

**Common Council  
of the City of Onalaska**

Tuesday, March 10, 2015

1

1 The Meeting of the Common Council was called to order at 7:00 p.m. on Tuesday, March 10,  
2 2015. It was noted that the meeting had been announced and a notice posted at City Hall.

3  
4 Roll call was taken, with the following members present: Mayor Joe Chilsen, Ald. Erik  
5 Sjolander, Ald. Jim Bialecki, Ald. Jack Pogreba, Ald. Jim Olson, Ald. Harvey Bertrand, Ald.  
6 Bob Muth

7  
8 Also Present: City Clerk Cari Burmaster, Land Use and Development Director Brea Grace, City  
9 Engineer Jarrod Holter, City Attorney Sean O’Flaherty, Financial Services Director/Treasurer  
10 Fred Buehler, Brad Viegut of Robert W. Baird

11

12 **Item 2 – Pledge of Allegiance**

13

14 The Pledge of Allegiance was recited.

15

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

17

18 Mayor Chilsen welcomed public input at this time.

19

20 **Patty Knack**

21 **319 Locust Street**

22 **Onalaska**

23

24 “I just wanted to thank you for serving the community, working for us and making Onalaska a  
25 great place to live, so thank you. I just wanted to pray for you as well and just ask God’s  
26 wisdom even beyond yourselves that he would help you and bless you: *“Father, we come before  
27 you in the name of Jesus. I thank you for these people that have given of themselves to serve us  
28 in the community. I ask that your hand would be on them and you would guide them and direct  
29 them and lead them and show them things to come that they wouldn’t ordinarily be aware of.  
30 Help them not to miss anything. Give them wisdom and divine guidance, and bless them with  
31 your wisdom. I thank you for peace and unity and oneness, and we thank you for this great  
32 community that you’ve led us all to live in. Thank you. In Jesus’ name, Amen.”*

33

34 **Peter Mock, La Crosse Loggers Group/Ticket Sales Executive**

35 **1225 Caledonia Street**

36 **La Crosse**

37

38 “This is more of an informative speech. You guys have probably seen our fliers around for Civil  
39 Servant Appreciation Days coming up this 2015 season. I just wanted to make you guys aware  
40 of it. We have three Tuesdays this 2015 season where we’re inviting any members of cities,  
41 departments, county workers, village workers, council members – anyone who is acquainted  
42 with the city. You can come out to the ballpark, get a reduced group rate ticket, [which is] \$5 for

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43 admission [for] your immediate family. We're going to recognize people. We're going to invite  
44 you on the field and make you part of the promotions whether it's the dizzy bat race or the beer  
45 bottle race. [We'll] get you involved in it, and we're going to have an in-kind relationship that  
46 we're going to randomly select a city from attendance and a Logger representative will come to  
47 your city and do community service for your city to give back for what you guys do for us. It's a  
48 way we want to recognize you guys, get you out to the ballpark, get you involved in the game-  
49 day experience and have the Logger faithful, the "Copeland Crazies," be able to thank you guys  
50 for what you do. Throughout the course of the next couple months you might see our fliers  
51 through emails or hard copies throughout City Hall. If you have any questions I'd be happy to  
52 help you out at the Logger office. Again, this is going to be three Tuesdays throughout the 2015  
53 season and again, generated for any city members or council members and your immediate  
54 family – anyone who wants to come out to the ballpark and take part in that. Thank you.”  
55

56 **Christopher Meyer**  
57 **1589 Medary Lane**  
58 **Onalaska**  
59

60 “Last week I sent out an email on erosion control and the problems we've been having the last 13  
61 years between properties. I was asked for the last two meetings not to come and voice anything  
62 because I was told that, given time, this is going to work itself out. Well, it's been three months  
63 since we've been to a meeting, so I thought I would come again. The city has recognized that  
64 there is an ordinance violation. They've recognized it three different occasions by citing the  
65 individual for violation of the ordinance. The city requested three very simple things. The first  
66 was to remove the black pipes that were piping water from one property to another property.  
67 They have been removed, and then they get put back in place after inspections are done. The  
68 second thing that the city required was an engineer to say that the erosion on the hillside was not  
69 caused by the black pipes. That was never given to the city. If the individual could not prove the  
70 erosion was not caused by the black pipes the city required that an engineer be hired and give a  
71 solution to stabilization of the hill. To date, the hill is not stabilized. To date, we still have  
72 erosion each and every time that it rains. Sometimes it's more and sometimes it's less, but each  
73 and every time that it rains we have erosion. Because he's been cited on three different  
74 occasions, it takes us into a public nuisance violation in the city ordinances, which gives the city  
75 the power to correct this problem and then charge back the homeowner for the violation for the  
76 hillside that's never been stabilized. I'm just hoping that this be brought back up to the  
77 foreground so we can get a solution to this. That's all we're asking for. Thank you.”  
78

