

**Board of Public Works  
of the City of Onalaska**

Tuesday, November 4, 2014

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1 The Meeting of the Board of Public Works of the City of Onalaska was called to order at 6:30  
2 p.m. on Tuesday, November 4, 2014. It was noted that the meeting had been announced and a  
3 notice posted at City Hall.

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5 Roll call was taken with the following members present: Ald. Jack Pogreba, Mayor Joe Chilsen,  
6 Financial Services Director/Treasurer Fred Buehler, City Engineer Jarrod Holter, Ald. Jim  
7 Bialecki

8  
9 Also Present: City Attorney Sean O’Flaherty, Land Use and Development Director Brea Grace,  
10 Police Chief Jeff Trotnic, Fire Chief Don Dominick, Buildings Manager Brian Babiash,  
11 Assistant City Engineer Kevin Schubert, IT Specialist Mike DeLine

12  
13 **Item 2 – Approval of minutes from previous meeting**

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15 Motion by Ald. Bialecki, second by Mayor Chilsen, to approve the minutes from the previous  
16 meeting as printed and on file in the City Clerk’s Office.

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18 On voice vote, motion carried.

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20 **Item 3 – Public Input (limited to 3 minutes/individual)**

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22 Ald. Pogreba called for anyone wishing to provide public input.

23  
24 **Dale Oestreich**  
25 **2918 Brookshire Place**  
26 **La Crosse**

27  
28 “I’m here representing the Wisconsin Department of Transportation tonight. I just wanted to  
29 make a few statements regarding the item before us, [which is] the left-turn extension for South  
30 Kinney Coulee. The Wisconsin Department of Transportation recognizes the issue raised with  
31 left-turning traffic from westbound [State Trunk Highway] 16 to South Kinney Coulee spilling  
32 into the through lane. We also recognize the commitment from the city through the TEA grant  
33 for the Gundersen complex to address that concern by lengthening the left-turn lane, and in so  
34 doing eliminates direct access to Farm & Fleet for eastbound [STH] 16 traffic. WisDOT fully  
35 supports alternate access for eastbound 16 customers to Farm & Fleet in conjunction with the  
36 left-turn extension, and is in favor of the option developed that lengthens Pralle Center Drive and  
37 provides a connection to Farm & Fleet near the Best Buy property. I believe it was referred to as  
38 the preferred option in the study. WisDOT monitors crash rates and numbers for all its  
39 maintained facilities, including the South Kinney Coulee Road Farm & Fleet area of 16. To  
40 date, this area is not above the statewide average for accidents. WisDOT, in recognition of the  
41 complicated nature involved in providing alternate access for Farm & Fleet, is willing to allow a

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42 delay of the required South Kinney Coulee extension for up to five years. That would put a  
43 deadline of 2020, as I calculated it. That's to allow the involved parties to find alternate  
44 solutions. WisDOT acknowledged that if the left turn into Farm & Fleet is closed without viable  
45 alternate access, different safety concerns could develop with illegal and legal u-turns in the area.  
46 If WisDOT determines that the State Trunk Highway 16 left-turn lane must be lengthened due to  
47 safety concerns we'll work together to implement the requirements of the TEA grant sooner, and  
48 WisDOT is willing to discuss these points and attempt to find solutions that we can all make  
49 work."

50

51 **George Steil, Attorney**  
52 **728 Thorncrest Court**  
53 **Janesville**

54

55 "I am the corporate attorney for Blain's Farm & Fleet. I just wanted to say that Farm & Fleet has  
56 been at their location since 1984. Farm & Fleet has 36 stores in Wisconsin, Illinois and Iowa.  
57 We're very happy with the store here, and we want it to continue. We recognize that there is this  
58 issue out there that the Department of Transportation is willing to work with us and extend the  
59 time. We've been working with the city for literally years on this project trying to come to a  
60 solution that would benefit everybody. We recognize that it's a safety issue. We want to come  
61 to a conclusion that's best for everybody and we're willing to work on that. In fact, Farm &  
62 Fleet has paid some of the expenses through this process such as the study that you're looking at  
63 tonight. We recognize that there are some issues that need to be worked out, and we're willing  
64 to work with the city as we have been, working with all the other people that are involved,  
65 working with the Department of Transportation to try to resolve this. We appreciate that the  
66 Department of Transportation is willing to extend the time for five years for us to do that, and we  
67 support that request. We will continue to work with the city and the Department of  
68 Transportation and other parties to try to get this matter resolved."

69

70 **Dennis Klohs, Cornwall-Klohs Company (developer of Pralle Center)**  
71 **No address given**

72

73 Dennis asked if board members will interact with the audience if they discuss the technical  
74 information included in the meeting packets or if this is the only opportunity that he will be  
75 allowed to speak.

76

77 Ald. Pogreba said the Chair and the board may allow special witnesses to answer questions while  
78 an agenda item is being discussed.

79

80 Dennis said he wishes to comment if the board discusses the technical aspect of different designs  
81 and the effects they may have. Dennis said, "In general, I would totally support what the DOT  
82 said and just have a five-year delay. That would be great. The designs, as presented, do not

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83 work for Pralle Center. As far as I know, all the impacted parties in Pralle Center have not been  
84 adequately noticed. Target, Kohl's, Best Buy, et cetera, have not been noticed for this meeting,  
85 and they have equal involvement in this that my company does. I would encourage that nothing  
86 significant happen tonight because it hasn't been adequately noticed. But we certainly can talk  
87 about some technicalities and the design if you would like to do that. We cannot support the  
88 designs as presented, but the five-year delay sounds like a very reasonable solution.”

89

90 **Paul Hanson, Marsh View Center representative**  
91 **3428 South Kinney Coulee Road**  
92 **Onalaska**

93

94 “Here once again at the 11<sup>th</sup> hour we hear that the DOT is now looking at a five-year extension.  
95 That is good at face value, but as our property being affected the most of all of them we can't  
96 support any of the options that were presented to the board and to the city. Our property is  
97 impacted the most directly, whether it's through access, ingress, egress and/or properties. If we  
98 get into the technical aspect, I would like it if we could have a question-and-answer period with  
99 that because I think there are some ... In the traffic study that was given I think a lot of  
100 information has been left out in regards to the queuing of the traffic on Pralle Center drive. That  
101 isn't addressed. Just going forward, I think we have to look here [and say] it's the city's  
102 responsibility to create a safer situation. As the report shows, we have some operations that are  
103 'Cs' today going to 'F.' We realize that, so I think needs to be ... It's wonderful to hear that  
104 Farm & Fleet wants to start talking with everybody. We've had troubles getting that  
105 communication, so maybe over the course of five years we can come to some resolutions. We'll  
106 see where that goes. If there's five years to see what happens, that's fine. But today we would  
107 be opposed to all four options that are out there today.”

108

109 **Diane Oldani Wulf**  
110 **910 Orchid Place**  
111 **Onalaska**

112

113 “I'm here this evening to speak on behalf of agenda Item No. 10, the 2015 Capital Improvements  
114 Budget. It would be in regard to Item No. 58. It should be very easy to find; it's the very last  
115 item – Council Chambers audio/video equipment. I would like to respectfully request that the  
116 Board of Public Works consider putting the line item back in the budget this evening for future  
117 consideration. I did watch from home last month when it was removed. I talked with  
118 individuals afterwards. I think there was some knowledge that some people weren't aware of  
119 that the scroll has not been online since possibly May. There is a lot of communication that has  
120 not been getting out to the public since then. Former Mayor and now Second District Alderman  
121 Jim Bialecki originally appointed me to the Technology Advisory Committee in 2003, and I've  
122 served on that committee ever since except for one year. Even though I don't have the  
123 technological background I bring a lot of institutional memory of that committee. There have

124 been a lot of issues with the audio/visual equipment in this room. We continue to put out a lot of  
125 fires. In my opinion, there has been a lot of staff time that has been expended, a lot of  
126 Alderperson time, and a lot of phone calls. It started approximately about 2004 or 2005. Today  
127 it's 2014 and we're going into 2015. I think it's time for us to put out the fires and be done with  
128 all the issues that we have with this. Whatever we can do to make what we do hear in this room  
129 more accessible to the citizens of our community.”

130  
131 **Jake Bowe, Culver's representative**  
132 **9422 State Trunk Highway 16**  
133 **Onalaska**

134  
135 “I just wanted to voice my concerns with the designs. I guess I don't know if there's enough  
136 information to determine the impacts it could have on my business with traffic and traffic flow  
137 that would change and possibly prevent customers from coming into our business because of  
138 long queuing lines. I just wanted to state my opposition to the alternatives as posted. I would  
139 also be for extending any kind of decision for further study.”

140  
141 Ald. Pogreba called three times for anyone else wishing to provide public input and closed that  
142 portion of the meeting.

