

The Meeting of the Common Council was called to order at 7:00 p.m. Tuesday, September 13, 2005. It was noted that the meeting had been announced and a notice posted at City Hall.

Roll call was taken, with the following members present: Mayor Jim Bialecki, Ald. Mike Giese, Ald. Diane Oldani Wulf, Ald. Gary Gonczy, Ald. Jim Olson, Ald. Kim Smith, and Ald. Bill Leathen. Also present were: City Clerk Cari Burmaster, Financial Services Director Fred Buehler Land Use & Development Director Jason Gilman, Public Works Director Ron Lund, and Human Resources Specialist Liz Green.

Item 2 - Pledge of Allegiance

The Pledge of Allegiance was declared.

Item 3 - Approval of minutes from previous meeting.

Motion by Ald. Gonczy, second by Ald. Wulf, to approve the minutes from the previous meeting as printed and on file in the City Clerk's Office. On voice vote, motion carried.

Mayor Bialecki noted that there were those in attendance with interest in various agenda items. Mayor Bialecki recommended taking the agenda out of order. There was no objection.

Item 5 - REPORT FROM THE MAYOR.

A. Recognition – Dori Block, Proclamation of Appreciation.

Mayor Bialecki called forward Dori Block. 4

Proclamation

Dori Block Appreciation

WHEREAS, Dori Block has been resident of the City of Onalaska for fourteen years; and

WHEREAS, she has served the City of Onalaska the past six years as the Urban Garden Planner, and has been an excellent co-worker and friend to all employees; and

WHEREAS, she has several thousand volunteer hours serving on the Centering Onalaska Board, focusing on downtown redevelopment and the hanging baskets program; Onalaska High School Band Program, establishing the Community Gardens Program in collaboration with the City of Onalaska, School District of Onalaska and local businesses; the Clearwater Farms Board, focusing on preservation of agricultural heritage and the environment; relief efforts for Nations in

the Caribbean, and countless related fundraisers; and

WHEREAS, Dori Block will be missed by all.

NOW, THEREFORE, I, Jim Bialecki, Mayor of the City of Onalaska, wish to express my appreciation for Dori's hard work and dedication to the City of Onalaska.

Dated this 13th day of September, 2005

James S. Bialecki, Mayor
City of Onalaska

Caroline Burmaster, City Clerk

Mayor Bialecki invited Dori to make comment.

Dori said, "There are a few words that I'd like to say because there are a lot of people to thank, because I certainly wouldn't have done this on my own.

"First of all, Centering Onalaska got me into this whole mess in the first place. When Julie Henley said to me, 'Wouldn't it be neat if we had 10,000 daffodils planted around the city?' And I said, 'I can do that'.

"When I was in college, my folks were a little worried about me, they thought I was kind of crazy, so they took me to a shrink and the shrink said, 'Well, what have you been doing this week?' And I said, 'I weeded my mother's garden this week'. And, things being what they were with women back then – all they could do was have babies and be secretaries – I said to him, I said, 'I weeded my mother's garden'. And he said to me, 'Well, you want to pull weeds for the rest of your life?' I would love to go back to that guy and tell him what I've been doing.

"At any rate, like I said, Centering Onalaska was just the beginning. Since then I've worked with the Street Department guys, and Mike the mechanic – my God, I couldn't have done it without him. That water truck and that pump – I was so glad when we got a new one. It's much more user friendly now and it will be a lot easier to do the hanging baskets.

"I have to hank Corky Wade for all that she's done with the band uniforms and getting businesses to sponsor gardens. And so, the money from the businesses went to the high school kids, the high school band, and then the kids did the work. So, that was less for me to do.

"Since then, Mark has taken over – since I've been shifted from the Street Department over to the Park Department. It's been good for me because it's been much more structured and I get to do a lot more work besides gardens.

“And so, I wanted to say thank you to Dan – who came into his job, hit the ground running, did a great job. I have the utmost respect for the man.

“And Mark, my present boss, he’s such a great boss to work for because he is a good support. He always tells me, ‘If you need anything, just call me’. And, in the last couple years it’s been a little harder for me to do some of the heavy lifting that I used to do early on. So, that was always something that I really appreciated. One of the things that I thought about today too was that he always provides us with what we need. It’s been a long, hot summer, and today was one of those days, and I’m eternally grateful to him for providing us with Gatorade, because we need it in that hot summer.

“There are many, many, other people I’m sure that I’ve missed – my Urban Forestry Committee when the gardens were in their infancy. And, the businesses too – the businesses that have taken over the gardens now. We only have one more garden that I would really like to see sponsored and that’s the one in Community Park. It’s not quite as visible and so it may just have to go. It does have some perennials, so maybe we’ll just put some boulders in there and leave it go at that. “Thank you so much. It’s a great honor. I really appreciate it”.

ITEM 9 – BOARD OF PUBLIC WORKS:

H. “No Left Turn” movement at the northerly exit to Kwik Trip located at East Main Street and Greens Coulee Road.

Motion by Ald. Leathen, second by Ald. Gonczy, to deny the request to establish a “No Left Turn” movement at the northerly exit to Kwik Trip located at East Main Street and Greens Coulee Road.

Under discussion, Ald. Gonczy reported that there have been two traffic studies at the intersection and that he has reviewed both. Ald. Gonczy said, “Neither traffic study by the traffic experts have ever recommended that we even consider this. They both come out and say we need to signalize the intersection. And, I think if it was something that would’ve helped the flow of traffic there, I would like to think that the traffic experts would have made that as one of their recommendations. They did have other recommendations – even on that south one.

“The other thing is, I get concerned, if we even considered doing this, what it would do with the traffic at the south exit at Kwik Trip, when you back it up. When you look at the counts, the majority – it’s (approximately) 37 are left turns out of there and two are rights. It’s just no logical for people to make a right turn to go up to that north exit. So, we would be pushing every single car that leaves that convenience store out that south exit. And, during peak hours, I just don’t know if that south exit could handle it.

“And then to try to make a left turn... the people know that it’s almost impossible to turn left out of that south one... What they do is they make a right turn, cut into (Coachlite), do a U-turn in (Coachlite) and come out. So, they know how dangerous it is to try to make a left turn. So,

by cutting this exit off for left turns, we may be creating even a worse problem. Even if we were to consider it, we'd probably have to do some type of traffic study just to see, because we might be created even more of a dangerous situation than what we think we have now.

"I think the way to solve this is... move forward as fast possible to get that intersection signalized, which is something a lot of us have been pushing for for the last year or so".

Ald. Giese said, "This is an item that has been kept in front of my eyes for years now. It's definitely a concern – primarily for the people in the first district of the Greens Coulee neighborhoods. The issue has at least been brought more forward in the last two weeks, where citizens from the Greens Coulee neighborhoods have been contacting me.

"I don't mean to suggest that it's been a nag session or 'you've got to do something now'. It's a sincere statement of concern from many different parties. They universally feel that the 'No Left Turn' option would be an improvement.

"I'm going to vote no on this issue. I am going to be voting with the constituents. That does not mean that I don't accept Councilman Gonczy's observation that a traffic study may be warranted.

"I also acknowledge that every action has a reaction. If we place a 'No Turn' lane there, that's going to change behavior. But I, after having several hours of observation of the intersection, and talking to a number of different people, I feel that the 'No Left Turn' at that driveway will – when all is said and done – actually result in an improvement".

On voice vote, motion carried with three ayes, one no (Ald. Giese) and two abstentions (Ald. Gonczy and Ald. Wulf).