79 **Oliver Downer**  
80 **1591 Medary Lane**  
81 **Onalaska**  
82

83 “I'm the other party along with Mr. Meyer, the previous speaker, who has been impacted for  
84 over a dozen years by the ordinance violations which you all have been brought attention to. I,  
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85 too, spoke in November. I was hoping for solutions from the [Board of Public Works], and then  
86 of course in February it was tabled again. I do appreciate many of you individually on the  
87 Council who have started to take some action on this. I too, though, remain dumbfounded at  
88 how long it's taking, and [also] for the lack of answers. The City Attorney, who we tried to  
89 engage in this conversation back in September, says that there is no violation. Yet we have no  
90 reason to explain why there is no violation when it's been cited so many times under the  
91 ordinances. We've been told that the black pipes have been removed. In November, again in  
92 December, and as recent as last week they have been reported back to the city as again being in  
93 place. Why am I being discriminated against as a homeowner, a taxpayer, a voter and a citizen  
94 for the simple right of having my home protected against these violations? I appreciate what  
95 everybody is doing, but we really need some simple answers or a direction on how to resolve  
96 this. I have no way to resolve this directly with the other party since this has been a violation of  
97 city ordinances that started in 2003. This year, if this doesn't appeal to you guys, this year the  
98 pipes are being directed towards an 85-year-old gentleman and his wife. Do you want him up  
99 here in a few months complaining about the same problem that we have that we've displayed to  
100 you so many times? I sure hope not. I'm asking you guys for help or give us the right direction  
101 on where to go to resolve this. We have spoken to four attorneys who all say this is the city's job  
102 to help protect us, to carry out this erosion control and to enforce the cleanup of the hillside,  
103 which was ordered over six years ago so it doesn't continue to appear every rainstorm we have.  
104 So the snow melted, and once again I saw the beach in my backyard. Anybody is welcome to  
105 come and look at it. My personal cleanup of it will do nothing to resolve it because, of course,  
106 the neighbor continues to carry out these violations of city ordinances. Thank you again. If  
107 anybody has a question for us, I'd be happy to answer it online or offline. Please attend to this as  
108 quickly as possible and give us some answers and an ETA on when we can expect those. Thank  
109 you, Mr. Mayor."

110

111 **Jack Tripp**  
112 **300 Marcou Road**  
113 **Onalaska**

114

115 "I'm representing the La Crosse Country Club, and I'm here tonight to ask the Council for a  
116 variance for the seven dates listed in your packet. These are to allow events on the golf course.  
117 The first three are high school golf tournaments. They're basically non-revenue generating  
118 events and we need to start them earlier in the day so we can get our members on the golf course  
119 later on in the afternoon. The Chamber of Commerce outing involves two shotgun starts, and  
120 basically we use all the daylight hours of the day to accommodate both outings, so again, we  
121 need to start early. The last two events involve the Viterbo women's and men's golf teams. On  
122 their second day of their tournament they need to start early enough so they can travel home.  
123 Those teams come from the four surrounding states, so again, they need an early-morning start  
124 time. So I ask that you approve those seven dates tonight."

125

126

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127 **Ward Keil**  
128 **426 4<sup>th</sup> Avenue North**  
129 **Onalaska**  
130

131 “I would like to say that in the Report from the Mayor there are two of my favorite subjects.  
132 One is the library statistics, and the second one, I would like to thank you folks in advance. I  
133 would also like to thank the Mayor for his efforts for what is going to happen in Section B with  
134 the Proclamation [for Nancy Tolvstad Day]. It’s well-deserved by this lady – trust me. Very  
135 definitely. And Steve, I’m sorry I said, ‘Trust me.’ She is well-[deserving of this honor]. And  
136 again, I would like to thank all of you in advance. And thank you, Mayor Chilsen.”  
137

138 **Barry Ploessl**  
139 **No address given**  
140

141 “I’m with the Holmen Rotary Club, and I represent some individuals that are going to put on a  
142 program for the city called “Celebrate Onalaska.” It’s going to be Saturday, June 27, and my  
143 club, along with the Valley View Rotary Club, Onalaska Rotary Club, a number of other rotary  
144 clubs and various civic institutions are going to try to promote essentially ‘put heads in beds’  
145 here for a civic festival celebrating all things Onalaska. My club will be doing specifically a  
146 barbeque contest, and we know that we’re on the agenda today. We would hope that you would  
147 have support. This is going to be a very popular program, and we hope a new tourist draw for  
148 Onalaska – both now and in the future. It has support from many of the businesses in Onalaska,  
149 including Festival and Dave Skogen. We would like to have your support to help us get this off  
150 the ground and running in the best way possible.”  
151

152 Mayor Chilsen called three times for anyone else wishing to provide public input and closed that  
153 portion of the meeting.  
154

155 **Item 4 – REPORT FROM THE MAYOR:**  
156

157 A. Library statistics and news  
158

159 Mayor Chilsen reported the following statistics for February:  
160

- 161 • Twenty-two groups and 474 individuals met in the meeting rooms, and the revenue count  
162 was \$125.
- 163 • A total of 9,349 individuals entered the library.  
164

165 B. Proclamation – Nancy Tolvstad Day  
166

167 Mayor Chilsen read the Proclamation for Nancy Tolvstad Day.

168  
169 Motion by Ald. Pogreba, second by Ald. Sjolander, to approve the Proclamation for Nancy  
170 Tolvstad Day.