143  
144 **Consideration and possible action on the following items:**

145  
146 **Item 4 – Review and consideration of installing State Trunk Highway 16 left-turn lane**  
147 **extension at South Kinney Coulee Road and Pralle Center Drive extension including**  
148 **possible Farm and Fleet access including impacts to commitments to Wisconsin**  
149 **Department of Transportation Economic Assistance Grant**

150  
151 Jarrod said the left-turn lane extension is due to the TEA (Transportation Economic Assistance)  
152 grant that the City of Onalaska signed in 2003 with the Wisconsin Department of Transportation.  
153 At that time it was given to the city for the Gundersen drive, which is located off South Kinney  
154 Coulee Road. As part of the TEA grant, the left-turn lane extension was part of the plan. The  
155 left-turn lane access into Farm & Fleet comes from eastbound STH 16. Part of the TEA grant  
156 was to extend the left-turn lane back through the left-turn lane access into Farm & Fleet and back  
157 toward the interchange to allow more left turn traffic into that area. Jarrod said the city  
158 performed the projects when the TEA grant was signed in 2003 and noted the DOT told city  
159 officials there was no need for a left-turn lane extension at the time because Gundersen's campus  
160 was not built out. Jarrod said there was a delay of approximately eight years and noted that in  
161 2011 the city began receiving correspondence and emails from WisDOT stating it was time to  
162 install the left-turn lane extension on STH 16. The City of Onalaska hired Short Elliott  
163 Hendrickson in early 2012 to design the left-turn lane extension. Jarrod said the city has met its  
164 obligations in the agreement with Gundersen Health Systems. The TEA grant will pay half of

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165 the costs for the left-turn lane extension when it is installed, with Gundersen Health Systems  
166 paying the other half. Jarrod said Farm & Fleet began inquiring in 2012 what would happen in  
167 the area of the planned left-turn lane extension. Jarrod said he told Farm & Fleet representatives  
168 that the city had been informed by WisDOT that the left-turn lane should be installed to satisfy  
169 its TEA grant requirements. Jarrod said city representatives worked with Farm & Fleet  
170 representatives, noting that Farm & Fleet paid for part of the cost of examining alternate access  
171 points off Pralle Center Drive, which comes in off STH 16. There is approximately 250 feet of  
172 existing city right of way, and everything past this point and inside the development is private  
173 property. Jarrod said a city study of the area had been performed and some possible solutions  
174 were proposed. Jarrod said discussions were held with Farm & Fleet and the owner of some of  
175 the parcels in the development. Jarrod said more options were studied and noted there had been  
176 three iterations of the study. Jarrod noted board members' packets include information  
177 pertaining to the final iteration of the study. There are four different final options for alternate  
178 access. Jarrod said the city completed the final study for alternate access and noted SEH has a  
179 set of plans for extension of the left-turn lane that have been conceptually approved by WisDOT.  
180 Jarrod said an attempt was made to hold a meeting with the various landowners in the area that  
181 would be impacted, adding attempts also were made to correspond with the landowners.

182

183 Jarrod said, "Even with all the work over the last two years in this area with the variety of  
184 landowners trying to find a solution, it's just very hard to find a lot of common ground between  
185 the various entities in that area. No matter what is done in this area – if the left-turn lane is  
186 extended and other things – there are impacts from what you see today. As some of the speakers  
187 that came forward for public comment, the owner of the Marsh View Center, Culver's and the  
188 original developer feel there are impacts if Farm & Fleet is given access out to Pralle Center  
189 Drive if it was extended. Farm & Fleet obviously has impacts if the left-turn lane access is  
190 closed off to their business along Highway 16."

191

192 Jarrod noted he had been contacted late last week by WisDOT representatives, who had made an  
193 offer to extend the installation of the left-turn lane. Jarrod said the city is seeking options and  
194 welcomed questions from board members.

195

196 Ald. Pogreba inquired about the sum of the original TEA grant.

197

198 Jarrod estimated the sum to be approximately \$800,000 and noted the City of Onalaska's  
199 commitment was approximately \$392,000. Jarrod also estimated that \$400,000 had been  
200 received via the TEA grant.

201

202 Ald. Pogreba asked, "Realizing that some of the funds have been paid for the study from Farm &  
203 Fleet in this situation, where do we stand with the amount of money we put into the study and  
204 that the city would be out at this particular point?"

205

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206 For clarification, Jarrod asked Ald. Pogreba if he is referring to the amount expended from City  
207 of Onalaska funds for the study.

208

209 Ald. Pogreba asked how much the city had spent on the redesign and the closing of the left-turn  
210 lane.

211

212 Jarrod estimated that the city has spent between \$25,000 and \$30,000 on studies to examine  
213 impacts to the area. Jarrod noted that the TEA grant, the City of Onalaska and Farm & Fleet all  
214 have paid a portion of this. Jarrod also noted that there have been different iterations of the  
215 studies, stating he believes Farm & Fleet paid for half of the first study and the TEA grant paid  
216 the other half. The City of Onalaska paid for half of the second study, and the TEA grant paid  
217 the other half. Jarrod said, "It's been a shared cost. Farm & Fleet has participated in those  
218 studies, and the city has participated and the TEA grant has participated."

219

220 Ald. Pogreba asked Jarrod for his recommendation.

221

222 Jarrod said, "Obviously it's a very gracious offer for the DOT to let us have another five years to  
223 contemplate the future again. I guess I look at this project and see that it's been 11 years in the  
224 making. It's been a lot of work over the last three years to get to the point that we're at today of  
225 trying to get to a point where we can look at various options. We've got the study that does  
226 outline four options that there is no consensus on with any of the parties involved on what would  
227 be a good option. With the situation we have today, the whole reason the city is in this putting in  
228 a left-turn lane is to satisfy the conditions of the TEA grant. If the city did not have the TEA  
229 grant we would not even be involved with this work. I hate to delay [the project] any further  
230 because there have been vast city resources – not only financially, but just staff time – to put it  
231 in. [Speaking for] myself as a City Engineer, it would be a good project to put to bed. But on  
232 the same token, I understand there obviously is a lot at stake for a lot of entities in the area that  
233 are impacted by this."

234

235 Ald. Pogreba said, "We could actually look at extending the left-hand turn lane and not worrying  
236 about any other access to Farm & Fleet if we wanted to at this time. But that would be, I don't  
237 want to say devastating, but as a business aspect for Farm & Fleet that would not be a good thing  
238 for them. Of course we want to be concerned with all members of the business community out  
239 there in that area that have stepped forward and those who have not been noticed. If we  
240 recommended a delay of three years that allowed the businesses to communicate and come up  
241 with a plan themselves in that area, would that be something of a choice?"

242

243 Jarrod said, "My personal feeling on the situation out here is after many years of  
244 communications with all the parties involved ...and I very much understand everyone's  
245 viewpoint. Everyone has valid viewpoints – whichever entity it is. [But] you're never going to  
246 find common ground. In my opinion you are never going to find a solution out there without

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247 some sort of master stroke that's going to get everyone to agree on a certain solution. Believe  
248 me – if I had a solution that I knew could moderately be [agreed upon] by all parties involved,  
249 I'd have it on the screen tonight. I just do not have one. Without something happening I just  
250 don't ... That's the reason I'm here tonight with what I have. I don't have a rock-solid staff  
251 recommendation for you to follow. I am looking for direction.”

252

253 Mayor Chilsen said, “I'm not in favor of dragging this out for five years. I don't think time is the  
254 issue. I think the issue is moving forward given what we know, and I would like legal counsel's  
255 opinion as to the notice issue.”

256

257 Sean said the notice issue pertains to if the city was proceeding and utilizing its powers of  
258 eminent domain with respect to taking property in which other properties might have legal rights.  
259 Sean said those parties, including Pralle Center property owners such as Target, Kohl's and  
260 Hobby Lobby would be parties to any proceeding or decision with respect to that. Sean stated,  
261 “At this time, these are the parties who have expressed interest, and these are the parties that this  
262 board tonight is not making a decision about using powers of eminent domain. Not noticing  
263 those parties is not a material issue.”

264

265 Ald. Bialecki said, “To some extent, the five-year extension sounds attractive. But it's too long.  
266 ... I could be flexible for a one-year [extension] provided all you owners out there work that out  
267 and give us an answer within 12 months. If not, we're going to move on – period. That's just  
268 my opinion. I speak for myself only.”

269

270 Jarrod said the city could choose to take no action and see if WisDOT makes the city repay the  
271 TEA grant. Jarrod said, “If you extend the left-turn lane on State Trunk Highway 16 to satisfy  
272 the grant requirements, then you should address whether you're going to do anything on Pralle  
273 Center Drive. If we do this we should have closure. If we're going to go forward with  
274 something we need to have everything spelled out so then staff has direction on what to inform  
275 the various property owners in the area.”

276

277 Ald. Pogreba said he believes the landowners need to come together and make a determination  
278 where they want the city to assist and not make a decision or encourage any particular direction  
279 to take. Ald. Pogreba said, “Our decision is the left-hand turn extension, and that's our only  
280 decision.”

281

282 Ald. Pogreba told Ald. Bialecki he is content with granting a one-year extension and said, “That  
283 way we can tell the staff to move forward and that this is what's happening out there in one year.  
284 In 2017 it will be complete. The left-hand lane extension will be covering our TEA grant. If  
285 they [property owners] have other solutions, then we could assist them in that.”

286

287 Fred said he favors granting a six-month extension because the city continues to place

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288 Gundersen, which is responsible for half the TEA grant, in an unfavorable position. Fred said,  
289 “If this would have been done back in 2003 or 2004 when it should have been, just think of the  
290 prices now and the additional cost, [which is] their share. If WisDOT is willing to pay, say 75-  
291 25, maybe I would consider longer because you continue to hold the party that is involved here  
292 accountable for their share and we’re not installing. It was WisDOT that had stated that roughly  
293 three years ago we were to complete it or return the TEA funds.”

294

295 Motion by Ald. Bialecki, second by Fred, to grant a six-month extension for installing State  
296 Trunk Highway 16 left-turn lane extension at South Kinney Coulee Road and Pralle Center  
297 Drive extension, including possible Farm and Fleet access, and including impacts to  
298 commitments to Wisconsin Department of Transportation Economic Assistance grant.