Item 10 – PLAN COMMISSION:

A. Conditional Use Permit application filed by Donald Atkinson for a flag pole/wireless telecommunication facility located at 1109 Venture Place, Onalaska (Tax ID# 18-2401-0).

1. CUP Fee of \$150.00.
2. All zoning violations related to vibration must be rectified prior to building permit issuance.
3. Owner/developer must submit a site plan including drainage, landscape, erosion control, layout and elevation plans for proposed facility.

4. Setback from freeway right-of-way line must be confirmed.
5. Owner to verify FAA restrictions.
6. Proposed flagpole must be properly maintained with a properly sized flag and appropriate lighting.
7. All wires, cables, cable trays and mounting hardware must be screened.
8. Owner/developer must pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to the issuance of occupancy permit.
9. Owner/developer must notify the City prior to any utility connection to public utilities.
10. All conditions run with the land and are binding upon the original developer and all heirs, successors, and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.
11. Any omissions of any conditions not listed in Plan Commission Minutes shall not release the developer/property owner from abiding by the City's Subdivision Ordinance and Zoning Code requirements.

Motion by Ald. Giese, second by Ald. Gonczy, to approve with 11 conditions the Conditional Use Permit filed by Donald Atkinson for a flagpole/wireless telecommunication facility located at 1109 Venture Place, Onalaska.

Under discussion, Jason Gilman referred to Condition 2, which refers to a zoning violation at Venture Machine & Tool. The violation relates to vibration produced by some of the equipment used at Venture Machine & Tool. Jason said, "I wanted the Council to know that I'm working aggressively with Mr. Atkinson on that issue to try to get it resolved. I think it's in our interest to get it resolved soon, so that this cellular phone service can be implemented and we can put that issue behind us".

Ald. Giese reported that at the subcommittee, a motion had been made to give Jason, in his capacity as Zoning Administrator, the discretion to determine the width of the pole at its base and the number of antennas that could be installed in the pole. Ald. Giese stated that his motion at this

meeting of the Common Council intends the same.

On voice vote, motion carried.

REPORT FROM THE MAYOR (continued)

B. Introduction – Joe Carey, Intern – University of Wisconsin, La Crosse.

Mayor Bialecki noted that most Common Council members already had met Joe Carey. Mayor Bialecki reported that Joe was unable to attend this meeting of the Common Council. Mayor Bialecki reported that Joe would be with the City until late-December 2005.

C. Update on City Shop relocation.

Mayor Bialecki reported that there are tentative plans for the City Shop to be constructed at the Mason Drive location. Mayor Bialecki stated that those plans would be “reviewed and fine-tuned”.

Mayor Bialecki reported that he had met with the Wisconsin National Guard regarding possibly locating the City Shop on the present Armory site in Onalaska. The Armory site comprises 16 acres. The National Guard’s only long range plan for the site is an expansion of the building to the east only – in 15 years.

Mayor Bialecki reported that the National Guard has been provided with information regarding the proposed City Shop site. Mayor Bialecki reminded that the proposed City Shop would include a 50,000 square foot building and would be sited on five to 5.5 acres of land.

Mayor Bialecki reported that a response from the National Guard is anticipated in October 2005 or no later than November 2005.

D. Brice Prairie Joint Planning Area, City of Onalaska and Town of Onalaska.

Mayor Bialecki noted that the Common Council members had received information on this item on Friday, September 9, 2005 and need time to review the information. Mayor Bialecki invited the members to contact himself or Land Use & Development Director Jason Gilman with any questions.

Mayor Bialecki reported that the Town of Onalaska Attorney currently is reviewing the agreement. Mayor Bialecki reported that the Common Council could consider the agreement at the October 2005 meeting.

E. Final Swimming Pool Change Orders.

Mayor Bialecki requested that any future Change Orders related to the pool project – and that would cost dollars - should come through the Common Council.

Motion by Ald. Olson, second by Ald. Wulf, that any future Change Orders related to the swimming pool project, and that involve expenditure, shall be presented to the Common Council for approval.

Under discussion, Ald. Wulf noted that previously the Swimming Pool Building Committee was authorized to approve expenditures up to \$5,000. Ald. Wulf said, “I think this is a very good move, because we are kind of in sensitive waters now.

“I would like to commend the committee. I believe that the Pool Building Committee has done about 99% of the work. But, I believe that this is the right move – now to turn everything over to Council from here on in”.

On voice vote, motion carried.

F. Boy Scouts Troop 68 – Bob Nelson.

Mayor Bialecki noted that the Boy Scouts of Troop 68 were in attendance to observe the proceedings in order to earn a merit badge. Mayor Bialecki thanked the Scouts for their attendance.

G. Update on expansion of Shared Ride services to West Salem.

Mayor Bialecki reported that he had received a copy of an email from West Salem Village Administrator Teresa Schnitzler. Teresa’s email was a follow up to a phone conversation between Teresa and Mayor Bialecki.

Mayor Bialecki reported that at the last Mass Transit meeting, there had been discussion regarding the potential for West Salem to join in the Shared Ride program. Mayor Bialecki reported that Teresa’s email indicated “strong interest for that program”. The Village Board will evaluate the budget ramifications of participation. The Village is limited to 2% or \$17,000. There has been consideration of joining the program in January or July of 2006.

H. Authorization from Public Service Commission (PSC) to change water and sewer billings to actual readings on a quarterly basis.

Mayor Bialecki reported that the water and sewer billings are charged at a fixed rate every six months and at an actual rate on the alternate six months. Mayor Bialecki noted that this method was useful when in-person meter readings were necessary. The City now has the capability to read the entire City via radio remote in less than one day.

Motion by Ald. Wulf, second by Ald. Leathen, to authorize the change to actual water and sewer billings on a quarterly basis. On voice vote, motion carried.

I. Fuel costs associated with refuse collection.

Mayor Bialecki reported that Hilltopper Refuse has requested an increase in the charges to reflect fuel costs.

In response to a question from Mayor Bialecki, Fred reported that this item has not been considered at the subcommittee level as the City received the letter from Hilltopper Refuse dated September 7, 2005.

Fred reported that he had discussed the issue with City Attorney Gerry O'Flaherty. Fred reported that he had spoken via telephone with Larry Hougom of Hilltopper Refuse.

Fred turned over the item to Gerry. Gerry said, "Fred asked me to take a look at the contract. You have a seven year contract with Hilltopper that began in August 2001..."

"That contract was really based upon the Request For Proposal that was circulated by the City. And, there are no provisions in that contract for the imposition of fuel surcharges. There isn't any provision for reductions in fees if the cost of fuel declined, nor is there any provision for an escalator or surcharge in the event fuel prices went up.

"So, the letter that Fred received and forwarded to me seems to have a tone of indicating that they're just going to start putting a surcharge on their monthly statement. I know, Fred, you were going to speak to them to see if that's what they were going to do and we would have to deal with it at that time".

Fred reported that he had spoken with Larry Hougom on the afternoon of September 13, 2005. Fred said, "(Mr. Hougom) really would like the City to consider raising it. However, I think Gerry did explain, when we bid this out three years ago, gas prices have been up in the area where they are today and they didn't have this happen".

Fred stated that Mr. Hougom had requested that the Council reconsider the issue in one month.

Mayor Bialecki responded, "If I was asked to vote on it today, I would say no because it doesn't talk about any money provisions. What amount are they talking about? Or, the flip side is, what

if gas ever goes down lower than what it was a year ago? What's the benefit to the City then?"