171  
172 On voice vote, motion carried.

173  
174 **RECOMMENDATIONS FOR APPROVAL AND/OR POSSIBLE ACTION FROM THE**  
175 **FOLLOWING COMMITTEES/COMMISSIONS/BOARDS:**

176  
177 All items listed under the consent agenda are considered routine and will be enacted by one  
178 motion. There will be no separate discussion of these items unless a council member requests  
179 removal, in which event the item will be removed from the consent agenda and considered in the  
180 order of business in the non-consent agenda.

181  
182 **Item 5 – Consent Agenda**

183  
184 A. Approval of minutes from the previous meeting(s)

185  
186 **FINANCE COMMITTEE**

- 187  
188 B. Accept Omni Center financials for 2014  
189 C. Accept City General Fund Financials for 2014  
190 D. Approve Designated Fund Balances (DSFB) – Tourism 2014  
191 1. Adjust existing DSFB – 2014  
192 E. Authorization to purchase non-budgeted items (Parks and Recreation Equipment in the  
193 schools) utilizing the non-resident designated fund balance reserves from Park Fund

194  
195 **PERSONNEL COMMITTEE**

- 196  
197 F. Approval of out-of-state travel for Security and Emergency Response Training in Pueblo,  
198 Colorado for Firefighter/EMTs Jeremy Southworth, Brian Everson and Jim Netwal from  
199 June 3<sup>rd</sup> through June 5<sup>th</sup>, 2015  
200 G. Approval of Human Resources 2014 Annual Report  
201 H. Denial of request from non-city related organization(s) to place an insert(s) with water  
202 bills

203  
204 **JUDICIARY COMMITTEE**

- 205  
206 I. Approval of **Ordinance No. 1493-2015** to Amend Title 13 Part 6 Chapter 8 of the City of  
207 Onalaska Code of Ordinances related to Variance Appeals to the Zoning Board (Third  
208 and Final Reading)

209  
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210 **ADMINISTRATIVE COMMITTEE**

- 211
- 212 J. Approval of Operator’s Licenses as listed on report dated March 4, 2015
- 213 K. Approval of 2014-2015 Combination Class “B” Beer and Liquor License for LVR & L,  
214 Inc., d/b/a Lakeview Restaurant & Lounge, 1427 North State Road 35
- 215 L. Approval of Color Dash 5K Run Permit for Sunday, March 29, 2015 from 8 a.m.-noon  
216 starting at 251 Riders Club Road, Onalaska
- 217 M. Approval of Firehouse 5K Run on Saturday, April 11, 2015 at 8 a.m. starting at Onalaska  
218 Fire Station, 415 Main Street, Onalaska
- 219 N. Approval of variance to 11-2-9 of the Code of Ordinances to allow mowing at 5:30 a.m.  
220 on the listed dates for 2015 for the La Crosse Country Club:
- 221 1. May 27<sup>th</sup> – WIAA Boys Regional Golf Tournament
- 222 2. June 19<sup>th</sup> – Wisconsin Junior Professional Golf Association Tournament
- 223 3. August 21<sup>st</sup> – Onalaska High School Girls Tournament
- 224 4. August 23<sup>rd</sup> – Three Rivers Golf Association Championship
- 225 5. August 24<sup>th</sup> – Chamber of Commerce Outing
- 226 6. September 13<sup>th</sup> – Viterbo Women’s Golf Team Invitational
- 227 7. October 5<sup>th</sup> – Viterbo Men’s Golf Team Invitational
- 228 O. Approval of request from Jim Herrmann for permission to bury 2 ashes (Charles and  
229 Flora Herrmann – one urn) with a full body burial in Block 88, Lot 1, Grave 5 in the  
230 Onalaska Cemetery
- 231 P. Approval of Special Events Permit for Onalaska Enhancement Foundation for the event  
232 “Celebrate Onalaska” from June 26-June 28, 2015 with the condition a certificate of  
233 insurance is provided
- 234 Q. Approval to amend Class B Liquor License for Onalaska Enhancement Foundation for  
235 “Celebrate Onalaska” from June 26-June 28, 2015 provided approval by insurance  
236 company
- 237 R. Approval for a variance to the noise ordinance for June 26 and June 27, 2015 for  
238 “Celebrate Onalaska” until 11 p.m.
- 239

240 **BOARD OF PUBLIC WORKS**

- 241
- 242 S. Approval of 3<sup>rd</sup> Avenue South sanitary sewer installation agreement with the Village of  
243 Holmen
- 244 T. Approval of boiler replacement at Public Works Facility by Johnson Controls at a cost of  
245 \$19,477.00
- 246 U. Approval of Memorandum of Agreement with Wisconsin Department of Transportation,  
247 Federal Highway Administration and Wisconsin State Historic Preservation Office  
248 regarding State Trunk Highway 35 project – Poplar Street to U.S. Highway 53 (Project  
249 ID 7190-06-00)
- 250 V. Approval of archaeological services for 2015 Utility project by Mississippi Valley  
251 Archaeological Services not to exceed \$15,004.00