299

300 On voice vote, motion carried.

301

302 **Item 5 – Review and consideration of snowmobile trail within the City including crossing at**  
303 **State Trunk Highway 35 and Oak Forest Drive**

304

305 Jarrod noted that board members’ packets include an email from WisDOT Traffic Engineer  
306 Andrew Winga regarding the crossing of STH 35 at Oak Avenue/Oak Forest Drive. Jarrod said  
307 WisDOT has agreed to allow this for another year since it did not receive any negative feedback  
308 last year. Jarrod referenced a map on display for board members and noted that for many years  
309 the snowmobile trail has proceeded from the National Guard Armory to Oak Forest Drive/Oak  
310 Avenue South. The trail then runs along STH 35, underneath the railroad tracks, up 2<sup>nd</sup> Avenue  
311 Southwest and follows the alley system to the state trail. Jarrod said Burlington Northern did not  
312 allow the snowmobile club to use the trail last winter beneath the bridge at STH 35, and this  
313 practice also will be in place this winter. Last winter an alternate route was created where the  
314 trail alongside Dairy Queen along Oak Forest Drive. Jarrod said he does not object to allowing  
315 the crossing at Oak Forest Drive for another year.

316

317 Motion by Ald. Bialecki, second by Mayor Chilsen, to approve the snowmobile trail within the  
318 City, including crossing at State Trunk Highway 35 and Oak Forest Drive.

319

320 In response to a question by Jarrod, Police Chief Trotnic said he does not object to allowing the  
321 crossing at Oak Forest Drive this winter, adding he is not aware of any complaints made to his  
322 department last winter.

323

324 Fred asked Sean if he would like to see the city obtain a Certificate of Insurance for the city’s  
325 behalf.

326

327 Sean said yes.

328

329 On voice vote, motion carried.

Reviewed 11/7/14

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**Item 6 – Review and consideration of Omni Center ice system evaluation**

Jarrold noted that this evaluation had gone before the Parks and Recreation Board, but had not come forward to the Board of Public Works. Jarrold said he had included this item in tonight’s agenda so the board could discuss it before discussing the 2015 Capital Improvements Budget. Jarrold referenced page 28 of the report, which contains a table titled “Omni Center Ice System Options – Cost Estimate Summary.” Jarrold noted that the single system would be for the ice for Arena 1, which currently utilizes a system manufactured in the early 1990s, and the combined system, which would be utilized in both Arena 1 and Arena 2. Jarrold referenced the “Refrigerant Type” line and noted that the options either are HFC or ammonia. Jarrold said ammonia is the superior option; however, he added that this is part of a much costlier system. Jarrold noted that the options range in price from \$1.6 million to \$600,000 for the replacement of one to two chillers and based upon what options are in for refrigerant type. Jarrold pointed out that the report states that if no upgrades are performed on the existing chiller, the “do nothing” option listed on page 27 states estimated minimum repairs to the existing system would cost \$102,200. These repairs would extend the life of the current system for two to three years. Jarrold said, “The option of doing nothing, in my mind, is not a pertinent option. We’ll be peacemealing paying for things as they break down and the fact that there would be no guarantee that we could keep ice in that facility if the improvements are not done.”

Brian said Stevens Engineers gives the option of either HFC or ammonia and noted that a complication of installing an ammonia system would be that not enough people in this area currently utilize it. Brian said he is unsure of who to contact should the system malfunction, adding he is unsure who in the City of La Crosse could service an ammonia system. Brian noted the city’s current vendors would be able to service the other systems. Brian said, “The big question is, do we look at doing one arena or combining the two into one unit? This time of the year you’re running one chiller system instead of running two chiller systems for six months of the season.”

Brian noted he had not been provided with how much the city could save in energy costs by only running one system as compared to two. Brian noted that the individuals who recently had serviced the unit with parts and components that either were donated or given to them by Trane at a reduced cost are employed by the original installer. These individuals informed Brian that the energies being used to run the current system are rather significant.

Jarrold pointed out that the existing system is R-22, which by 2020 chemical manufacturers will no longer be able to produce to service existing air conditioners and heat pumps.

Brian said that in 20 years it will not be possible to perform significant repairs on the current system.

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371  
372 In response to a question by Ald. Pogreba, Brian said both compressors were manufactured by  
373 Trane.  
374  
375 Ald. Pogreba asked if the compressors may be rebuilt.  
376  
377 Brian noted that top-end service had been performed on the compressors in 2013, also noting that  
378 the original contract to perform services had been with Winona Heat and Vent. However,  
379 Winona Heat and Vent had subcontracted the work to Masters. Brian said he was told by the  
380 repairman that it might not be wise to replace the pistons again.  
381  
382 In response to a question by Ald. Pogreba, Brian said there are two individual compressors in  
383 current system for Arena 1.  
384  
385 In response to questions by Fred, Brian said the chiller in Arena 2 either was manufactured in  
386 2005 or 2006 and is expected to last another 10 to 12 years.  
387  
388 Ald. Bialecki asked if the Omni Center can be sustained for two ice arenas and if it is in the  
389 facility's best interest to replace both chillers. Ald. Bialecki said, "I'm not sure I can commit to  
390 a million dollars yet."  
391  
392 Ald. Pogreba stated he agrees with Ald. Bialecki and said this is why he was examining the  
393 minimum repair option. Ald. Pogreba said, "If we get five years out of there for under \$250,000  
394 ... At that breakdown where do we stand in five years with that property?"  
395  
396 Ald. Bialecki said, "It's not that I'm opposed to doing that, but what are we going to do up there  
397 to make the facility somewhat sustainable – perhaps more than what it is right now."  
398  
399 Fred referenced Option No. 2 and inquired about continuing to utilize R-22.  
400  
401 Jarrod said, "If you spend \$102,000 on repairs, even if you could keep it going, in 2020 it is  
402 going to be obsolete. You're basically trying to spend \$100,000 in today's dollars to hopefully  
403 get two or three years out of it instead of spending \$600,000 to replace it. That's the real choice  
404 there."  
405  
406 Fred said, "It doesn't make a lot of sense to start spending that kind of money for something you  
407 know is not going to last much longer."  
408  
409 Brian said there has been discussion related to reconditioning the existing chiller and replacing  
410 the two compressors inside the Omni Center. Brian said a primary reason the chillers do not  
411 function efficiently is because of the condensing unit outside, where Omni Center staff attempts

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412 to change the temperature of the refrigerant. Brian said staff is attempting to change the  
413 refrigerant temperature on a small basis compared to what is being done in Arena 2. Brian noted  
414 four fans run the condensing unit in Arena 1, and 12 fans are utilized in the unit on Arena 2.  
415 Brian said, "They have to work so much harder in the front arena than they do in the back arena,  
416 and I think that's one of the reasons we have some of the issues we have with ice issues in that  
417 building."

418  
419 Ald. Pogreba said he believes the intent of the original design for Arena 1 was to have the ice in  
420 the arena primarily during the winter months. Ald. Pogreba also said the fan and CFMs being  
421 run through there do not have to be as high, adding that Arena 1 would not be an ideal location  
422 for ice for this fact.

423  
424 Fred said he does not feel comfortable making a decision at this time until the board can examine  
425 the rest of the Capital Projects.

426  
427 In response to a question by Ald. Bialecki, Jarrod said the Parks and Recreation Board had  
428 endorsed replacing both chillers at a cost of \$1.1 million as part of the 2015 Capital  
429 Improvements Budget. Jarrod also noted the Parks and Recreation Board had reviewed the  
430 report this past spring.

431  
432 **Item 7 – Review and consideration of water and sanitary sewer installation as part of**  
433 **Wisconsin Department of Transportation State Trunk Highway 35 project from Poplar**  
434 **Street to Riders Club Road**

435  
436 Jarrod said this item had appeared on the Board of Public Works' October 7 meeting agenda.  
437 Jarrod said Ald. Bialecki had suggested examining the assessments in the project, noting both he  
438 and Kevin had examined this item to the point it was not worth devoting additional time working  
439 on the assessment sheets. Jarrod said, "I feel when we looked at it that there's probably 90  
440 percent of it that would be deferred."

441  
442 Jarrod said motorists who drive STH 35 northbound toward the Village of Holmen will see a  
443 bank with no developable land and stated, "The cost that would be incurred to install this  
444 infrastructure would be borne on a few users. That is going to be very hard to justify the  
445 assessment. Half of this cost would never be able to be assessed back and brought back into the  
446 city. The city would just be eating it as part of their utility costs. With no imminent  
447 development and no one out there that is requesting these utilities, I find it hard to do this."