Fred reported that Mr. Hougom's letter suggested a percentage increase on fuel costs in excess of \$2.20/gallon, or a "mutually agreed upon measure".

Mayor Bialecki recommended that the issue should be referred back to the Board of Public Works.

RECOMMENDATIONS FOR APPROVAL AND/OR POSSIBLE ACTION FROM THE FOLLOWING COMMITTEES/COMMISSIONS/BOARDS:

Item 6 – FINANCE COMMITTEE:

A. Vouchers.

Motion by Ald. Smith, second by Ald. Olson, to approve Vouchers No. 1995 through No. 2147, expended since the last Common Council meeting of in the amount of \$977,854.12, with Voucher #2147 being withheld pending all paperwork being in order prior to final payment. On voice vote, motion carried.

B. Lease extension agreement with Rodney and Gary L. Braund.

Motion by Ald. Smith, second by Ald. Giese, to approve the lease extension agreement with Rodney and Gary L. Braund, with the monthly lease rate to increase to \$3,100 per month. On voice vote, motion carried.

C. Grant submittal for additional Federal funding for bulletproof vests.

Motion by Ald. Smith, second by Ald. Leathen, to approve the grant submittal for additional Federal funding for bulletproof vests. On voice vote, motion carried.

D. Continuation of the Onalaska Police School Liaison agreement between City of Onalaska and Onalaska School District.

Motion by Ald. Smith, second by Ald. Leathen, to approve the Onalaska Police School Liaison agreement between the City of Onalaska and the Onalaska School District with a 50% cost share of salary and benefits during school calendar year 2005/2006. On voice vote, motion carried.

E. Acceptance of a 2005 – 2006 GREAT grant award.

Motion by Ald. Smith, second by Ald. Olson, to accept the 2005 – 2006 GREAT grant award in

the amount of \$25,398. On voice vote, motion carried.

F. City Liability Insurance renewal for 2006 – 2008.

Motion by Ald. Smith, second by Ald. Wulf, to approve the renewal of the City Liability Insurance for 2006 through 2008. On voice vote, motion carried.

Item 4 – PUBLIC INPUT (limited to 3 minutes/individual):

Mayor Bialecki called for anyone wishing to provide input. Hearing none, Mayor Bialecki continued on with the agenda.

Item 7 – PERSONNEL COMMITTEE:

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A. Safety Programs:

1. Ergonomics Program.

Motion by Ald. Smith, second by Ald. Giese, to approve the Ergonomics Program. On voice vote, motion carried.

B. Compensation Study.

1. Compensation Study Results.

Motion by Ald. Smith, second by Ald. Wulf, to accept the Compensation Study Results. On voice vote, motion carried.

2. Compensation Subcommittee.

Ald. Smith noted that the members of the proposed subcommittee are listed in the members' packets.

Motion by Ald. Smith, second by Ald. Olson, to form a compensation subcommittee that would include staff, department heads, and Common Council members. On voice vote, motion carried.

3. Performance-based Pay Subcommittee.

Ald. Smith noted that the members of the proposed subcommittee are listed in the members' packets.

Motion by Ald. Smith, second by Ald. Wulf, to form a performance-based pay subcommittee that would include staff, department heads, and Common Council members. On voice vote, motion carried.

C. Accident Review Panel.

Ald. Smith noted that this item had not appeared on the Personnel Committee agenda.

Liz reported that there had been discussion at the Finance & Personnel Committee meeting regarding the possible formation of a committee to review claims and accidents that involve City employees/City equipment.

Liz noted that the members' packets include an outline of the proposed panel.

Motion by Ald. Gonczy, second by Ald. Giese, to accept the recommendation to establish an Accident Review Panel, comprised of the members as listed in the agenda attachment. On voice vote, motion carried.

Item 9 - ADMINISTRATIVE COMMITTEE:

A. Approval of Operator's Licenses

<u>Name</u>	<u>Location</u>	<u>Type of Application</u>
Miranda J. Alexander	Kwik Trip	New
Alyssa A. Boese	Kwik Trip	New/Provisional
Bradley W. Drury	American Legion	New/Provisional
Lisa A. Koerner	Olive Garden	New
Jessica R. Larson	The Wharf	New/Provisional
Steve A. Mace	American Legion	Renewal/Provisional
Jennifer L. Pellot	Applebee's	New/Provisional
Travis R. Pitz	Festival Foods	New
Brian T. Sans Crainte	Coulee Golf Bowl	New/Provisional

Motion by Ald. Gonczy, second by Ald. Wulf, to approve the Operators Licenses as outlined in the memorandum dated September 7, 2005. On voice vote, motion carried.

B. Repair of broken monuments in the Onalaska Cemetery.

Motion by Ald. Gonczy, second by Ald. Leathen, to authorize the repair of monuments in the Onalaska Cemetery.

Under discussion, Ald. Gonczy reported that insurance is in place as well as procedures for the work. The work will be coordinated between City Clerk Cari Burmaster and the Onalaska Area Historical Society. The work likely will not begin until 2006.

On voice vote, motion carried.

C. Horn blowing at railroad crossings located on 2nd Avenue Southwest and 1st Avenue South.

Ald. Gonczy reported that at the Administrative Committee meeting there had been a great deal of discussion of this item. Ald. Gonczy noted that this issue has been discussed in the past. Ald. Gonczy reported that a request had been made for the City to get a formal estimate of costs from the Wisconsin Railroad Commission.

Motion by Ald. Gonczy, second by Ald. Wulf, to direct City Engineering Aide Danny McDonald to make a formal request to the State of Wisconsin Railroad Commissioner to inspect the Onalaska Railroad crossings and to get an estimate for the possible upgrade to necessary standards. On a voice vote, the motion carried.

D. Clearwater Farm Foundation 10K/5K Run, October 8, 2005; 10:30 a.m. to noon.

Motion by Ald. Gonczy, second by Ald. Olson, to approve the Clearwater Farm Foundation 10K/5K Run to be held October 8, 2005 from 10:30 a.m. to noon. On voice vote, motion carried.

E. Class "B" Liquor License for Unwine'd, 1125 Main Street, Onalaska.

Motion by Ald. Gonczy, second by Ald. Wulf, to approve the Class "B" Liquor License for Unwine'd. On voice vote, motion carried.

Item 9 - BOARD OF PUBLIC WORKS:

A. Assessment district/impact fees for road improvements.

Ald. Leathen reported that the City has received an LACP grant in the amount of \$19,000 that could be used for this issue. Ald. Leathen reported that Jason Gilman recommends doing studies on a case-by-case basis.

Motion by Ald. Leathen, second by Ald. Gonczy, to accept the recommendations of the Land Use

& Development Director regarding Assessment District/Impact Fees for Road Improvements. On voice vote, motion carried.

B. Request from Bethany Lutheran Homes to defer assessments on Mason Street and to defer development fees.

Motion by Ald. Leathen, second by Ald. Gonczy, to approve the request from Bethany Lutheran Homes to defer assessments on Mason Street and to defer development fees, with the understanding that previous agreements with LB White and the YMCA shall be complied with.

Under discussion, Ald. Gonczy noted that the minutes of the Board of Public Works meeting indicate that the City Attorney was to have reviewed the item.

Gerry responded, "I know one of my partners looked at that issue and the memo that was provided to me indicated that the deferral of assessments or taxes should not be handled separately from annexation; that the annexation is like a prerequisite before LB White could be assigning the so-called benefits of that private agreement to Bethany Lutheran Homes. So, as long as it's coupled with all of the other provisions of the agreement, it would seem to be satisfactory. But, I think we need to continue monitoring the process".