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- 252 W. Approval of 2015 Stump Grinding bid with Les Manske & Sons in the amount of  
253 \$27,993.75  
254 X. Approval of 2015 Utility Project bid, including alternate #1 & #2, with Haas & Sons in  
255 the amount of \$792,679.65  
256 Y. Approval of 2015 Spring Tree Planting bid with Hoffman & McNamara Co. in the  
257 amount of \$151,865.50  
258 Z. Approval of 2015 Miscellaneous Concrete Project bid with Steiger Construction in the  
259 amount of \$76,715.00  
260 AA. Approval of purchasing cemetery mower from Bobcat of the Coulee Region in the  
261 amount of \$9,785.27  
262 BB. Approval of entering into negotiations regarding maintenance authority of County  
263 Trunk Highway S – Redwood Street to County Trunk Highway SN from La Crosse  
264 County  
265 CC. Approval of purchasing handheld global navigation satellite system unit for  
266 capture of infrastructure locations from Seiler Instruments in the amount of \$6,490.00  
267 DD. Approval of compact track loader bid with Titan Machinery in the amount of  
268 \$71,550.00  
269

270 **PLAN COMMISSION**

- 271  
272 EE. Approval of a request to extend the Final Plat submittal requirement for one year, as  
273 requested by Dr. Leo Bronston, on behalf of French Valley, LLC, 1202 County Rd. PH,  
274 Suite 100, Onalaska for the French Valley Neighborhood Plat (Tax Parcels #18-4480-0,  
275 18-4481-0, 18-4482-1, 18-4485-0)  
276

277 **UTILITIES COMMITTEE/MASS TRANSIT**

- 278  
279 FF. Accept Shared Ride Transit update and 2014/15 financials  
280 GG. Accept the Wisconsin Department of Transportation audited financials for 2008-  
281 2009-2010  
282

283 **PARKS AND RECREATION BOARD**

- 284  
285 HH. Approval of Commercial 104” Lawnmower to Coulee Region Bobcat in an  
286 amount not to exceed \$15,761.75  
287 II. Approval of youth T-shirt printing to B&B Graphics in an amount of \$4.00 for 50/50  
288 blend and Games People Play in an amount of \$5.50 for performance shirts  
289 JJ. Approval of possible action for the acquisition of property in Van Riper Park for State  
290 Trunk Highway 35 project with Wisconsin Department of Transportation  
291  
292  
293

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294 **HISTORIC PRESERVATION COMMISSION**

295

296 KK. Approval of 2015 Historic Preservation Commission Meeting Schedule

297

298 **TOURISM COMMISSION**

299

300 LL. Approval of Sponsorship for the 2015 Governor's Conference on Tourism held in La  
301 Crosse March 15-17, 2015

302 MM. Approval of Promotional Grant applications

303

304 Motion by Ald. Pogreba, second by Ald. Bialecki, to approve the Consent Agenda.

305

306 On voice vote, motion carried.

307

308 **Non-Consent Agenda**

309

310 **Item 6 – RECAP ITEMS PULLED FROM THE CONSENT AGENDA**

311

312 As there were no items pulled from the Consent Agenda, Item 7 was addressed next.

313

314 **Item 7 – FINANCE COMMITTEE**

315

316 A. Vouchers

317

318 Motion by Ald. Bialecki, second by Ald. Olson, to approve the vouchers expended since the last  
319 Common Council meeting on February 10, 2015, in the amount of \$1,181,450.24.

320

321 On voice vote, motion carried.

322

323 B. **Resolution 21-2015** – A resolution requesting State Trust Fund 5-year Loan of \$992,200  
324 to purchase police cars, City Hall repairs/audio and Equipment Replacement Fund for the  
325 Omni Center

326

327 Ald. Bialecki asked Brad to give a review of the following four resolutions.

328

329 Brad noted that Council members had been given an informational packet and said the first  
330 resolution under consideration is for State Trust Fund Loan issuance. This is a five-year  
331 obligation to fund the portion of the city's Capital Improvements Projects that is not eligible for  
332 long-term bonding. Brad noted the other three resolutions are included in Council members'  
333 packets. Brad said the city earlier Tuesday had accepted bids on two obligations – the Note  
334 Anticipation Notes, and General Obligation Bonds. Brad noted that the bid tally of the Note  
335 Anticipation Notes is on page 2. Three bids were received, and the low bidder in terms of low