448  
449 Jarrod referenced the packet page containing the STH 35 estimate for water, Part A. This  
450 estimate examined installing water from Poplar Street to Troy Street. Jarrod said the utilities in  
451 the Sunset Vista neighborhood, which will be undergoing redevelopment, are old and included in  
452 the city's five-year Capital Improvements Budget. Jarrod said he and Kevin had come to the

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453 conclusion that only the water main from Poplar Street to Royal Street would be replaced.  
454 Jarrod said it would be possible to run a larger water main within the development when it is  
455 redeveloped and it would serve the same purpose. A majority of the commercial and residential  
456 properties along STH 35 between Royal Street and Troy Street are double frontage and can  
457 receive service from West Avenue. Jarrod said he will recommend only addressing Part A of the  
458 water at a cost of \$153,000 instead of \$298,000. Jarrod said Parts B of the water and sanitary  
459 sewer portion would be deferred at this time.  
460

461 **Item 8 – Review and consideration of State/Municipal Agreement for Wisconsin**  
462 **Department of Transportation project:**  
463

- 464 A. ID 5991-02-53/54/55 Braund Street and PH  
465 B. ID 5991-02-56/57 Riders Club Road  
466

467 Jarrod noted that the City of Onalaska had received STP Urban Funding through the La Crosse  
468 Area Planning Commission. This is a statewide program where the La Crosse metropolitan area  
469 is given a sum of money to distribute based upon projects. Jarrod said the city had submitted for  
470 and received grant dollars. Jarrod said the city has utilized past grant dollars on repairing 12<sup>th</sup>  
471 Avenue South, County Trunk Highway PH and Sand Lake Road. Jarrod said he has put in  
472 projects that are relatively easier to design and build due to federal requirements. Jarrod noted  
473 that the city will receive \$356,000 in federal funds and \$331,000 in municipal funds for Braund  
474 Street and CTH PH. Jarrod said Riders Club Road is closer to an 80-20 split, with the city  
475 receiving \$1,179,000 in federal funds and \$354,000 in municipal funds. Jarrod said that upon  
476 approval the city will start the process of attempting to hire consultants and send out for Requests  
477 for Proposals. Jarrod said he anticipates construction beginning either in late 2017 or 2018.  
478

479 Motion by Jarrod, second by Ald. Bialecki, to approve State/Municipal Agreement for  
480 Wisconsin Department of Transportation project: ID 5991-02-53/54/55 – Braund Street and PH,  
481 and ID 5991-02-56/57 – Riders Club Road.  
482

483 Jarrod said this is pending Sean reviewing the agreements.  
484

485 In response to a question by Ald. Pogreba, Jarrod said the amount of grant funding is capped and  
486 expressed confidence that the city will be close to what is in the state municipal agreements due  
487 to scoping and the projects.  
488

489 Fred asked if the Capital Project numbers are 2014's projects.  
490

491 Jarrod said he had hoped to complete the design this year, but this did not happen. Jarrod said  
492 the money had been bonded for in 2014 and noted this is Nos. 7 and 8 for 2015. Jarrod said the  
493 design will be funded 100 percent local, and this design was bonded in 2014.  
494

495 On voice vote, motion carried.

Reviewed 11/7/14

496  
497  
498  
499

**Item 9 – Review and consideration of policy on sidewalk replacement costs due to boulevard tree growth**

500 Jarrod noted board members’ packets include the ordinance that outlines sidewalk replacement  
501 and repairs in the city. Jarrod said it always has been the city’s policy based upon the ordinance  
502 that any sidewalk repairs within the city are charged to the abutting property owner. Jarrod  
503 noted that when sidewalks are marked for the sidewalk replacement program there is a  
504 significant percentage of them (15 to 25 percent) that are due to abutting boulevard trees raising  
505 the sidewalk. Jarrod noted that at the October 14 Common Council meeting a homeowner on  
506 14<sup>th</sup> Avenue North had asked that this policy be discussed. Jarrod said, “The discussion that we  
507 receive from the abutting property owners is that it’s the city’s tree. You own the tree. You own  
508 the land. You won’t let me cut down the tree because it’s heaving my sidewalk, but yet you  
509 charge me for the repair of the sidewalk. We’ve been following what we’ve had for many years.  
510 This is probably one of the most contentious items there is with sidewalk replacement. Most of  
511 the time, if it’s cracked because something has happened, they can understand it. But as I stated  
512 with the last scenario, it’s hard to explain to people once in awhile. I told them I would bring it  
513 forward and take a look at it and see what the board wanted to do for direction.”

514  
515 Jarrod noted that the city’s policy has been not to remove a tree if it has been labeled as healthy.  
516 However, trees are taken down if they have been determined to possess bad structure or bad  
517 limbs or are labeled a hazard. Jarrod said city policy states that a tree is left alone if it is labeled  
518 as mature and healthy. Jarrod said another policy decision the board could make is a tree could  
519 be taken down at the owner’s request. However, this affects the urban forest and benefits such as  
520 shade and stormwater improvements. Jarrod said the sidewalk sits on city right of way and noted  
521 that the property line in the city is typically located at the back of the sidewalk. Jarrod said staff  
522 informs citizens when they have a tree heaving a sidewalk. Contractors hired by city must  
523 remove any roots below the sidewalk and reestablish the sidewalk. Jarrod said he informs  
524 citizens that this procedure typically will last between five and 10 years.

525  
526 Mayor Chilsen noted he also has received numerous calls regarding this item and said he is  
527 unsure if there are certain species of trees that are better suited for boulevards because their roots  
528 grow down instead of out.

529  
530 Ald. Pogreba referenced a past discussion regarding the replacement of some of the city’s ash  
531 trees with other species and said the city was requesting that the study be performed. Ald.  
532 Pogreba cited the example of a maple tree, noting there is a particular variety where most of the  
533 roots go underneath the surface and also heave out. Ald. Pogreba said, “We have a situation here  
534 that we have a city-owned tree on a city-owned boulevard damaging a sidewalk that is on city-  
535 owned property, but we’re asking the property owner to pay. That’s the concern. If it was a  
536 situation where it was a vehicle damaged, who would be liable? ... My personal feeling is the

537 property owner, whoever that may be, has some responsibility to that damage. But to the extent,  
538 it would be up to the property owner to remove and not have a sidewalk unless they're mandated  
539 by a city ordinance. In some parts of the city that's not the case."

540

541 Ald. Bialecki noted that the sidewalk in question goes nowhere.

542

543 Ald. Pogreba said the board could agree to assist in this situation. However, Ald. Pogreba also  
544 noted that this "opens the door for all other aspects."

545

546 **The recorded conversation ended at this point, to continue on Side B as follows.**

547

548 Jarrod said that when city staff is making sure the replacements are done they also are ensuring  
549 that the contractor is removing the root and not leaving it there as the sidewalk eventually will  
550 need to be replaced again. Jarrod said he would not charge a citizen for sidewalk repairs if the  
551 sidewalk is raised after two years because the contractor failed to cut off the root.

552

553 Jarrod said he understands that whatever decision is made will be "far-reaching" as it will be  
554 necessary to change city policy.

555

556 Ald. Pogreba said it would be possible to send this item to the Common Council without  
557 recommendation so the full Council may provide input.

558

559 Ald. Bialecki said the board would be delaying a decision, adding that while he is sympathetic to  
560 individuals who face a situation such as this he also is not sure he wants to reverse this policy  
561 due to the precedent it would set.

562

563 Jarrod noted that the ordinance was in place during his tenure with the City of Onalaska, which  
564 began in the early 1990s.

565

566 Motion by Fred, second by Ald. Bialecki, to deny consideration of policy on sidewalk  
567 replacement costs due to boulevard tree growth.

568

569 On voice vote, motion carried.

570

571 Ald. Bialecki suggested addressing Items 11 and 12 before addressing Item 10.

572

573 **Item 11– Review and consideration of amendment number two for Professional**  
574 **Engineering services for Interstate 90 sanitary sewer project with Ayres Associates**

575

576 Jarrod said the city had had a contract with Ayres Associates to perform design work as part of  
577 the Interstate 90 reconstruction. Jarrod noted these funds have been utilized to install water and

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578 sanitary sewer services beneath the box culvert this past summer. The next set of work will be  
579 replacement of the existing main interceptor pipe that drains the entire City of Onalaska to the  
580 City of La Crosse and proceeds under Exit 3. Jarrod noted that he has included the amendment  
581 and cost estimates in board members' packets. The amendment is for \$48,000 (not to exceed)  
582 for the work to design the new sewer extension beneath Interstate 90. Jarrod noted there is a  
583 meter pit that monitors all flow to the City of La Crosse and said this amendment will include  
584 addressing the electronics and the meter pit. Jarrod said the reconstruction of the sanitary sewer  
585 beneath Interstate 90 will be shared 90-10 in cost due to the project having to be done by the  
586 State of Wisconsin, which will cover 90 percent of the cost. The City of Onalaska will have to  
587 cover upsizing as the pipe will need to be enlarged in order to ensure a 50-year lifespan. Jarrod  
588 said construction is anticipated for 2017; however, it is necessary to complete the plans in 2015  
589 so they may be incorporated into the state's plans.  
590

591 Motion by Ald. Bialecki, second by Mayor Chilsen, to approve amendment number two for  
592 Professional Engineering services for Interstate 90 sanitary sewer project with Ayres Associates  
593 at a cost not to exceed \$48,600.  
594

595 In response to a question by Fred, Jarrod said this will be Capital Project No. 15 in the 2015  
596 Capital Projects.  
597

598 Fred said he believes that perhaps some of these costs will be reimbursed in the future.  
599

600 Jarrod said some of the costs for the construction of the new sanitary sewer oversizing could be  
601 split with the Village of Holmen. Jarrod noted that the construction costs will be less due to the  
602 90-10 split with the state.  
603

604 Fred noted that from a depreciation standpoint this is a "complete picture of depreciation to the  
605 city."  
606

607 Ald. Bialecki said he would like to see the word "could" replaced with "will" in the amendment.  
608

609 Jarrod asked that \$10,200 be added for the meter pit. This means the cost is \$58,800.  
610

611 Motion by Ald. Bialecki, second by Mayor Chilsen, to amend the previous motion to state  
612 amendment number two for Professional Engineering services for Interstate 90 sanitary sewer  
613 project with Ayres Associates will be at a cost not to exceed \$58,800.  
614