Ald. Giese said, "I'm a little bit in a quandary here. The request from Bethany Lutheran Homes is to defer assessment. And, in fact what we're doing is following our development agreement as listed. So, I get a little bit concerned with this new request coming to this body and then we authorizing it, which suggests that there's a deferral. So, I would suggest as advice from the counsel, but possibly a friendly amendment to indicate that this is not a deferral, it's simply an application of the existing development agreement".

Gerry responded, "I agree that (the motion) should be amended and clarified – that the entire agreement should be applied to this situation, and not just vote to approve a deferral of an assessment".

Motion by Ald. Giese, second by Ald. Gonczy, to amend the original motion to clarify that the entire agreement shall be applied to the request. On voice vote, motion carried to amend.

Mayor Bialecki called for the vote on the original motion as amended. On voice vote, motion carried.

C. No parking on west side of 17th Avenue North.

Motion by Ald. Leathen, second by Ald. Smith, to establish a public hearing for the October 2005

meeting of the Board of Public Works, regarding “No Parking” on the west side of 17th Avenue North. On voice vote, motion carried.

D. Request by CenturyTel to bury underground facilities.

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Ald. Leathen reported that maps are available for the locations at which CenturyTel proposes underground facilities.

Motion by Ald. Leathen, second by Ald. Wulf, to approve the request by CenturyTel to bury underground facilities. On voice vote, motion carried.

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E. Update on correction items as pointed out in Department of Natural Resources Sanitary Sewer Collection Report.

Ald. Leathen reported that four items for improvement were pointed out in the Department of Natural Resources Sanitary Sewer Collection Report. Three of those items have been corrected. The fourth item requires additional planning for the scheduled replacement of various parts of the system.

F. Request to install a private well and septic system at East Plaza Park.

Ald. Leathen reported that City water and sewer is not readily available to the property in question.

Motion by Ald. Leathen, second by Ald. Gonczy, to approve the request to install a private well and septic system at East Plaza Park. On voice vote, motion carried.

G. Sanitary Sewer relay on 8th Avenue North.

Ald. Leathen reported that a necessary repair was identified as a result of having the sewer system televised.

Motion by Ald. Leathen, second by Ald. Gonczy, to authorize the repair to the sanitary sewer at 8th Avenue South, in an amount not to exceed \$6,500, which includes work by A-1 Excavating and others. On voice vote, motion carried, five to zero.

I. Wisconsin Department of Transportation Agreement for signaling of East Main Street and Greens Coulee Road.

Ald. Leathen reported that the City of Onalaska share of this project would be approximately

\$103,066; the Federal and State share would total \$104,934.

Motion by Ald. Leathen, second by Ald. Gonczy, to approve the Wisconsin Department of Transportation Agreement for signaling East Main Street and Greens Coulee Road at a cost to the City of Onalaska of approximately \$103,066. On voice vote, motion carried.

J. Amendment #1 to Water Study – S.E.H. Consulting Firm.

Ald. Leathen reported that the City must evaluate whether a booster pump would be required in the area of French Road. S.E.H. Consulting Firm will add this evaluation to an already-commissioned study. The original study cost is \$20,000. The amendment would add an additional \$3,100.

Motion by Ald. Leathen, second by Ald. Gonczy, to approve the amendment to the S.E.H. Consulting Water Study regarding an evaluation of the need for a booster pump in the area of French Road, at an additional cost of \$3,100.

Under discussion, Ald. Gonczy noted that the motion coming out of the Board of Public Works stated, “with the understanding that the total cost of the study will be passed on to future developers in that area”.

On voice vote, motion carried.

Item 10 - PLAN COMMISSION (continued):

B. Subdivision request filed by Lester Pralle, Valley View Business Partners, for the property located at Lot 15, Timbercrest Drive East, containing 2 parcels of 148,017 sf or 3.4 acres (Tax ID# 18-4451-0).

1. CSM Fee of \$40.00 + \$10.00 per lot x 2 = \$60.00.
2. Owner/developer must abide by conditions of PUD.
3. All other fees are noted in PUD.
4. Owner shall provide Plan Commission with narrative reassuring for CSM.
5. Owner/developer must pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all

conditions satisfied and improvements installed per approved plans prior to the issuance of occupancy permit.

6. Owner/developer must notify the City prior to any utility connection to public utilities.

7. All conditions run with the land and are binding upon the original developer and all heirs, successors, and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.

8. Any omissions of any conditions not listed in Plan Commission Minutes shall not release the developer/property owner from abiding by the City's Subdivision Ordinance and Zoning Code requirements.

Motion by Ald. Giese, second by Ald. Smith, to approve with eight conditions, the subdivision review request filed by Lester Pralle, Valley View Business Partners, for the property located at Lot 15, Timbercrest Drive East, containing two parcels of 148,017 square feet or 3.4 acres. On voice vote, motion carried.

C. Subdivision request filed by Lester Pralle, Valley View Business Partners for the property located at Lot 20, Crestwood Lane for 2 parcels containing 37,574 sf or .816 acres (Tax ID# 18-4451-0).

1. CSM Fee of \$40.00 + \$10.00 per lot x 2 = \$60.00.
2. All other fees as noted in PUD.
3. Owner/developer must abide by conditions of PUD.
4. Owner shall provide Plan Commission narrative reasoning for CSM.
5. Owner/developer must pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to the issuance of occupancy permit.
6. Owner/developer must notify the City prior to any utility connection to public utilities.

7. All conditions run with the land and are binding upon the original developer and all heirs, successors, and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.

8. Any omissions of any conditions not listed in Plan Commission Minutes shall not release the developer/property owner from abiding by the City's Subdivision Ordinance and Zoning Code requirements.

Motion by Ald. Giese, second by Ald. Leathen, to approve with eight conditions, the subdivision review request filed by Lester Pralle, Valley View Business Partners, for the property located at Lot 20, Crestwood Lane, containing two parcels of 37,574 square feet or .816 acres. On voice vote, motion carried.

D. Subdivision review requested by Mike Tooke, 960 Oak Ave No., for the property located at Elizabeth Court CSM Lot 4, Blk 2, Rachele Addition (Tax ID# 18-5900-0).

1. CSM Fee of $\$40.00 + \$10.00 \text{ per lot} \times 2 = \60.00 .
2. Park Fee of $\$1,120.00 \text{ per unit} \times 2 = \$2,240.00$
3. Storm Sewer Fee per agreement for Rachele Addition.
4. Sanitary Sewer Fee of $\$38.00 \text{ per connection}$.
5. TOPO Fee of $\$10.00 \text{ per acre} \times .487 = \4.87 .
6. Owner shall provide Plan Commission with a narrative reassuring CSM.
7. Owner shall abide by conditions of Rachele Addition Plat.
8. Owner/developer must pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to the issuance of occupancy permit.
9. Owner/developer must notify the City prior to any utility connection to public utilities.

10. All conditions run with the land and are binding upon the original developer and all heirs, successors, and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.

11. Any omissions of any conditions not listed in Plan Commission Minutes shall not release the developer/property owner from abiding by the City's Subdivision Ordinance and Zoning Code requirements.

Motion by Ald. Giese, second by Ald. Leathen, to approve with eleven conditions, to subdivision review request filed by Mike Tooke for the property located at Elizabeth Court Certified Survey Map Lot 4, Block 2, Rachele Addition. On voice vote, motion carried.