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336 interest rate was Oppenheimer & Co., Inc. at 0.8413 percent. Brad said the Note Anticipation  
337 Note is to provide interim financing for the filtration plant construction project. The interim  
338 financing will be taken out with long-term borrowing in 2016. Brad referred to page 3, which  
339 lists the bid tally of the bids received on the bond issue for the city. Brad said the \$2,785,000  
340 issue funds all the capital program of the city that is not funded with the State Trust Fund Loan.  
341 Four bids were received, and the low bidder was Northland Securities, Inc. at 2.7596 percent.  
342 Brad noted that page 4 provides a summary of all four issuances. Brad referred to the Water and  
343 Sewer Revenue Bonds and noted that they are refunding bonds. The purpose of these bonds was  
344 to refinance outstanding debt of the water and sewer system. Brad said the city was in the  
345 market on Monday with this obligation. This was a sale that was negotiated with Baird, and the  
346 interest rate is 2.31 percent for the refinancing. That compares to a 2.78 percent rate that was  
347 utilized for forecasting purposes in February. Brad said Moody's had upgraded the bond rating  
348 from Aa-3, which is an exemplary credit rating, to Aa-2. Brad said this now places the enterprise  
349 system at the same rating as the city's General Obligation Debt. Brad said this is "somewhat  
350 unique," noting he typically sees a one-notch differential between a tax pledge and a revenue  
351 pledge. However, in this case the rating for both is the same. Brad noted that all the details  
352 regarding the repayment period and the first interest payments are all consistent with what was  
353 presented for planning purposes in February. Brad said that in all cases the interest rates are  
354 better than what was anticipated. This means the total payment will be lower than what was  
355 anticipated.

356  
357 Brad noted he also had included the long-term financing plans and referred to page 5, which lists  
358 the long-term plan for the city's obligations. Brad referred to the boxed-in area, which lists the  
359 details of the issues under consideration this evening. Brad referred to the "Combined Debt  
360 Service" column and said this reflects the existing city supportive payments in addition to the  
361 new payments. Brad pointed out that there is a reduction plan entering the 2016 Budget. This  
362 year, the city is budgeted to pay \$4,119,007 of principal and interest. This will decrease to  
363 \$4,104,447 in 2016. Brad pointed out that in future years there will be "step-downs" that will  
364 allow the city to layer in future borrowings without seeing an increase in the tax rate to support  
365 this. Brad referred to the refunding analysis on page 6; specifically, the "Debt Service Savings"  
366 column. This column lists the annual savings to the rate payers, and, excluding the first year, it  
367 will average between \$50,000 and \$55,000 through 2027. Brad referred to the bond rating  
368 reports and highlighted the following:

- 369
- 370 • On the General Obligation Report, Moody's has assigned an Aa-2 rating to the General  
371 Obligation Debt.
  - 372 • The MIG 1 rating is the short-term rating for the Note Anticipation Note.
  - 373 • Moody's highlighted the city's stable tax base and economy. Historically, the city has  
374 had strong financial operations that are expected to continue. There also are modest  
375 plans for future financing needs.
  - 376 • Regarding the Water and Sewer System Enterprise Fund Debt, there was an upgrade from

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377 an Aa-3 rating to an Aa-2 rating. Moody's referenced the city's satisfactory financial  
378 operations supported by healthy networking capital, modest debt levels and limited future  
379 financing needs.

380

381 Motion by Ald. Bialecki, second by Ald. Muth, to approve Resolution 21-2015 – A resolution  
382 requesting State Trust Fund 5-year Loan of \$992,200 to purchase police cars, City Hall  
383 repairs/audio and equipment replacement fund for the Omni Center.

384

385 On roll call vote: Ald. Erik Sjolander – aye, Ald. Jim Bialecki – aye, Ald. Jack Pogreba – aye,  
386 Ald. Jim Olson – aye, Ald. Harvey Bertrand – aye, Ald. Bob Muth – aye. Motion carried  
387 unanimously.

388

389 C. **Resolution 24-2015** – Awarding the Sale of \$2,785,000 General Obligation Corporate  
390 Purpose Bonds

391

392 Motion by Ald. Bialecki, second by Ald. Pogreba, to approve Resolution 24-2015 – Awarding  
393 the Sale of \$2,785,000 General Obligation Corporate Purpose Bonds.

394

395 Ald. Bialecki asked if Oppenheimer & Co., Inc. and Northland Securities, Inc. need to be  
396 included in the motion.

397

398 Sean said that will not be necessary.

399

400 On roll call vote: Ald. Jim Olson – aye, Ald. Jim Bialecki – aye, Ald. Harvey Bertrand – aye,  
401 Ald. Erik Sjolander – aye, Ald. Bob Muth – aye, Ald. Jack Pogreba – aye. Motion carried  
402 unanimously.

403

404 D. **Resolution 23-2015** – Authorizing the Issuance of \$3,565,000 General Obligation  
405 Promissory Notes and the Issuance and Sale of \$3,565,000 Note Anticipation Notes in  
406 Anticipation Thereof

407

408 Motion by Ald. Bialecki, second by Ald. Olson, to approve Resolution 23-2015 – Authorizing  
409 the Issuance of \$3,565,000 General Obligation Promissory Notes and the Issuance and Sale of  
410 \$3,565,000 Note Anticipation Notes in Anticipation Thereof.

411

412 On roll call vote: Ald. Jim Olson – aye, Ald. Jim Bialecki – aye, Ald. Harvey Bertrand – aye,  
413 Ald. Erik Sjolander – aye, Ald. Bob Muth – aye, Ald. Jack Pogreba – aye. Motion carried  
414 unanimously.