615 Vote on the amendment:  
616

617 On voice vote, motion carried.  
618

619 Vote on the motion, as amended:  
620

621 On voice vote, motion carried.

Reviewed 11/7/14

**Item 12 – Pay Estimates: Strand Associates, Short Elliott Hendrickson Inc., Coulee Region Mechanical Contractor, Mathy Construction, Winona Mechanical, A-1 Excavating, Chippewa Concrete Services, Wapasha Construction, State of Wisconsin Department of Transportation and any other contractor/developer**

**BOARD OF PUBLIC WORKS  
MONTHLY ESTIMATES**

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<b><u>Contractor</u></b>	<b><u>Original Contract Amount</u></b>	<b><u>Change Orders</u></b>	<b><u>Paid to Date</u></b>	<b><u>Due this Estimate</u></b>
<b>1. PEMBER COMPANIES</b>				
Misc. Concrete Project Construction				
Estimate #4	\$ 94,333.50	\$ -	\$ 70,600.19	\$ 121.38
<b>2. WAPASHA CONSTRUCTION</b>				
2013 Reservoir Improvements Construction				
Estimate #10	\$ 294,991.99	\$ -	\$ 272,294.76	\$ 2,146.75
<b>3. MATHY CONSTRUCTION</b>				
East Main Street Construction				
Estimate #6 – FINAL	\$ 992,959.90	\$ 4,972.57	\$ 969,516.55	\$ 10,699.79
<b>4. MATHY CONSTRUCTION</b>				
2014 Paving Project Construction				
Estimate #3	\$ 610,900.50	\$ -	\$ 323,803.69	\$ 192,253.74
<b>5. COULEE REGION MECHANICAL</b>				
Omni Center Boiler Replacement Construction				
Estimate #2	\$ 189,949.00	\$ -	\$ 13,490.00	\$ 65,316.49

663	<b>6. STRAND ASSOCIATES</b>				
664	Well #9 – Reconstruct/Filter				
665	Design				
666	Estimate #2	\$ 132,700.00	\$ -	\$ 13,500.00	\$ 35,100.00
667					
668	<b>7. CHIPPEWA CONCRETE SERVICES</b>				
669	Marcou Road Sidewalk Project				
670	Construction				
671	Estimate #5 – FINAL	\$ 200,685.00	\$ -	\$ 193,618.05	\$ 7,420.00
672					
673	<b>8. UNIVERSITY OF WISCONSIN – LA CROSSE</b>				
674	Baitshop Archaeological Monitoring				
675	Mississippi Valley Archaeological Center				
676	Estimate #1	\$ 6,500.00	\$ -	\$ -	\$ 4,422.24
677					

678 Motion by Ald. Bialecki, second by Mayor Chilsen, to pay the eight estimates as printed and on  
679 file.

680  
681 On voice vote, motion carried.

682  
683 **Item 10 – Review and consideration of 2015 Capital Improvements Budget and establish**  
684 **date and time for public hearing**

685  
686 Ald. Bialecki said he wants to first address Item No. 58 (“Council Chambers audio/video  
687 equipment”) listed under City Hall, noting he had voted to remove this item from the 2015 CIB  
688 at the October 7 Board of Public Works meeting because there had been no information or  
689 details substantiating this item. Ald. Bialecki noted that IT Specialist Mike DeLine had not been  
690 informed about the October Board of Public Works meeting and said Mike would have described  
691 this item had he been in attendance. Ald. Bialecki said he had met with the Technology  
692 Advisory Committee on October 23 and noted that Mike has been charged with the responsibility  
693 of recommending a system that would not only accommodate cable television but also citizens’  
694 computers.

695  
696 Motion by Ald. Bialecki, second by Mayor Chilsen, to add Project No. 58 – Council Chambers  
697 audio/video equipment – to the 2015 Capital Improvements Budget at a cost not to exceed  
698 \$80,000.

699  
700 Ald. Pogreba asked Mike if he has determined what equipment the city will need, and also if he  
701 determined what equipment might need to be purchased.

702  
703 Mike said three different vendors have examined the system, but added he has not yet received

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704 explicit plans back from them. Mike said, "In a very general sense, we're looking at three basic  
705 items. One is a presentation system so when we have items like this where we need to be able to  
706 show visual aids that we're able to do it in a manner that is able to be seen by both the people  
707 sitting in the Council seats as well as by the audience."

708

709 Ald. Pogreba inquired about online viewing.

710

711 Mike said he would want a system that displays picture-in-picture or shows visual aids on the  
712 screen instead of the camera feed. Mike said another goal would be not only to do presentations  
713 in the Council Chambers, but also to integrate them with broadcasts and recordings. Mike said  
714 the other two aspects of the Council Chambers would be to broadcast public meetings to the  
715 public and not only do them over the existing connection with Charter Communications, but also  
716 to stream them on citizens' computers and potentially include video on demand.

717

718 Fred asked if the vendors would include CenturyLink, Charter Communications and satellite dish  
719 customers.

720

721 Mike said the city will have to communicate directly with those vendors to determine if they will  
722 be able to provide the city with channels. Mike said the city can continue broadcasting meetings  
723 on Charter Communications and added he believes the city should see if this is possible with  
724 CenturyLink. Mike said he is unsure if satellite dish companies tend to have local channels as  
725 much and stated, "But I think that being able to stream it to the internet is a good solution as well  
726 because then it doesn't matter who your provider is. As long as you have an internet connection  
727 you're able to access it. Realistically, I think the more options we can provide the better. But on  
728 the other hand, we don't want to spend a million dollars to make sure everybody can see it  
729 however they want."

730

731 Ald. Pogreba noted that there will be yearly ongoing costs associated with an audio/video  
732 system.

733

734 Mike said no decisions have been made as to whether all the streaming would come directly  
735 from City Hall or if it would be necessary to engage a third-party vendor either to do it from The  
736 Cloud or some other service. Mike admitted there potentially could be ongoing costs with  
737 streaming.

738

739 Ald. Pogreba pointed out that video on demand that would allow citizens to watch meetings at a  
740 later date comes with costs and said this analysis also will have to come forward.

741

742 On voice vote, motion carried.

743

744

745 **Public Works Department**

746

- 747 • **No. 5– STH 35 reconstruction from Poplar Street north to Riders Club Road – 2016**
- 748 **construction**

749

750 Jarrod said the city still would need \$153,000 under “Water,” and \$50,000 under “General”  
751 would need to remain to pay the city’s share of the off-street trail that is part of the project.

752

753 Motion by Mayor Chilsen to change the total of Project No. 5 – STH 35 reconstruction from  
754 Poplar Street north to Riders Club Road to \$203,000.

755

756 For clarification, Fred asked if \$991,000 will be removed from Project No. 5.

757

758 Ald. Bialecki asked Jarrod to repeat the revised financial figures for Project No. 5.

759

760 Jarrod said there would be nothing under “Sanitary Sewer;” there will be \$153,000 under  
761 “Water,” and “General” will remain at \$50,000. This brings the total project cost to \$203,000.  
762 Jarrod said the \$153,000 will include installing a water main from Poplar Street to Royal Street,  
763 where it exists today. The \$50,000 would be the city’s cost share match for the off-street trail  
764 between Quincy Street and Mason Street.

765

766 Motion by Mayor Chilsen, second by Fred, to change the total of Project No. 5 – STH 35  
767 reconstruction from Poplar Street north to Riders Club Road to \$203,000.

768

769 Fred noted that there will be a savings of \$996,000 and asked if the \$153,000 is strictly for  
770 design.

771

772 Jarrod said the \$153,000 will pay for the water main, which will be designed in-house. Jarrod  
773 said the project will be bid in December 2015 and it is necessary to have the funds on hand when  
774 the contract is signed. Jarrod noted that everything is bid three to four months beforehand  
775 because it takes that long to execute contracts.

776

777 In response to a question by Fred, Jarrod said the water main would run from Poplar Street to  
778 Royal Street. However, the entire construction project goes to County Trunk Highway OT.

779

780 Fred said he will reword Project No. 5 so it reads, “Poplar Street to Royal Street water main.”  
781 Fred also noted that WisDOT’s costs are not included within the 2015 CIB.

782

783 Jarrod noted that WisDOT is paying for the entire construction of the street. The only costs the  
784 city will incur will be for the water main installation and the cost share for the off-street path,  
785 which is \$50,000. The city’s portion of the path will go to Mason Street.

786

787 On voice vote, motion carried.

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788

789 Motion by Mayor Chilsen, second by Ald. Bialecki, to remove Project No. 10 – Street repaving,  
790 Holiday Heights, East Young Drive from West Young Drive to Medary Lane – from the 2015  
791 Capital Improvements Budget (\$34,000).

792

793 On voice vote, motion carried.

794

795 Motion by Fred, second by Ald. Bialecki, to delete \$441,200 from Project No. 15 – I-90 sanitary  
796 sewer, WisDOT project – in the 2015 Capital Improvements Budget.

797

798 On voice vote, motion carried.

799

800 Motion by Jarrod, second by Ald. Bialecki, to delete Project No. 14 – Sanitary sewer  
801 combination cleaning truck – from the 2015 Capital Improvements Budget (\$300,000).

802

803 On voice vote, motion carried.

804

805 Fred asked Jarrod for his opinion regarding both Project No.13 (Compact truck loader) and  
806 Project No. 21 (Public Works Facility – epoxy floor coating, heated storage & mechanical bays).  
807 Fred said he understands Project No. 21 is important.

