May 21, 2026 CITY OF ALMA COMMON COUNCIL PROCEEDINGS 6:00 p.m.

314 N MAIN ST, ALMA, WI

Mayor Richard Champeny called the regular monthly meeting of the Common Council of the City of Alma to order.

Pledge of Allegiance was said.

Clerk Sharaya Reed took roll call with the following members present: Mayor Richard Champeny, Davie Meier, Larry Grisen, Randy Brommer, Perry Iberg, Loren Mueller, Gary Jepsen, and David Earney via Zoom.

Citizens present: Dan Schultz, Jerri Schreiber, Jane Langenfeld, Ben Hillig, Kathy Jepsen, Perry Pronschinske, Buffalo County Sheriff Mike Osmond, and Deputy Luke Lawton.

Motion by Jepsen seconded by Brommer to approve the April 2026 Financial Report as presented. All members voting yes by roll call vote.

Motion by Grisen seconded by Mueller to approve the April 2026 Treasurer's Report as presented. All members voting yes.

Citizen comments:

Jane Langenfeld W1891 Kali Ln. spoke about the dilapidation of a business on Main Street. She presented a picture of a property. She said the building continues to deteriorate. This is the same property she brought up two years ago. The Mayor stated he will follow up with this with the Ordinance Officer Ken Passow.

City Crew member Perry Pronschinske was recognized for his 12 years of service to the City. He was presented with a plaque and congratulated. Pronschinske spoke of his time with the City and appreciation.

Buffalo County Sheriff Mike Osmond introduced Deputy Luke Lawton to be on the City of Alma service. Former Deputy Rybarczyk will be taking a straight day shift position in the County due to a shift redraw because of the different openings they have. Deputy Lawton will be starting on the City of Alma service beginning to mid-June at the latest. Deputy Rybarczyk will be riding along with Deputy Lawton a couple times to show him the ins and outs.

Anne Keller was not present to discuss her neighbors property. Ordinance Officer Passow informed the Services Committee about the property and Chair Loren Mueller said they will look into any ordinance violations going on with that.

SERVICES COMMITTEE

Chairperson Mueller went over the minutes of May 5, 2026.

Friends of the Alma Cemetery have been working hard to clean up and prepare for Memorial Day.

Mayor Champeny provided an update on the Matt Featherston property. History of the property has been provided to the County. A property inspection is set for Tuesday, May 26.

Motion by Iberg seconded by Meier to approve the May 5, 2026 Services Committee report as presented. All members voting yes.

CITY OF ALMA MUNICIPAL BUILDING COMMITTEE

Chairperson Grisen went over the minutes of May 5, 2026.

Phase 1 finishes were gone over. Such as colors and trimming options. Bill Boettcher presented the plans for Phase 2 and they are being sent to the State. Change Order 001 for the sewer lining to Jurowski Construction in the amount of $29,864.94 was brought up for approval. Collins Pluming and Lien and Peterson Architects have signed off on it. This is a necessity if not done now, when we do the finish work we would have to chop up the whole floor.

Motion by Muller seconded by Brommer to approve the change order for $29,864.94. All members voting yes by roll call vote.

Motion by Earney seconded by Jepsen to approve the minutes. All members voting yes.

UTILITIES COMMITTEE

Chairperson Grisen went over the minutes of May 11, 2026.

Discussed concerns about painting parking spaces near Alma Hotel. The committee discussed this matter. Lines are usually painted every year. The committee approved recommending to the Council that we spend up to $8,500 for line painting for this summer. This is through Bennish Line Painting. This will include crosswalks and yellow no parking areas on 2nd Street.

Motion by Earney seconded by Jepsen to approve up to $8,500 for line improvements for the City of Alma for 2026. All members voting yes by roll call vote.

Looking into reducing our phosphorus numbers at the waste plant through Rare Earth chemical pilot study. The numbers have been down. The number is down to .5. We need to be down to .1. The numbers started at 4 to 5.

At the next meeting on June 8, Randy and Dave will go out with Joe and do a road tour and do the pacer rating on the roads that is part of our five year road plan.