E. Development agreement proposal requested by John Towner, Deer Creek Development LLC, for the proposed Deer Creek Development, French Road, Onalaska.

Ald. Giese reported that this item comes forward from the subcommittee without recommendation.

Ald. Gonczy requested Jason's input.

Jason said, "I think the critical issue with this was whether or not the City should participate with some of the costs associated the improvements between where they end on State Highway 16 and French Road, and where Mr. Towner's development begins.

"And, one of the issues that the City Attorney brought up – Sean O'Flaherty – at the Plan Commission meeting, was that we are unable to recoup any money that we would reimburse Mr. Towner, because we can't assess people without holding first public hearings. And, that process has to take place before the improvements are installed, which has already happened.

"So, I think the advice from Sean O'Flaherty was that we would not be able to participate in that agreement because we don't have the ability to recoup our reimbursement to Mr. Towner".

F. Unified Development Code – Conditional Uses and Form Districts Process.

Jason said, "We are entering probably the most intensive part of the rewrite of the subdivision and zoning code".

Jason reported that a preliminary schedule has been established for the rewrite. Staff currently is in the process of creating a design team. The design team will be made up of Planning staff, Long Range Planning Committee members, members of the La Crosse Area Builders Association and

perhaps a member of Centering Onalaska. Notices will be sent out to the public for a design charrette to be held on October 12 and October 13, 2005. Jason stated that the charrette would be, “the event that will shape the new zoning code for the downtown and the downtown neighborhoods”.

G. Consideration of a PCID Amendment for Crossing Meadows Shopping Center for an addition to the former Blockbuster Video Store submitted by Ernie Tourville, TCI Architects, 1718 State Road 16, La Crosse, WI 54601.

Motion by Ald. Giese, second by Ald. Leathen, to find that the Planned Commercial Industrial Development Amendment for Crossing Meadows Shopping Center for an addition to the former Blockbuster Video store would not constitute a substantial change and therefore would not require further action. On voice vote, motion carried.

H. Property maintenance issues/rental housing.

Jason reported that City Residential Building Inspector Calvin King has brought to Jason’s attention that there has been an increase in complaints from renters regarding the rental properties in which they live.

Jason reported that most of the complaints range from code issues (non-compliance) to property maintenance issues such as broken windows, outdoor storage, etc.

Jason reported that there is a three-pronged approach to dealing with such complaints: 1) A new policy is in place that allows the Zoning Department and the Inspection Department to work together to address each complaint as it comes in; 2) there is a checklist to determine whether the complaint is a code issue or a property maintenance issue and who would handle the complaint; 3) Jason has recommended to the Plan Commission that policy-based mitigation should be considered.

Jason explained the process of policy-based mitigation: “As we consider rezoning applications – in particular rental housing in the City – that there’s strong evidence that we should really look at integrated neighborhoods and not segregated neighborhoods. And, the City has got a great track record of doing that. If you look at our rental housing, we don’t do like some big cities where we have all the rental housing in large tracts of land. That type of a policy has been supported nationally”.

Jason referred the members to a handout, which is an article by Anthony Downs of the Brookings Institution. Jason explained that the Brookings Institution is a Washington-based think tank that considers community issues.

Jason reported that staff is working on property maintenance issues. Staff contacts property owners regarding maintenance issues such as needed repairs or paint. Jason said, "It's not always fast resolution. Sometimes we get mired down in property foreclosures or other types of issues".

Ald. Wulf said, "While I'm certainly not advocating for the City of Onalaska to go the route of what the City of La Crosse has for the whole rental/landlord issue, I want to personally thank Jason and the Inspection Department (for) being very diligent about this. I think this is one area that maybe has been a forgotten area. And, I appreciate that Jason and his department has been on top of this of late and you're developing practices to address these issues. Because, I think this is something that is very important so we do update that City of Onalaskans and the taxpayers have come to appreciate about living in this City. So, I want to thank you and your department for developing these practices and bringing it to the Plan Commission's attention and to Common Council's attention. Because, I think this is kind of some of the disintegration of cities, that if you don't have the proper people in personnel in city halls that these are the things that start slipping away and get overlooked. So, I want to thank you for your attention to this detail".

I. Plat request filed by Mike Tooke, 960 Oak Avenue North, Onalaska for the property located at Elizabeth Lane, Shelly Addition One containing 8 parcels on 2.65 acres, (Tax ID # 18-5900-0).

1. Final Plat fee of $\$20.00 + \$2.00 \text{ per lot} \times 8 = \36.00 .
2. Park fee of $\$1,120 \text{ per unit} \times 8 = \$8,960.00$.
3. Topo Fee of $\$10.00 \text{ per acre} \times 2.65 = \26.50 .
4. Sanitary Sewer Fee of $\$38.00 \text{ per connection}$.
5. Storm Sewer Fee of $\$3,148 \text{ per acre} \times 2.65 = \$8,342.20$. Storm sewer fee may be waived if developer installs storm sewers. If cost exceeds fee City shall pay half cost and/over the fee. If fee exceeds cost developer shall pay the difference.

6. Owner/developer shall abide by all conditions of the original plat for Shelly Addition.
7. Owner shall establish permanent R-1 zoning on parcels in proposed plat.
8. Structures in proposed plat shall be constructed with a finished floor elevation of not more than 36” above the elevation at the curb.
9. 2 foot contour map required for plat.
10. Question purpose of 5 foot easement shown on plat.
11. Owner shall provide City with a statement indicating timetable for installation of improvements.
12. Sidewalk required-both sides of proposed street-match existing.
13. Streetlights required-coordinate with City Engineer.
14. 2-2 1/2” caliper canopy trees required per lot.
15. Developer to make utility plans available to prospective buyers.
16. Utility laterals shall extend a minimum of 10 feet beyond the property line to avoid contractors having to dig around buried utilities to hook up water and sewer laterals.
17. Utility plans must be submitted to the Public Works Department for review by the Utility Committee.

18. Master drainage plan must be submitted for review and approval by the Public Works Director. A copy of the approved plan must be on file in the Inspection Department prior to building permit issuance.
19. Inspector required on all utility work, paid for by the developer, furnished by the City.
20. Plat approval constitutes approval of erosion control permit.
21. Owner /developer shall submit complete street and utility plans for review and approval by City Public Works Director.
22. 5 year guarantee required for all improvements, 3 years equal to 25% of the total improvement cost plus an additional two years equal to \$100.00 per manhole and catch basin-to be submitted to the City in the form of a letter of credit.
23. NR216 permit required for disturbance over 1 acre.
24. 1500 gpm required on all hydrants.
25. Upon approval of plat, owner must keep all lots mowed including remaining lots on Redwood Street.
26. Owner/developer must pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to the issuance of occupancy permit.
27. Owner/developer must notify City prior to any connection to public utilities.

28. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.
29. Any omissions of any conditions not listed in the Plan Commission minutes shall not release the developer/property owner from abiding by the City's Subdivision Ordinance and Zoning Code requirements.

Motion by Ald. Giese, second by Ald. Olson, to approve with 29 conditions the Plat Request filed by Mike Tooke for the property located at Elizabeth Lane, Shelly Addition One, containing eight parcels on 2.65 acres. On voice vote, motion carried.

Item 11. JUDICIARY COMMITTEE:

A. Ordinance No. 1236-2005 – to amend Section 3-1-1(a) of the Code of Ordinances of the City of Onalaska relating to insufficient funds fee (First and Second Reading).