808

809 Jarrod said a compact track loader would replace a skid steer. Jarrod also noted there is \_\_\_\_\_  
810 on the floor in the shop area and the heated storage, and there also is rust on the columns. Jarrod  
811 said the epoxy floor would offer protection and stated he believes this is the time to address this  
812 project. Jarrod said, “The only thing I look at with equipment replacements in the budget is if  
813 you look at the city equipment replacements throughout the years and you look at all of our fleet  
814 once you include the Fire Department, you really need to be buying one piece of fleet equipment  
815 a year to really stay within ... Our fleet, we tend to buy good equipment and it tends to last 20  
816 years. But if you add up eight dump trucks, two loaders, five fire trucks and everything we have,  
817 we really should be replacing one piece of equipment a year.”

818

819 Ald. Pogreba asked if the current floor is chipped up, pitted or oil-soaked.

820

821 Jarrod said the floor is pitted from salt that melts off the trucks and noted the area where large  
822 vehicles are stored has suffered significant damage. Jarrod said, “I don’t want to get to the point  
823 where we have to replace the floor with that floor being 8 inches thick and double-matted rebar.  
824 I envision this building – it’s only seven years old – it’s going to be a 50-year building before we  
825 ... That’s the realistic expectation I have of the building.”

826

827 Jarrod stated he believes Project No. 17, 3<sup>rd</sup> Avenue South – Main Street to Green Street, must  
828 remain in the CIB. Jarrod noted the sanitary sewer dates back to the 1930s and said Kevin has

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21

829 been working on the design of this area. Jarrod said, “If we’re going to do this project it would  
830 be good to add the one block of Irvin Street and a block-and-a-half of Hickory Street. Part of  
831 that being added on Hickory Street is by the Festival Support Center. There is a storm sewer  
832 inlet that actually drains out onto the street. We could replace that with a storm sewer  
833 underground, which we feel would be better. If I had to prioritize one street project in the whole  
834 list this would be the one that I would rank number one. If we’re going to do it I think we should  
835 do the other 2½ blocks with it since it’s all grouped together and get all the street done in that  
836 area.”

837

838 Ald. Pogreba said he agrees that Project No. 17 should remain in the CIB.

839

840 Jarrod stated he wants to add 2½ more blocks to Project No. 17. Jarrod noted that 3<sup>rd</sup> Avenue  
841 South – Main Street to Green Street is the most-traveled section and must be replaced. Jarrod  
842 said the project could be consolidated and 2½ more blocks could be added at an approximate  
843 cost of \$130,000. This way, the entire area could be completed. Jarrod said he wants to add 1½  
844 blocks of Hickory Street from the alleyway between 2<sup>nd</sup> Avenue and 3<sup>rd</sup> Avenue to 4<sup>th</sup> Avenue,  
845 and also Irvin Street from 3<sup>rd</sup> Avenue to 4<sup>th</sup> Avenue.

846

847 Motion by Jarrod, second by Mayor Chilsen, to add 1½ blocks of Hickory Street from the  
848 alleyway between 2<sup>nd</sup> Avenue and 3<sup>rd</sup> Avenue to 4<sup>th</sup> Avenue, and one block of Irvin Street from  
849 3<sup>rd</sup> Avenue to 4<sup>th</sup> Avenue, to Project No. 17 – 3<sup>rd</sup> Avenue South, Main Street to Green Street, at  
850 an additional cost of \$130,000 to the current total of \$325,500.

851

852 Fred asked if 3<sup>rd</sup> Avenue South would be the location of the sanitary sewer pipe that would be  
853 utilized by the Village of Holmen.

854

855 Jarrod said yes and noted that if this item is approved as part of the 2015 CIB he likely will be  
856 bringing forward to the January 6 Board of Public Works meeting an agreement with the Village  
857 of Holmen to pay for an additional pipe to be installed in the one block that is affected.

858

859 Fred asked if other sources may be examined.

860

861 Jarrod said the Village of Holmen will entirely pay for its pipe underneath the road, noting this is  
862 not included in the city’s estimate.

863

864 Ald. Pogreba asked if the city can ask the Village of Holmen for a percentage of the cost for tear  
865 up the street.

866

867 Jarrod said the city can ask for a percentage, but said the street is being replaced either way.

868

869 On voice vote, motion carried.

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22

870  
871 Motion by Jarrod, second by Ald. Pogreba, to delete Project No. 19 – Green Street  
872 reconstruction, 9<sup>th</sup> Avenue to 10<sup>th</sup> Avenue & Horman Boulevard – from the 2015 Capital  
873 Improvements Budget (\$452,000).

874  
875 Fred noted that Project No. 19 is a PASER 3 and said he wants projects that are a PASER 6 or  
876 PASER 7 to be deleted ahead of a PASER 3 project.

877  
878 Jarrod said all the high PASER 4 and PASER 5 projects had not been included in the budget.  
879 Jarrod added he believes all the street projects included in the 2015 CIB are legitimate.

880  
881 On voice vote, motion carried, 4-1 (Ald. Bialecki).

882  
883 Jarrod referenced Project No. 27, Green Coulee booster station, and said staff believes this  
884 project would cost approximately \$40,000 to perform maintenance on the 15-year-old booster  
885 station. Jarrod said, “I think we can move that to ‘Less Amount Other Sources’ and take that out  
886 of the ‘Water’ fund.”

887  
888 Motion by Jarrod, second by Ald. Bialecki, to move \$40,000 to ‘Less Amount Other Sources’  
889 from the Water utility for Project No. 27 – Green Coulee booster station rehabilitation, install  
890 Variable Frequency Drive – in the 2015 Capital Improvements Budget.

891  
892 For clarification, Fred asked if the listed amount of \$75,000 will decrease to \$40,000, and ‘Less  
893 Amount Other Sources’ will be \$40,000. Therefore, there will be no construction costs.

894  
895 Jarrod said there would be no bonding costs.

896  
897 On voice vote, motion carried.

898  
899 **Planning Department**

- 900  
901 • **No. 39 – Emerald Ash Borer – tree planting & stump removal. Tree removal by**  
902 **City staff. Year 1 of 3-year program.**

903  
904 Jarrod noted that \$220,000 has been budgeted for this item and said he believes the city likely  
905 will receive grants in the amount of \$100,000. Jarrod said the city must fund part of this at a  
906 minimum to match the grants, adding there are funds available. Jarrod said the \$220,000 is the  
907 sum that was shown in the EAB study to replace all the trees removed in one-third of the city.  
908 Jarrod said he hopes the Street Department will begin removing trees by the end of this week.

909  
910 Ald. Pogreba asked if the \$220,000 is primarily for tree planting.

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911  
912 Jarrod said the \$220,000 would be for tree planting and stump removal. Jarrod also said the  
913 debris is being disposed of at no cost, noting that the General Fund Operating Budget will pay  
914 for the removals.

915  
916 Motion by Fred, second by Mayor Chilsen, to delete \$100,000 from Project No. 39 – Emerald  
917 Ash Borer tree planting & stump removal. Tree removal by City staff. Year 1 of 3-year program  
918 – in the 2015 Capital Improvements Budget.

919  
920 Fred said the \$100,000 will be transferred to “Less Amount Other Sources” for potential grants.

921  
922 On voice vote, motion carried.

923  
924 **Public Works Department**

925  
926 Fred asked to discuss Project No. 33 – Fruit Acres Addition water main tie-in, Oak Avenue  
927 South – SS.

928  
929 Jarrod said staff had performed the water main installation beneath the box culvert as part of the  
930 Interstate 90 project. A new water main was extended from County Trunk Highway SS to the  
931 other side of the box culvert. Jarrod said staff had not tied in the water main and do the final  
932 section through the trailer court because it was tied into the State of Wisconsin contract and bid  
933 letting process, meaning there were more rules to follow. Jarrod said he wants to do the final  
934 300 feet of tie-in so there is a loop system on the city project.

935  
936 **Planning Department**

937  
938 Ald. Pogreba inquired about the status of Project No. 41 – Waterfront improvements – a, Boating  
939 improvements and b, Riverwalk.

940  
941 Brea noted that the Community Development Authority and Waterfront Committee had met to  
942 discuss the “Building the Great River Landing” project on October 27 and November 3,  
943 respectively. Brea said the items that have been discussed as part of the Great River Landing  
944 Project are how the project will be phased, its cost, and also how the phases will be funded. Brea  
945 noted that a copy of the schematic design report was being distributed to board members. This is  
946 a summary document about the charrette process as well as public engagement. Brea referenced  
947 the last two pages of the report, which include details of the Main Street plaza. Brea said both  
948 the CDA and Waterfront Committee want to focus on the Main Street plaza, which are Area Nos.  
949 6 and 8 on the last page of the report. Both the CDA and Waterfront Committee want to have a  
950 visible project along STH 35 that will assist in redeveloping the corridor. Brea noted the last  
951 page of the report contains funding information for the project.

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952  
953 Brea said, “We’re looking to put further detail in the months of December and January into a 30-  
954 percent design. That’s what SEH is currently under contract for. They’ll continue that design  
955 work to finish out the numbers a little bit better. I think where that will get us in 2015 is that we  
956 still have some work ahead of us. I’m suggesting that if we’re going to go out and bond money,  
957 Fred recommends that the dollars should be expended right away. I’m recommending that we  
958 put \$100,000 into the continued design of the Main Street plaza area, so Nos. 6 and 8. While  
959 we’re doing the design we’ll be able to coordinate funding. We’re looking at some additional  
960 grant options. We had a discussion with WEDC today. Maybe there are some outside donors  
961 who would be willing to match some of the monies that the city is putting into the project. As  
962 you recall, the DNR owns land in this two-block area, so we do need have some coordination  
963 with the DNR about where the trail is going to be located and what the building is going to look  
964 like, and also a potential land swap between city and DNR lands. That involves approval by the  
965 Wisconsin DNR Board and some paperwork. In the immediate in 2015, we’ll be able to do some  
966 building removals, which we’ve talked about previously. We’ll do more viewshed  
967 enhancements. We’ll be able to do some selective tree trimming to open up the view to the lake.  
968 So I think at this point it’s realistic that we would be able to expend design costs, which will give  
969 us further ideas about exactly what we need for construction costs in that Main Street plaza  
970 area.”