415

416 E. **Resolution 25-2015** – Authorizing the Issuance and Sale of \$2,230,000 Water System  
417 and Sewerage System Revenue Refunding Bonds of the City of Onalaska, La Crosse  
418 County, Wisconsin, and providing for the payment of the bonds and the other details with

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419 respect to the bonds

420

421 Motion by Ald. Bialecki, second by Ald. Pogreba, to approve Resolution 25-2015 – Authorizing  
422 the Issuance and Sale of \$2,230,000 Water System and Sewerage System Revenue Refunding  
423 Bonds of the City of Onalaska, La Crosse County, Wisconsin, and providing for the payment of  
424 the bonds and the other details with respect to the bonds.

425

426 On roll call vote: Ald. Jim Olson – aye, Ald. Jim Bialecki – aye, Ald. Harvey Bertrand – aye,  
427 Ald. Erik Sjolander – aye, Ald. Bob Muth – aye, Ald. Jack Pogreba – aye. Motion carried  
428 unanimously.

429

430 **Item 8 – JUDICIARY COMMITTEE**

431

432 A. Approval of a 30-day table for Ordinance No. 1492-2015 to rezone adjacent property  
433 located in Section 8 Township 16 North, Range 7 in the City of Onalaska, La Crosse  
434 County, Wisconsin from Neighborhood Business (B-1) to Community Business (B-2)  
435 (McCormick Property) (Third and Final Reading)

436

437 Motion by Ald. Sjolander, second by Ald. Pogreba, to approve a 30-day table for Ordinance No.  
438 1492-2015 to rezone adjacent property located in Section 8 Township 16 North, Range 7 in the  
439 City of Onalaska, La Crosse County, Wisconsin from Neighborhood Business (B-1) to  
440 Community Business (B-2) (McCormick Property) (Third and Final Reading).

441

442 On voice vote, motion carried.

443

444 **Item 9 – BOARD OF PUBLIC WORKS**

445

446 A. Review of Coulee Transportation Study

447

448 Jarrod said the Wisconsin Department of Transportation is currently holding another study for  
449 transportation issues in the Coulee Region. This process began on January 1, and there are two  
450 transportation meetings scheduled for this week. The first one will be held from 5 p.m. until 7  
451 p.m. Wednesday at La Crosse Central High School. The second one will be held Thursday at  
452 Eagle Bluff Elementary School. Jarrod said, “It’s really necessary that we get public input at  
453 these meetings. These will be far-reaching transportation directives for the future in the La  
454 Crosse area, and they would also affect the City of Onalaska.”

455

456 B. **Resolution 22-2015** – Request for waiver from Trans 75 requirements for pedestrian  
457 accommodation for the County Trunk Highway SN Project

458

459 Motion by Ald. Pogreba, second by Ald. Bialecki, to approve Resolution 22-2015 – Request for  
460 waiver from Trans 75 requirements for pedestrian accommodation for the County Trunk

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of the City of Onalaska**

Tuesday, March 10, 2015

12

461 Highway SN Project.

462

463 On roll call vote: Ald. Jim Bialecki – aye, Ald. Jack Pogreba – aye, Ald. Jim Olson – aye, Ald.  
464 Erik Sjolander – aye, Ald. Bob Muth – aye, Ald. Harvey Bertrand – aye. Motion carried  
465 unanimously.

466

467 C. Review and consideration of change order #1 for 2015 Spring Tree Planting Project  
468 deducted in the amount of \$16,468.00

469

470 Motion by Ald. Pogreba, second by Ald. Bialecki, to approve change order #1 for 2015 Spring  
471 Tree Planting Project deducted in the amount of \$16,468.00.

472

473 Jarrod noted that change order is a deduction in the bid amount and said the bids were brought in  
474 on March 3, the day of the Board of Public Works meeting. Therefore, this item was not able to  
475 be on the agenda for that meeting. Jarrod noted that the bids had come in approximately 10  
476 percent over what had been anticipated. Jarrod said change order #1 will bring the city back  
477 within its budgeted amounts. Jarrod noted that tree prices are increasing due to the fact several  
478 municipalities also have ash trees along their boulevards and they also are addressing the  
479 Emerald Ash Borer.

480

481 On voice vote, motion carried.

482

483 **Item 10 – PLAN COMMISSION**

484

485 A. Approval of a Rezoning request filed by Traditional Trades, 1853 Sand Lake Road,  
486 Onalaska, WI 54650, to rezone the properties at 1735 Pine Ridge Drive, 1150 Oak  
487 Timber Drive, and 1140 Oak Timber Drive from Single Family Residential (R-1) District  
488 to Single Family and/or Duplex Residential (R-2) (Tax Parcels #18-6282-0, 18-6273-0,  
489 &18-6272-0)

490

491 Motion by Ald. Bialecki, second by Ald. Pogreba, to refer back to the Plan Commission approval  
492 of a rezoning request filed by Traditional Trades, 1853 Sand Lake Road, Onalaska, WI 54650, to  
493 rezone the properties at 1735 Pine Ridge Drive, 1150 Oak Timber Drive, and 1140 Oak Timber  
494 Drive from Single Family Residential (R-1) District to Single Family and/or Duplex Residential  
495 (R-2) (Tax Parcels #18-6282-0, 18-6273-0, & 18-6272-0).