Motion by Ald. Wulf, second by Ald. Gonczy, to suspend the rules to give **Ordinance No. 1236-2005** its First, Second and Third Reading.

Under discussion, Ald. Wulf reported that the City's current fee for Insufficient Funds is \$15.00. The ordinance would raise the fee to \$30.00.

On voice vote, motion carried.

Motion by Ald. Wulf, second by Ald. Gonczy, to give **Ordinance No. 1236-2005** its First Second and Third Reading. On voice vote, motion carried.

C. Ordinance No. 1237-2005 – to amend Section 13-4-4(a) of the Code of Ordinances of the City of Onalaska relating to annexation fees (First and Second Reading).

Motion by Ald. Wulf, second by Ald. Gonczy, to give **Ordinance No. 1237-2005** its First and Second Reading. On voice vote, motion carried.

Item 12 - LONG RANGE PLANNING COMMITTEE:

A. Unified Development Code – Form Districts.

Jason noted that this item had been addressed under the Plan Commission portion of this agenda.

B. 2006 Capital Improvement Plan.

Jason referred the members to a copy of a memo from Jason to Public Works Director Ron Lund. Jason reported that he has asked for input from the Long Range Planning Committee members regarding the 2006 Capital Improvements budget.

C. 2006 Grant Opportunities.

Jason reported that the City likely will reapply for the National Scenic Byways grant. Jason explained this is pending the grant decision in October.

Jason reported that the City would apply for a Transportation Equity Act for the 21st Century (TEA-21) grant for transportation enhancements in the City.

Jason reported that he is exploring, with Dave Evenson, a brownfield grant opportunity on the land that Mr. Evenson is developing at 2nd Avenue Southwest.

Jason reported that the City is considering the Community Development Block Grant program for various areas of the City. This would include a potential revolving loan fund through WEDA for the Menards area development.

Jason reported that he has spoken with several businesses regarding use of the Western Wisconsin Technology Zone Program. Jason said, "I hope to maybe have an applicant for that next year".

D. Town of Onalaska update.

Jason reported that a site analysis currently is being worked on for Brice Prairie. The Long Range Planning Committee is working towards a public event to be held in October. The Town of Onalaska will host and administer the event. Jason said, "That is really going to be the foundation for a boundary agreement between the City and the Town".

Item 13 - UTILITIES COMMITTEE:

No report.

Item 14 - MASS TRANSIT COMMITTEE:

A. Onalaska/Holmen Public Transit.

1. Financials for July 2005.

Ald. Giese reviewed the July 2005 Financials:

- July 2005 total trips = 1,977; compared to 1997 in July 2004
- July 2005 Holmen calls = 612 calls
- July 2005 Onalaska calls = 1,365 calls

Motion by Ald. Giese, second by Ald. Olson, to receive and place on file the July 2005 Financials for Onalaska/Holmen Public Transit. On voice vote, motion carried.

2. Shared Ride fare increase and set up Public Hearing for October 5, 2005 at 7:00 p.m.

Ald. Giese reported that at the Mass Transit Committee meeting there had been discussion of a 25% fare increase.

Motion by Ald. Giese, second by Ald. Olson, to schedule a public hearing regarding the proposed Shared Ride fare increase, to be held at the October 5, 2005 meeting of the Mass Transit Committee; and to request that the service operator to immediately post in the Shared Ride vehicles a notice of the public hearing; and to request that City staff issue a press release announcing the public hearing.

Under discussion, Fred clarified that the proposed increase was 25-cents and not 25%.

Ald. Giese said, "There was considerable discussion about the effects of the fare increase and it was the wish of the Committee to seek public input as soon as possible in this process, and that's what this motion will achieve".

On voice vote, motion carried.

B. MTU.

1 . Financials 2nd Quarter.

Ald. Giese reviewed the 2nd Quarter Financials:

- YTD Route 6 Passengers = 12,688; compared to 11,497 (approximately 10% increase over 2004)

- Total Ridership up approximately 2%
- There were 426 transfers in 2004
- There were 876 transfers in 2005.

Motion by Ald. Giese; second by Ald. Olson, to receive and place on file the MTU 2nd Quarter Financials. On voice vote, motion carried.

2. MTU 2006 Agreement between City of La Crosse and City of Onalaska.

Ald. Giese reported that Keith Carlson had presented to the subcommittee a draft 2006 MTU Agreement between the City of La Crosse and the City of Onalaska.

Mayor Bialecki reported that the agreement is to be renewed annually by October 1st. Mayor Bialecki noted that this had been the recommendation of the subcommittee. Mayor Bialecki said, “However, we do red flag – we have not been given and cost figures on their fuel allocation back to us. So, we do hold that right to object”.

In response to a question from Ald. Giese, Fred reported that the original cost estimate for MTU service for 2006 is \$41,121; compared to \$38,098 in 2005.

Motion by Ald. Giese, second by Ald. Olson, to grant tentative approval to the 2006 MTU Agreement between the City of La Crosse and the City of Onalaska, with the estimated expense to the City of Onalaska of \$41,129.

Under discussion, Ald. Gonczy asked if this action would obligate the City to the agreement. Ald. Giese responded, “As I understand it, in the discussions with Keith, we received his financial statement, and his projections – his pro forma – for next year. We had dialogue with him indicated that we don’t know what position the City is going to be in in our budget. He countered by saying he’s not sure what his costs are going to be, nor what the City of La Crosse is going to impose at that time. So, these are figures for planning purposes. And, our motion here is the intent to continue with the City of La Crosse if at all possible, but pending the final review of the dollar amounts involved”.

Ald. Gonczy asked if it were correct that the City would not be held to the previous agreement which states that action must be taken by October 1st of each year or the agreement will automatically renew.

Mayor Bialecki requested input from the City Attorney.

Gerry stated that he had not yet seen the contract. Gerry recommended that he and Fred could

review the contract.

Fred reported that there had been discussion of this point at the Mass Transit Committee meeting. Fred said, "(Keith Carlson) was very open to the fact that even though it's stated 'October 1st', that the contract reads, that if we decide not to renew, we must notify them – he was very open to the fact because of what's going on with the gas prices, that the window wouldn't be October 1st; that they're willing to take that into consideration..."

Gerry said, "My suggestion is to get that extension of time to get that notice of non-renewal in writing, or give notice of non-renewal, but state that you're willing to renegotiate the next year's contract. But, at least get of record that it isn't going to renew and you're going to be locked in, if there are provisions for automatic escalators, or something like that, that would drive your prices up that don't fit your budget".

Ald. Giese withdrew his motion. Ald. Olson withdrew his motion.

Motion by Ald. Smith, second by Ald. Gonczy, to proceed with getting written documentation of a one-month deadline extension for the MTU 2006 Agreement.

Under discussion, Ald. Gonczy asked the City Attorney's opinion regarding the motion and whether it is sufficient.

Gerry stated that he believes the motion, to get written documentation of a one-month extension, would be sufficient. Gerry recommended that if the deadline is not extended, then the City should give its notice of non-renewal with a willingness to renegotiate.

Ald. Giese said, "I'm a little concerned that we send the right smoke signals out to La Crosse. If we pass the motion as worded – including the resolution not to renew – that may be interpreted as something not in good faith".

Ald. Giese suggested that the item could be tabled. Ald. Giese noted that Keith Carlson might not have the necessary figures by October 1, 2005.

Ald. Gonczy noted that if the item were tabled, the agreement would automatically renew as the October 1st deadline would pass before action would be taken.