971  
972 Jarrod said, “I think looking at this and going over the timeline, if we move forward after the 30-  
973 percent design and it comes forward in [either] January or February, if we have design monies  
974 we could move toward bidding documents and have those when the Capital Improvements ...  
975 Come July and August when I start preparing the Capital Improvements Budget for 2016 we’ll  
976 have better cost estimates and we can plug those into the 2016 Capital Improvements Budget.  
977 Then we can have those plans finalized and bid those like we do on a lot of our city utility  
978 projects in January 2016 and coordinate the bid award with the bonding of the money or  
979 whatever funding sources we have at that time. If we fund through the Capital Improvements  
980 Budget or another source the construction of those entities down there, it’s going to be at earliest  
981 a mid- to late-summer endeavor just trying to get all the plans done and coordination done. I  
982 want to get down there and build something that looks like it’s going to be beneficial to the  
983 public. But in the same token, things take time. As Brea stated, do we bond money for  
984 something that we possibly aren’t going to build next year?”

985  
986 Ald. Bialecki asked why TIF has been included with Project No. 41.

987  
988 Brea said TIF could be a funding source for some of the improvements and that this is an area  
989 staff will research in 2015.

990  
991 Ald. Bialecki cautioned that there is no increment of the TIF.

992

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- 993 Ald. Pogreba noted that a percentage of the Tourism tax going for the Omni Center portion and  
994 asked if this ends in 2016.  
995  
996 Fred said no.  
997  
998 Mayor Chilsen said there is no sunset on this tax.  
999  
1000 Fred asked if the \$100,000 is for the boating improvements and the riverwalk.  
1001  
1002 Jarrod said an Item C, “Main Street plaza design” would be added to Project No. 41.  
1003  
1004 Fred asked, “So you would be comfortable if we move to what amounts to \$900,000 in theory  
1005 and sliding over \$100,000?”  
1006  
1007 Jarrod said Project No. 43, Bicycle trail improvements, STH 35 & Main Street, will be part of  
1008 Project Nos. 6 and 8. Jarrod said Project No. 43 would be deleted at this time.  
1009  
1010 For clarification, Brea said she recommends adding an Item C, “Main Street plaza design,” to  
1011 Project No. 41 for “Amount Needed for Borrowing” at \$100,000.  
1012  
1013 Motion by Fred, second by Mayor Chilsen, to delete Project No. 41 – Waterfront improvements  
1014 – a, Boating improvements and b, Riverwalk – and add Item C, “Main Street plaza design,” to  
1015 the 2015 Capital Improvements Budget (\$100,000).  
1016  
1017 On voice vote, motion carried, 3-1 (Ald. Pogreba), with one abstention (Ald. Bialecki).  
1018  
1019 Motion by Jarrod, second by Mayor Chilsen, to delete Project No. 43 – Bicycle trail  
1020 improvements, STH 35 & Main Street, Main Street including restroom facility trailhead – from  
1021 the 2015 Capital Improvements Budget (\$235,000).  
1022  
1023 Fred asked, “So you’re saying by making this decision we’re going to delay the parking lot and  
1024 making the DNR whole?”  
1025  
1026 Jarrod said this is all part of the Main Street plaza design.  
1027  
1028 On voice vote, motion carried.  
1029  
1030 Motion by Jarrod, second by Mayor Chilsen, to move Project No. 42, Bluffland Protection  
1031 Program, to the Park Fund (\$25,000).  
1032  
1033 On voice vote, motion carried.

1034  
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**Omni Center**

- **No. 53 – Arena 1 & 2 – chiller replacement**

Motion by Fred, second by Mayor Chilsen, to switch the \$1.1 million for Project No. 53 – Arena 1 & 2 chiller replacement – to \$614,200 in the 2015 Capital Improvements Budget.

Ald. Pogreba said, “What is that facility going to do for us 10, 15 years down the road? And is it going to pay for itself? It hasn’t paid for itself completely yet, so I was wondering why we would want to spend close to \$750,000 to upgrade or continue a system that isn’t performing.”

Fred said, “Arena 1 is the only arena of the two arenas that can have any audience. You have no place for anyone to see anything in Arena 2. I think we need to focus on the arena that was originally established and get it in working condition. If we decide to go with more floor events, that can happen at a future date because we have more time left on our hands in reference to Arena 2 as far as the life expectancy. And the fact that there are such issues, and I believe they still exist, is what I call moisture return issues in reference to Arena 2.”

Ald. Pogreba said, “I guess if we go along with this, I think I’m going to have to refresh my memory as far as the humidity control and [ask] would that be able to go through a summer ice program in Arena 1? Is there a humidity control system in Arena 1? I know we were looking at putting that in, but was it just Arena 2?”

Brian noted that Arena 2 has a dehumidification system, while Arena 1 does not. Brian said the system that currently is being installed has allowed staff to lower temperatures and utilize the heating plant. Brian said the plan when the variable frequency drives were installed to decrease the speed of the two air-control units in Arena 1 was to see if the Omni Center could utilize the current units as a dehumidification system. Brian said, “We don’t have the heat hooked up yet, but the VFD drives are in there now. When we put ice in this year, we were actually able to use them and we were able to run them at about 40 percent. It made a huge difference in air movement in the arena. We weren’t able to dry the air out, but we were definitely able to move it around. In the past we weren’t able to do that because it would throw all that air on the ground and it would evaporate the water as soon as you put it on the ice surface. Our hope was that when you try to heat that air, when you heat it and chill it going through those heating systems, that we’re actually going to be able to use them as a dehumidification system. That looks like that will be able to happen by what happened when we put ice in this year. Now will we be able to keep ice in the middle of summer? I don’t think so for the fact that we don’t have in-floor heat in that arena. But it’s a case where if we were looking to add ice for another month or two during the year we might be able to do that later in the spring and in the fall. The fact that we don’t have in-floor heat would make a big difference. Otherwise we’d end up with a big ice ball

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1075 underneath that arena.”

1076

1077 Ald. Bialecki stated he reluctantly will vote for this project as he believes the Board of Public  
1078 Works has been failed by the Parks and Recreation Board. Ald. Bialecki said a request had been  
1079 made this past spring for a long-term direction in the operation of the Omni Center, but one has  
1080 not been provided. Ald. Bialecki suggested that perhaps another board should oversee the Omni  
1081 Center.

1082

1083 On voice vote, motion carried.

1084

1085 Fred asked Brian to discuss Project No. 54 – Equipment Replacement Fund.

1086

1087 Brian noted he and Parks and Recreation Director Dan Wick had gone over the items with Jarrod  
1088 and said that if Arena 1 is going to be the primary arena then boards should be installed. Brian  
1089 noted the boards in Arena 1 had been purchased used when the Omni Center was originally  
1090 constructed. Brian noted that most arenas install the boards and leave them, adding that the  
1091 boards at the Omni Center are taken in and out. Brian noted that the boards have been put in  
1092 during the fall and removed during the spring the last two years. Brian said the boards in Arena  
1093 2 have been flipped more, but these boards were newer when they were installed. Brian said  
1094 another potential Omni Center project is the installation of carpet, especially for meeting room  
1095 Nos. 3 and 4. Brian said, “Our thought is with Tourism coming up there we’re hoping that we’re  
1096 able to utilize those meeting rooms even more for different types of community projects and  
1097 meetings.” Brian noted that the current carpeting has been in place for eight years and is starting  
1098 to wear. Brian said another potential project is to update the flooring in the hallways. Brian said  
1099 another potential project is an LED signboard that also could be utilized by Tourism.

1100

1101 Jarrod noted that the original budgeted total of Project No. 54 (\$250,000) has been refined to  
1102 \$238,500. This is the total listed on the Onalaska Park and Recreation/Omni Center CIP handout  
1103 distributed this evening.

1104

1105 Brian referenced the water heater for the Zamboni room and noted some repairs had been  
1106 performed on it. Brian noted this particular water heater is utilized four to five times a day.  
1107 Brian referenced the proposed chiller overhaul in Arena 2 that would include updating some of  
1108 the oil reservoirs and filters. Brian noted that countdown timers have been installed in both  
1109 Arena 1 and Arena 2 to ensure that user groups are leaving the ice on time.

1110

1111 Fred said, “Right now we’re currently sitting at a \$3,834,000 deduction off the \$8,004,500. The  
1112 difference, when you take the \$8,004,500 and subtract the \$3,834,000, in trying to stay within  
1113 the threshold of \$3.5 million, we have to find another \$670,500 [to cut].”

1114

1115 Ald. Bialecki asked Jarrod how important he believes Project No. 28 – South Kinney Coulee lift

1116 station reconstruction – is.