Earney, Sharaya, Joe, and the Mayor met with a representative from ISG Engineering. This company would provided services similar to Davy Engineering who the City currently has. The company would help the City with developing a plan with their infrastructure repairs and grants.

Motion by Earney seconded by Brommer to approve the May 11, 2026 Utilities Committee report as presented. All members voting yes.

FINANCE/TAX & LICENSE/ZONING COMMITTEE

Chairperson Jepsen went over the minutes of May 11, 2026.

Summer help applicants were reviewed. There were two applicants. A brief interview was conducted. Chloe Reed has been hired as part-time summer help.

Building permit submitted by John Henn was approved for the ½ bath they want to put in the preapproved shed they are constructing.

There were no operator licenses.

The committee reviewed an agreement for fiber optic cable construction for Oakmonte (USDA building). All parties have signed the agreement. $5,000 was mailed to CCT from Oakmonte. The City of Alma will be contributing $5,000 per a previous agreement.

Market & Johnson pay request #8 for $214,499.28.

Motion by Meier seconded by Mueller to approve the payment of $214,499.28 to Market & Johnson. All members voting yes by roll call vote.

Change Order 004 for Market & Johnson for a combination of change orders #13, 15, 16, 18, 19, 20, 21, 22, and 23 for additions, subtractions from the building plan. Credit to be given $76,549.34. Original contract was $3,676,900, now will be $3,600,350.66.

Motion by Jepsen seconded by Iberg to approve the dollar amounts as stated. All members voting yes by roll call vote.

Jepsen went over the library annual report. There will be a geothermal system installed and 80 panel solar system, this will help to be energy efficient.

Motion by Iberg seconded by Meier to approve the Finance Committee minutes of May 11, 2026 as presented. All members voting yes.

Motion by Jepsen seconded by Grisen to approve the 2027 contract for Kleven Property Assessment, LLC at a cost of $7,200. All members voting yes by roll call vote.

PARKS & REC

Chairperson Meier went over the minutes of May 12, 2026.

Pine Street has a camera up now to help monitor the animal feces.

Bathroom signs are up at the beach.

Still waiting to hear back from the Water Trade to be able put the rip rap in at Rieck's Park to help control the erosion.

Estimates for floor and wall coating were reviewed by the committee. These will be put off for now as the condition seems to be ok.

A fishing tournament application was approved.

New grills were discussed for the Rieck's Park and Buena Vista.

Picnic tables are looking to be ordered using CAPX2020 money.

Motion by Meier seconded by Mueller to approve the use of $560 CAPX2020 to purchase two covered grills for the parks. All members voting yes.

Motion by Meier seconded by Brommer to approve the use of $4,889.67 CAPX2020 to purchase four picnic tables. All members voting yes.

Meier is still working with the contractor to get the shelter at the beach staked out.

Motion by Grisen seconded by Iberg to approve the minutes of May 12, 2026. All members voting yes.

TOURISM

Met with representatives from West Coast of Wisconsin about appearing on their website. Brochures are being updated for printing. Our Wisconsin magazine ad has been updated. Money was approved for a trolley during Best Dam Day.

The signs have been repainted and put back up at each of town. The one in Nelson needs some work done to it. Would like to know what Fountain City does for their tourism, maybe collaborate with them. Noel Dubuque was introduced by Dan Kordiak as the new partner for the Empire Room. They hope to open in September.

Motion by Iberg seconded by Brommer to approve the 4/21/26 and 5/12/26 minutes. All members voting yes.

RE-ORGANIZATION MEETING

Motion by Meier seconded by Brommer to approve the minutes from 4/21/26. All members voting yes.

Next Council meeting will be June 18, 2026 at 6:00 p.m. with a Public Hearing at 5:45 p.m.

Upcoming meetings:

Services – Not one at this time

Utilities – June 08, 2026 at 8:30am with a road tour after

Finance – June 08, 2026 at 10:30am

Parks & Rec – June 09, 2026 at 9am

Tourism – June 10, 2026 at 9am

Motion by Mueller seconded by Brommer to adjourn. All members voting yes.