496

497 Ald. Bialecki said he believes both Traditional Trades and Elmwood Partners need clarification  
498 on the intent of both parties before this item returns before the Common Council.

499

500 On voice vote, motion carried.

501

502

Reviewed 3/12/15

503 **Item 11 – TOURISM COMMISSION**

504

505 A. Approval of donation to “Celebrate Onalaska” event

506

507 Ald. Sjolander said this item is coming before the Common Council without a recommendation  
508 from the Tourism Commission.

509

510 Motion by Ald. Bialecki, second by Ald. Olson, to approve a \$20,000 donation to “Celebrate  
511 Onalaska” event.

512

513 Ald. Pogreba said that while it would be ideal to hold a local event, he also expressed concern  
514 over approving a large donation. Ald. Pogreba noted this has never been done before and  
515 expressed concern that the Council would be setting a precedent. Ald. Pogreba said he would  
516 prefer to see a smaller donation closer to \$10,000. Ald. Pogreba acknowledged that will take  
517 funding to ensure that the first-year event is successful, but he also said he believes that the  
518 committee organizing the event should be attempting to obtain more sponsorship funding from  
519 the local business community.

520

521 Ald. Bialecki noted that the City of Onalaska once celebrated Sunfish Days, an event that lasted  
522 approximately 20 years. Ald. Bialecki said that over time support for the event waned, possibly  
523 due to the date it was held as well as weather conditions. Ald. Bialecki also noted that the long-  
524 term organizers of Sunfish Days eventually became weary due to a lack of volunteers.

525

526 Ald. Bialecki said, “That aside, I think in the past six, seven years I have heard comments from  
527 others in this community about reactivating Sunfish Days or something to that effect. Now you  
528 have a couple of groups from a regional perspective looking at doing that. And indeed, I believe  
529 what I’ve read from the Tourism Commission [meeting] minutes that is the intent of this group –  
530 to promote the region and the event. It’s a new one for them. I don’t think anybody has been  
531 involved in anything like this before, but I’m willing to give them a try this year.” Ald. Bialecki  
532 then asked that the “Celebrate Onalaska” committee to provide a financial report to the Tourism  
533 Commission when the event ends. Ald. Bialecki said it is possible the event could earn grant  
534 dollars in 2016.

535

536 Ald. Bertrand said he, like Ald. Pogreba, initially also was concerned about the amount of the  
537 donation. However, Ald. Bertrand noted he had spoken with individuals organizing the event  
538 and said he was reminded that a board of a dozen members already is in place. Ald. Bertrand  
539 said he was told some of the events for “Celebrate Onalaska” already have been scheduled and  
540 the event as a whole already is well into the planning process and “has a good plan in place.”

541

542 Ald. Muth expressed concern over a \$20,000 donation and said he prefers a \$10,000 donation.  
543 Ald. Muth stated he believes “Celebrate Onalaska” is a good idea, but he also referred to Ald.  
544 Bialecki’s comments regarding the demise of Sunfish Days. Ald. Muth again expressed

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14

545 reluctance over donating \$20,000 and reiterated he, like Ald. Pogreba, would support a \$10,000  
546 donation.

547

548 Ald. Pogreba acknowledged that an event such as “Celebrate Onalaska” needs funding in order  
549 to have a successful start. Ald. Pogreba said this is why he suggested an up-front donation of  
550 \$10,000, then loaning the event another \$10,000. Ald. Pogreba said he has seen instances where  
551 event organizers mismanage funds and stressed that he is not saying that would happen with the  
552 group organizing “Celebrate Onalaska” as he respects the individuals involved with the event.  
553 However, Ald. Pogreba said he has seen instances of funds in other communities being misspent  
554 and reiterated he supports a \$10,000 donation before making available another \$10,000 if it is  
555 needed.

556

557 Ald. Bialecki noted that the Council had quickly approved an agreement to hire a consultant at a  
558 cost of \$100,000 for possible redevelopment of the Waterfront and pointed out that “Celebrate  
559 Onalaska” is requesting \$20,000 in an attempt to regenerate an event that will benefit the City of  
560 Onalaska. Ald. Bialecki also noted that the Council is taking much longer to debate this item  
561 than it did when it was discussing hiring the consultant.

562

563 Ald. Olson stated that he respects some of the individuals involved with “Celebrate Onalaska”  
564 for their hard work and past devotion to the city. Ald. Olson said that if the need arises he  
565 himself would be willing to underwrite \$5,000 of the \$20,000 and stated, “I have complete  
566 confidence in the people who are running it, and so therefore I would do that if I had to.”