1117

1118 Jarrod said there are instances where the landfill’s flow entering the lift station is right at  
1119 capacity. Jarrod noted that this lift station was installed in a very cost-efficient manner by the  
1120 City of La Crosse as part of the 1993 annexation. Jarrod said staff has informed him that there is  
1121 rust forming on the bottom of the station, which is a self-enclosed pit station. Jarrod said, “This  
1122 would be a fix that would hopefully last for a long time.” Jarrod also noted that it takes a  
1123 significant amount of time for the lift station to obtain standby power. Jarrod added that if this  
1124 project is approved he hopes the city would hold discussions with La Crosse County on cost-  
1125 sharing.

1126

1127 Ald. Bialecki stated that unless there is an emergency he wants to delay this project for one year  
1128 because it could take one year to reach an agreement with the La Crosse County Board. Ald.  
1129 Bialecki also said he believes La Crosse County would need to partner with the City of  
1130 Onalaska.

1131

1132 Jarrod said that if the project moves forward the city will hold discussions with the La Crosse  
1133 County Solid Waste Department on partnering in this project.

1134

1135 Ald. Bialecki said he would like to see this project removed so the city can reach an agreement  
1136 with La Crosse County.

1137

1138 Motion by Ald. Bialecki, second by Mayor Chilsen, to delete Project No. 28 – South Kinney  
1139 Coulee lift station reconstruction – from the 2015 Capital Improvements Budget (\$302,000).

1140

1141 Ald. Pogreba asked if \$100,000 should be left in while the city attempts to reach an agreement  
1142 with La Crosse County.

1143

1144 Board members said no.

1145

1146 On voice vote, motion carried.

1147

1148 Mayor Chilsen asked Jarrod to address Project No. 29 – Pearl Street construction – 4<sup>th</sup> Avenue to  
1149 6<sup>th</sup> Avenue.

1150

1151 Jarrod noted that this is an area of the city that has older sanitary sewer. There also is a 4-inch  
1152 water main present.

1153

1154 Ald. Bialecki referenced the discussions that took place during the 2014 CIB process in which  
1155 there was an emphasis placed on improving the city’s original streets. Ald. Bialecki stated he  
1156 would be reluctant to remove any more street projects in the existing parts of the city.

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1157  
1158 Ald. Pogreba noted that Project No. 2 – Sidewalk repair program with 1/7 City replacement  
1159 program – contains a higher amount (\$120,000) for 2015.  
1160  
1161 Jarrod said, “I think if you did not go around and do the sidewalk inspections you’d want to  
1162 leave it at ... If you’re not going to order in any sidewalks you’re still going to want to be in that  
1163 \$60,000 to \$80,000 range, at a minimum.”  
1164  
1165 Fred said, “I’m very hesitant. When the city starts deviating from its policy in reference to 1/7 of  
1166 the city you start opening your situation to liability.”  
1167  
1168 Jarrod noted that some of these funds are assessed back and returns to the fund.  
1169  
1170 Ald. Bialecki asked, “That being the case, how much is it and how much can we reduce the  
1171 \$120,000 by? If we’re going to assess back \$10,000 then we can bring this to \$110,000.”  
1172  
1173 Fred noted that the bonding is in bonding and debt service. Any special assessments are coming  
1174 in through the General Fund as revenue. Fred noted that it is not going into the Capital Projects  
1175 as an offset.  
1176  
1177 Ald. Bialecki asked if the bond issue can be reduced from \$120,000 to \$110,000 if some amount  
1178 of revenue is being anticipated.  
1179  
1180 Fred noted that there are two different funds.  
1181  
1182 Fred asked Brian if any of the items under the Equipment Replacement Fund could be deleted.  
1183  
1184 Brian said he believes the three primary projects are the boards for Arena 1, replacing the carpet  
1185 in the banquet rooms, and replacing the flooring in the hallways. Brian said the total cost of  
1186 these three items is approximately \$200,000.  
1187  
1188 Motion by Fred, second by Mayor Chilsen, to reduce Project No. 54, Omni Center Equipment  
1189 Replacement Fund, by \$50,000.  
1190  
1191 On voice vote, motion carried.  
1192  
1193 Ald. Pogreba said Project Nos. 13 and 21 were possible options to be removed. Ald. Pogreba  
1194 also questioned whether Project No. 44, Self-contained Breathing Apparatus replacement (40)  
1195 for the Fire Department, could be reduced.  
1196  
1197 Fire Chief Dominick said he believes the number of SCBA units placed in the budget includes

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1198 the air packs and spare bottles. Fire Chief Dominick said the department had examined and  
1199 reevaluated some of the apparatus it had received over the last five years and said these units will  
1200 be retained. Fire Chief Dominick said that although they are different the department will be  
1201 able to keep some older equipment and be able to reinstate air bottles that no longer can be tested  
1202 because they are outdated. Fire Chief Dominick said the Fire Department twice tried to replace  
1203 them with grant funds, but was unsuccessful. Fire Chief Dominick said the department has been  
1204 able to lower the price, but noted that nothing has been done with bids.

1205

1206 **The recorded conversation ended at this point, to be continued on Tape 2 as follows.**

1207

1208 Ald. Pogreba said he believes the equipment should be replaced all at once, but asked how much  
1209 the proposed \$210,000 could be reduced.

1210

1211 Fire Chief Dominick said he would feel comfortable with a cost of \$201,000.

1212

1213 Fred noted that another \$318,500 must be cut to stay within the \$3.5 million threshold. Fred also  
1214 noted that 2014 was the first year the Capital Improvements Budget was increased to \$3.5  
1215 million due to the infrastructure.

1216

1217 Motion by Ald. Pogreba, second by Mayor Chilsen, to deleted Project No. 21 – Public Works  
1218 Facility epoxy floor coating, heated storage & mechanic bays – from the 2015 Capital  
1219 Improvements Budget (\$80,000).

1220

1221 Ald. Pogreba said, “I realize that it’s crucial. Working in that environment myself for many  
1222 years, I totally understand having a nice floor to roll around on when you’re working on this  
1223 equipment, and also having the heavy equipment to move around if you’re pulling an engine or  
1224 anything like that. It’s nice to have that floor. But an epoxy floor for the storage area where the  
1225 trucks are parked and spending that money when we’re trying to trim this down, I think that  
1226 would be an avenue that I would disagree on at this time spending the money for an epoxy floor  
1227 for a storage area.”

1228

1229 Fred said he plans to vote against it because it is not possible to stop metal from deteriorating.  
1230 Fred said he believes it is a mistake to delay this.

1231

1232 Mayor Chilsen asked Jarrod if he would delete Project No. 18 or Project No. 21 when choosing  
1233 between the two.

1234

1235 Jarrod said he believes the epoxy coating at the Public Works Facility would help the longevity  
1236 of the building. However, Jarrod also said the city has taken great strides toward updating its  
1237 equipment since he became City Engineer in 2006 and stated he believes staffing levels have  
1238 been able to be maintained due to the equipment. Jarrod said, “If we don’t keep pursuing

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1239 equipment each year, I think it's going to be ... It just gets put off from year to year and it's easy  
1240 to say that that piece of equipment could make it another year. Many times that is possible.  
1241 That's the reason why I took the sanitary sewer cleaning truck out of the budget. I think we can  
1242 get another year or two out of that. It's going to affect our trade value, but I think we can keep  
1243 that piece of equipment. If I had to choose one or the other I would keep the skid steer and take  
1244 out the floor. And I'd probably have to find some money in the operating budget to do some  
1245 stopgap repairs on the metal that is rusting."

1246  
1247 Ald. Bialecki asked Fire Chief Dominick if the Fire Department could successfully get rid of the  
1248 Braund Lumber building he is given \$210,000 for the 40 SCBA units. Ald. Bialecki said  
1249 \$125,000 in demolition could be removed from the budget. Ald. Bialecki said the Fire  
1250 Department could train at the building instead of the city spending \$125,000 to remove it.

1251  
1252 Fire Chief Dominick said, "I'm sure we could do plenty of training. I don't know what the  
1253 amount would be to remove the debris. The EPA and other agencies, if we did anything with  
1254 fire, would want the cost of asbestos abatement and the investigations that go with it. And it gets  
1255 into the Clean Air Act. It would be an evaluation I wouldn't be able to answer at this time. But  
1256 to save the amount of the demolition that would be done, yes, we can make an impact on that."

1257  
1258 Jarrod noted that part of the cost involved includes archaeological investigation as the building is  
1259 being removed below grade. Jarrod also noted there must be an asbestos investigation.

1260  
1261 Fred noted that there also are power lines in close proximity.

1262  
1263 On voice vote, motion carried, 4-1 (Fred).

1264  
1265 Motion by Fred, second by Ald. Pogreba, to remove \$9,000 from Project No. 44 – Self-contained  
1266 Breathing Apparatus replacement, quantity 40 – in the 2015 Capital Improvements Budget.

1267  
1268 On voice vote, motion carried.

1269  
1270 Fred reported the current total is \$3,729,500.

1271  
1272 Ald. Bialecki stated he believes this is a realistic financial figure.

1273  
1274 Fred said it will be possible to make further deletions at the budget hearing.

1275  
1276 Motion by Ald. Bialecki, second by Mayor Chilsen, to move forward to public hearing the 2015  
1277 Capital Improvements Budget. The public hearing will be held at 6:30 p.m. on Tuesday,  
1278 December 2.

1279  
1280 On voice vote, motion carried.

1281

1282 **Adjournment**

1283

1284 Motion by Mayor Chilsen, second by Ald. Bialecki, to adjourn at 8:50 p.m.

1285

1286 On voice vote, motion carried.

1287

1288

1289 Recorded by:

1290

1291 Kirk Bey