Gerry said, "If the notice of non-renewal was put in words where notice to not automatically renew, without further negotiation might be more politically satisfactory – as opposed to 'non-renew'".

Ald. Leathen asked if the City does not obtain the extension, and makes the statement of non-renewal, would the City still have the option to renew in the future.

Gerry said, "I get the impression that La Crosse wants an agreement and a relationship. And, any time when the terms are right for Onalaska – and assuming that they would be satisfactory with La Crosse, if they were negotiated – that the agreement would come into place, even if there was a gap in the time sequence. But, I think Councilmen Giese is much more familiar with the politics in this. I haven't had any discussion and I haven't seen the contract so I have no background on this. And, we weren't here last year when this issue was kicked around before, so this is a case of first impression".

Ald. Giese responded, "I think the politics are quite good. And, Gerry summarized it accurately, that there is a mutual interest and a mutual benefit for this. And, my guard is only that we don't send the wrong messages inadvertently".

Ald. Smith withdrew her motion.

Motion by Ald. Gonczy, second by Ald. Wulf, to inform the City of La Crosse that the MTU 2006 Agreement would not be automatically renewed and that the City of Onalaska is open to further negotiation. On voice vote, motion carried.

Item 15 - PARKS & RECREATION BOARD:

A. Request from YMCA of La Crosse to use Glen Fox Park for 1st and 4th Grade Flag Football Program.

Motion by Ald. Smith, second by Ald. Wulf, to deny the request from YMCA of La Crosse to use Glen Fox Park for its 1st and 4th Grade Flag Football program.

Under discussion, Ald. Smith wished to clarify that it is the position of the Parks & Recreation Board to not approve YMCA programs that directly compete with existing Onalaska Parks & Recreation Department programs. The Onalaska Parks & Recreation Department does offer Flag Football for 1st through 4th grade.

On voice vote, motion carried.

B. Request from Eagle Scout to build viewing platform in Greens Coulee Community Park.

Motion by Ald. Smith, second by Ald. Leathen, to approve the request from an Eagle Scout to build a viewing platform at Greens Coulee Community Park, at no cost to the City, with the

understanding that the project shall be approved by the Wisconsin Department of Natural Resources and the design, location, and the materials used shall be approved by the City of Onalaska staff. On voice vote, motion carried.

Item 16 – SWIMMING POOL BUILDING COMMITTEE:

A. Appoint project manager to complete balance of pool project.

Motion by Ald. Wulf, second by Ald. Smith, to appoint Parks & Recreation Director Dan Wick as the project manager to complete the balance of the swimming pool project. On voice vote, motion carried.

Item 17 - TOURISM COMMISSION

A. Room Occupancy.

Ald. Olson reviewed the July 2005 Room Occupancy Report:

- July 2005 Rooms Available = 17,046
- July 2005 Room Occupied = 11,748

Mayor Bialecki noted that the addition of rooms from Stoney Creek Inn reduce the percentage of rooms occupied, but the number of rooms occupied actually is up from 2004. Ald. Olson added that revenues also are up.

B. Ideas concerning potential events at University of Wisconsin – La Crosse stadium.

Ald. Olson reported that Tourism Director Jean Lunde that she recently had attended a meeting at which there had been discussion regarding potential plans to renovate the stadium. The purpose of the renovation is to continue to host the WIAA State Track Meet to UW-La Crosse.

Ald. Olson added, Jean explained that, as part of the consideration of renovating the stadium, Onalaska has been asked to identify what types of events it could hold at UW-La Crosse stadium. Jean and OmniCenter Manager Tom Hammill have discussed this issue and has Tom suggested that the stadium could be used for fundraisers (i.e. concerts).

Ald. Olson invited input for ideas concerning potential events at the University of Wisconsin – La Crosse.

C. FLW Outdoor Bass Tourney.

Ald. Olson said the FLW Outdoor Bass Tourney, “Was a huge success thanks to a tremendous effort by an awful lot of people here”.

Ald. Olson reported that he had welcomed the tourney delegates. Ald. Olson said, “It was nice to see 500 people from all over the country in one room here. The Everstart Series was very well received and their sponsors and their people – in letters that they have sent to Jean – were very, very happy with our community. And, that thank you goes to an awful lot of people who made this happen. That’s the greatest compliment that we can hear about our community when people come in here from all over the country and they are impressed with the people and the facilities and had a great time”.

D. New brochures/maps.

Ald. Olson reported that new dining guides, shopping guides, and a Monument, Mural, Marker guide are available at Tourism.

Item 18 - JOINT COOPERATIVE COMMISSION:

No meeting this month.

Item 19 - SENIORS COALITION:

No meeting this month.

Item 20 - REPORT FROM LIBRARY COMMISSION:

A. Library programming and usage update.

Ald. Smith presented the Library Usage Report for August 2005:

- Gate Count = 23,903 (down from July 2005)
- Internet Usage = 4,721 (continues to rise).

Ald. Smith noted that the librarians had expressed surprise at the high July 2005 gate count as there was no special Library programming during that month.

Ald. Smith reported that on September 29, 2005 at 7:00 p.m., author Solvig Sedlat will speak at the Library.

B. Report on the “Friends of the Holmen Area Library”.

Ald. Smith reported that she has been acting as liaison between the City of Onalaska and the Friends of the Holmen Area Library. The Friends of the Holmen Area Library group recently has formed. The purpose of the group is to seek and solicit private donations to expand their current library. Ald. Smith explained that the current Holmen Library site is not suitable for expansion and the group seeks a new site for a new library.

Ald. Smith reported that the group plans to continue its relationship with the County Library. The Holmen agreement with the County Library is similar to the one the City of Onalaska has in place with the County Library.

Ald. Smith reported that the Friends of the Holmen Area Library will hold its first membership meeting on September 22, 2005 at 6:30 p.m. at the Holmen Library.

C. Formation of subcommittee to work on Library expansion.

Motion by Ald. Smith, second by Ald. Wulf, to form a subcommittee to the Library Commission, with the purpose of the subcommittee to being to address issues relating to Library expansion, with the subcommittee membership as listed in the agenda attachment.

Under discussion, Mayor Bialecki said, "If this passes – which I hope it does – I would like for that committee also in that process to meet with Fred, and we should determine monthly fees to lease the facility. Presently we own the building. We pay the utilities, we do the repairs. The committee is suggesting we finally get a contract. We have not had one since the facility has been built – since 1988.

"Where on coming from on that, times are what they are, and in the case of La Crosse County – I might step away from this for a bit – it has to do with the issue of jail fees. Two years ago we were assessed \$15 a day for every prisoner going to the jail. This year it's \$25 per day. I've been informed that in 2006 it will be \$50 a day, causing law enforcement to add an additional \$25,000 to their budget next year for that purpose. If that's their policy – they're providing the service – we'll probably have to pay for it. But, I think that if that's the way the case is going to be, money is getting tough everywhere, that we cannot continue to be giving our facilities away free either".

Mayor Bialecki directed Fred to establish a reasonable lease fee. Mayor Bialecki reported that it is his understanding that the libraries of Campbell, West Salem, and Holmen are considering the same action.

On voice vote, motion carried.

Item 21 - REPORT FROM TECHNOLOGY COMMITTEE:

A. Audio/Video options update.

Ald. Wulf reported that she, Jason Gilman and Kristi Abplanalp of IMS met with various companies regarding options for the audio/video system. Ald. Wulf reported that Jason had taken the lead in the project and met with four different businesses. The businesses toured the audio/visual equipment. The next step in the process would be to issue Requests for Proposals.