567

568 On voice vote, motion carried, 4-1, with one abstention (Ald. Pogreba voted no; Ald. Sjolander  
569 abstained).

570

571 **Item 12 – REPORT FROM LAND USE & DEVELOPMENT DIRECTOR**

572

573 A. Authorization to begin discussions with the Town of Medary and City of La Crosse  
574 regarding a potential boundary agreement

575

576 Brea said the La Crosse Area Planning Committee has been encouraging and coordinating  
577 discussions between municipalities regarding boundary agreements. This is following the Vision  
578 2050 document that the LAPC approved approximately one year ago. It is a document that  
579 focuses on transportation and land use within the region. Brea noted that the City of La Crosse  
580 and the Town of Medary have agreed to meet with the City of Onalaska to begin discussions  
581 regarding a boundary agreement. Brea said she is seeking authorization from the Common  
582 Council to begin discussions. Brea also said staff would see if there are any shared objectives,  
583 and also would determine if a boundary agreement would be both feasible and realistic. Brea  
584 said that upon Council approval she would assemble a group that would explore the possibility  
585 of a boundary agreement with both the City of La Crosse and the Town of Medary.

586

Reviewed 3/12/15

587 Motion by Ald. Bialecki, second by Ald. Sjolander, to approve authorization to begin discussions  
588 with the Town of Medary and the City of La Crosse regarding a potential boundary agreement.  
589

590 On voice vote, motion carried.

591  
592 B. Update on Building Permits and Development – 2014-2015

593  
594 Brea noted the Community Development Authority packet contained a report regarding  
595 construction activity from 2014 and highlighted the following:  
596

- 597 • Data showed that 2014 had been “a strong year” comparable to 2006 and 2007, both with  
598 the number of permits issued and the total value of investment being made with new  
599 construction.
- 600 • The five-year average for the number of residential building permits is 30. In 2014, staff  
601 issued 39 permits for single- and two-family homes. Residential Building Inspector Alan  
602 Paulson is currently reviewing “six or seven” applications.
- 603 • There were more new commercial structures in 2014 since construction in 2007. There  
604 were 13 new commercial structures constructed. This trend is expected to continue into  
605 2015 as there are several businesses (offices, retail, banks, senior housing, multi-family  
606 dwellings) that are considering new commercial construction.

607  
608 Brea thanked businesses and property owners for investing in the City of Onalaska. Brea also  
609 thanked the city’s building inspectors for their work.

610  
611 C. Update on “Building the Great River Landing” Project

612  
613 Brea reported that at its March 12 meeting the Great River Landing Committee had discussed a  
614 proposal with city staff to contract with Short Elliott Hendrickson for construction plans and  
615 final bid documents. Brea said the committee recommended approval of this contract with SEH  
616 and noted that committee members also had discussed the importance of scoping the first project  
617 that is constructed and attempting to accomplish as much as possible with it. Brea said staff has  
618 been reviewing Project 1.0 and asked that additional time be spent reviewing the scope of the  
619 first project as well as the cost estimates. This discussion will take place at the next Great River  
620 Landing Committee meeting.

621  
622 Ald. Bialecki suggested to Brea that one more public event explaining the project be held once  
623 the scope and cost estimates for Project 1.0 have been determined. Ald. Bialecki said he is  
624 suggesting this because he still is approached by individuals inquiring about the estimated \$15  
625 million cost of the entire project.

626  
627 Ald. Sjolander asked Ald. Bialecki if he is suggesting holding an event that “walks through”

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628 what the plans are.

629

630 Ald. Bialecki said he would like to see a presentation include discussion regarding the cost and  
631 funding mechanisms of Project 1.0.

632

633 **Item 13 – CLOSED SESSION**

634

635 To consider a motion to convene in Closed Session under Section 19.85(1)(g) of the Wisconsin  
636 Statutes for the purpose of conferring with legal counsel for the governmental body who is  
637 rendering oral or written advice concerning strategy to be adopted by the body with respect to  
638 litigation in which it is or is likely to become involved:

639

- 640 • Excessive Assessment Claims
- 641 • Property located at 852 4<sup>th</sup> Avenue North

642

643 And to consider a motion to convene in Closed Session under Section 19.85(1)(e) of the  
644 Wisconsin Statutes for the purpose of deliberating or negotiating the purchasing of public  
645 properties, the investing of public funds or conducting other specified public business, whenever  
646 competitive or bargaining reasons require a closed session:

647

- 648 • Intergovernmental Agreement regarding EagleCrest Bond Refunding

649

650 If any action is required in Open Session, as the result of the Closed Session, the Council will  
651 reconvene in Open Session to take the necessary action and/or continue on with the printed  
652 agenda.

653

654 Motion by Ald. Olson, second by Ald. Bialecki, to convene in Closed Session.

655

656 On roll call vote: Ald. Jack Pogreba – aye, Ald. Jim Olson – aye, Ald. Harvey Bertrand – aye,  
657 Ald. Bob Muth – aye, Ald. Jim Bialecki – aye, Ald. Erik Sjolander – aye. In Closed Session.

658

659

660 Recorded by:

661

662 Kirk Bey