offer to purchase three parcels on Lake Michele, Main Street Design’s banner proposal. The committee also discussed whether or not the public works department should continue to hang the senior banners. The committee’s

opinion was to discontinue the service due to the cost of the manpower and the wear and tear it puts on the city's banners.

A motion was made by Francis, supported by Franzoi, to donate \$200 to the NICER Spooky Trail Walk. Motion carried, all aye.

A motion was made by Conhartoski, supported by Lanctoe, to approve the finance report and pay the bills in the amount of \$217,981.38. Motion carried on roll call vote.

Carol Keen, Impact Seven, updated the council on the HOMES housing development. Impact Seven has obtained site control and they have completed their survey. They should have their first bid from a contractor this week. They are anticipating 40 units at a \$200,000 cost per unit. They are completing their market study that would show the rents and it will be sent to the city as soon as it is available. There is a budget gap due to construction costs and construction financing. Impact Seven is looking at options for additional funding and resources through the Federal Home Loan Bank of Chicago, but would not be available until 2024. Senator Baldwin's office was also contacted to get an earmark in the Federal budget for \$4 million, which would close the gap for all three projects. Ms. Keen requested any resources from the city be available to help assist with the project. Francis asked if the 40-unit plan is set in stone and if we would be able to downsize. Ms. Keen explained that a minimum of 24 units is needed for financial feasibility and will know more once they receive the completed market study. Mayor Bruneau and council members agreed that the city would do whatever they could to help support the project.

Chief Colassaco was in attendance to address the concerns and comments made during the August council meeting. Remarks included the importance of a strong working relationship with the Iron County Sheriff's Department since Iron County is a large area to cover; the safety and security for the school; safety for the city's residents; job security for the current officers in a field that is in very high demand. Colassaco also wanted approval to hire the replacement part-time officer if the opportunity comes. He noted how difficult it will be to find a part-time officer when there are 200+ openings for full-time throughout the state. Pinardi stated that approval was given during August's meeting.

A motion was made by Pinardi, supported by Francis to act on the recommendation from Planning and Zoning to approve the Conditional Use Permit application allowing for short-term rentals at 113 2<sup>nd</sup> Ave. S. (Copper Street Pub upper apartment), Collen Robinson, applicant; Walker Robinson, owner. The recommendation from Planning and Zoning came with the stipulation that the owner cannot visit or live at the property at any time as his presence could interfere with public health, safety and welfare. It was noted that during Planning and Zoning, the question came up as to if the owner could be on the premises if the apartment is not being rented. Ray O'Dea clarified that the owner could be on premises if the property is not being rented for situations such as repairs and maintenance. Roll call – Franzoi-No; Pinardi-Yes; Conhartoski-Yes; Lanctoe-No; Innes-No; Francis-Yes. Mayoral vote was yes. The application was approved.

Discussion on how garbage collection fees will be collected once the orange bags are eliminated – adding \$72 to property tax bills or adding \$18 to quarterly utility bills. The Finance Committee recommended the fees be added to the quarterly utility bill in the amount of \$18 per quarter. It was explained that if the fee went on the property tax bill, the amount would not be divided into the three tax payments; special assessments are paid entirely with the first installment.

A motion was made by Pinardi, supported by Conhartoski, to add the garbage fees to the tax roll. Roll call vote – Pinardi-Yes; Conhartoski-Yes; Lanctoe-No; Innes-No; Francis-Yes; Franzoi-No. Mayoral vote was no and remained with the recommendation from the Finance Committee to place the garbage fees on the utility bills.

Proposal from Haven North to purchase three city parcels on Lake Michele. The parcels are bordered by Haven North condos and the association has maintained and mowed a small corridor dividing the property. They requested permission to maintain the corridor if the city decides not to sell. The council tabled the proposal to gather more information on the value of the property. A motion was made by Conhartoski, supported by Lanctoe, to allow Haven North to maintain the corridor. Motion carried, all aye.

A motion was made by Francis, supported by Conhartoski, to approve the purchase of 93 banners from MainStreet Designs for \$6,597. Motion carried, all aye.

A motion was made by Pinardi, supported by Innes, to deny the roof drain expense claim for Sharon's Coffee Company. Motion carried on roll call vote, all aye with Franzoi abstaining.

A motion was made by Francis supported by Franzoi, to convene into closed session pursuant to WI State Statute 19.85(1)(g) – conferring with counsel regarding current litigation in Hurley v Nevala. Motion carried on roll call vote, all aye.

A motion was made by Pinardi, supported by Francis, to reconvene into open session pursuant to WI State Statute 19.85(2). Motion carried on roll call vote, all aye.

A motion was made by Innes, supported by Franzoi to convene into closed session pursuant to WI State Statute 19.85(1)(e) – conducting specific business whenever bargaining reasons require a closed session – Hurley/Montreal Water Service Agreement. Motion carried on roll call vote, all aye.

A motion was made by Lanctoe, supported by Conhartoski, to reconvene into open session pursuant to WI State Statute 19.85(2). Motion carried on roll call vote, all aye.

A motion was made by Lanctoe, supported by Conhartoski to make the following corrections to the draft Water Service Agreement between Montreal and Hurley – Montreal will provide at least 10% of Hurley's water needs, subject to section 1.5 which added that the supply could be shut off at the City of Hurley's sole discretion. Motion carried, all aye.

A motion to adjourn was made by Innes, supported by Lanctoe. Motion carried, all aye.

Stacey L. Wiercinski, Clerk-Treasurer