B. Analysis of survey results and recommendations for Common Council.

Ald. Wulf reported that the Technology Advisory Committee has a great deal of information to review.

Ald. Wulf reported that the Technology Advisory Committee has identified slow response time from technical support as a key challenge. Ald. Wulf said, "That isn't necessarily coming from IMS, but it's more in the process of getting technical support to City Hall".

Ald. Wulf reported that Kristi Abplanalp and Fred Buehler would work together to develop a form to streamline technical support. The project will begin with Fred's department.

Item 22 - REPORT FROM COMMUNITY DEVELOPMENT AUTHORITY:

A. Report on Events.

Mayor Bialecki recognized OmniCenter Manager Tom Hammill.

Tom presented the OmniCenter events since the last report:

- 3 company picnics (Franciscan Skemp, Remax and Waltzcraft) for a total of over 3,000 attendees
- 3 Night Storm
- Fall Gun Show – low on attendance, which Tom attributed to high gas prices.
- 3 wedding receptions.
- Numerous meeting room rentals.

Tom presented the OmniCenter upcoming events:

- RSVP banquet, which recognizes volunteer seniors around the area.
- Kidfest – Saturday, September 17, 2005 10 a.m. to 4 p.m.; \$3 admission: games, booths, inflatable games, Minnesota Zoo programs, etc.
- Careers on Wheels - September 21, 2005

- Bootstrap Innovation Fair – Co-opted with UW-La Crosse, judging of inventions.
- Fall Gift & Craft Show – October 8 – 9, 2005
- OBA Joint Business Luncheon – October 11, 2005
- Department of Natural Resources public hearing – October 13, 2005
- Be Free Smoking Teen Dance with Z-93 – October 14, 2005
- Circus – October 17 – 19, 2005
- Rotary Pancake Breakfast

B. Update on Fundraising Campaign.

Tom distributed to the members information packets regarding the fundraising campaign. The packets include information that will be distributed to major campaign contributors.

Tom reviewed the campaign to date:

- Campaign established in November 2004
- Fundraising committee was formed and meets twice each month.
- Old information reviewed
- New plans developed
- Interviewed other campaign organizers for insight
- Developed a brochure
- Rewrote the case study (10th version)
- Met with fundraising professionals to critique literature and provide other input
- Professional writer improved documentation
- Attended fundraising classes at WWTC and UW-Superior
- Developed a folder for approaching major donors (can be used for future solicitation)
- Developed letterhead
- Developed cover letter
- Printed all promotional literature
- Developed a plan for a new recognition wall
- Reviewed prospect lists and made adjustments
- Formed a leadership committee
- Formed a campaign chairman option list
- Approached candidates for chair and co-chair positions
- Kick-off and open house will be September 20, 2005
- Preparing both buildings for open house
- Scheduled a mailing to be distributed with the September sewer bills
- Developed a press conference agenda (pre-kickoff)
- Press releases distributed regarding open house.
- Preparing a schedule of speaking engagements

Tom said, “Our mission right now is basically to coordinate a \$2 million campaign, which will complete the building, buy the basic equipment necessary to get the doors open, and pay back money borrowed for the walls that we currently have in place.

“Our focus is to ask as many people as possible. We feel that’s what the previous campaign never got the opportunity to do and so that’s our focus – to go out to everybody that we know, or that someone knows, and approach them. And the number one question is, we’re going to ask them to donate. Whether they say yes or no, that’s always left up to them. We won’t pressure them, strong-arm them or anything like that. But, we feel it’s our obligation to at least go out and ask the question.

“The second thing we’re going to ask of the people we approach, is to ask them to spread the word for us and talk to other people and let them know that we are coming. We don’t feel this is a negative issue. We think it’s a positive issue. It’s Onalaska’s what we call our center of community activities. We already have a Community Center, so we couldn’t claim that. But, a lot of the activities that happen in Onalaska do happen – if they’re not in our building – they’re in the pool, they’re in the soccer fields, the ball fields, the future YMCA. Everything is happening up in our neck of the woods”.

Tom presented overhead images of the OmniCenter area.

Tom reported that the campaign will be named, “The Final Phase Completion Campaign”.

Tom said, “The second building has been in multiple phases since it started. And, some people have asked if we don’t hit our goal are we going to phase it in. And we’ve said, ‘No. This has to be the final phase’. Not only is Building One, but Building Two are also affected by the completion of this.

“We’re at the end of our ropes in regards to keeping the building going in Building One. And, the only support that we’ll have to get that first building going is to get that second building going and be able to rent it. And, the only way we can do that is if we complete it.

“So, when we call it the Final Phase, we’re serious about it. We want it to be the final phase. We want to get done with it. We want to get on with our lives and run the business the way it’s supposed to be run. And, so we’re pretty strong in feeling this...

“Our goal basically is to approach as many people and businesses as it takes to raise the funds needed to complete the campaign, and to complete the project.

“Every day we delay, the cost of construction rises, so we need to begin now and do the best we can and raise whatever we can to complete the building...

“The future survival of the OmniCenter does depend on this and we’re ready to go at this point. Citizens of this community know that we have something special here. And, the more I talk to people, the more they say, ‘Come and see me’. They’re waiting for us.

“Our first preliminary discussions with a couple of major donors at this point, unofficially, have given us 10% of our goal. So, we feel very confident that once we get the ball rolling, there’s a

lot of people waiting for us...

“It’s a lot of work. It’s a lot of time...”

In response to a question from Mayor Bialecki, Tom reported that the goal is to complete the campaign by the summer of 2006, perhaps July 1, 2006. Tom noted that it is his understanding that the next all-class reunion would be held in July 2006. Tom stated that the committee plans to solicit contributions from the all-class reunion mailing list (approximately 7,000 names).

In response to a question from Mayor Bialecki, Tom reported that he would be the media contact for the campaign.

Item 23 - REPORT FROM POLICE AND FIRE DEPARTMENT LIAISON:

No report.

Item 24 - REPORT FROM THE SHOP RELOCATION COMMITTEE:

No meeting this month.

Item 25 – SAFETY COMMITTEE:

No report.

Item 26 - REPORT FROM LAND USE AND DEVELOPMENT DIRECTOR:

Item 27 - REPORT FROM THE ALDERPERSONS:

A. Onalaska’s Schools Food Pantry – October 7th - Ald. Wulf.

Ald. Wulf reported that the next Onalaska’s Schools Food Pantry distribution would be Friday, October 7, 2005 from 2:15 p.m. to 3:15 p.m. at the food services at Onalaska Middle School.

Item 28 - REPORT FROM THE FINANCIAL SERVICES DIRECTOR:

Item 29 - REPORT FROM THE CITY CLERK:

A. Preliminary Estimate of 2005 Population.

Cari referred the members to an agenda attachment, which is a preliminary estimate of the 2005 Population provided by the Wisconsin Department of Administration. The estimated population

is 15,953. The report also includes demographic data.

In response to a question from Ald. Leathen, Cari explained that the City of Onalaska as .345% of the vehicles registered in the State of Wisconsin.

B. Certification from State Election Board on PowerPoint Presentation for re-certification of Chief Inspectors.

Cari reported that on Friday, September 9, 2005, Cari was informed that the State Election Board is considering use of the PowerPoint presentation created by Cari for re-certification of Chief Inspectors.

Cari reported that prior to each election, she meets with her Election Inspectors. The City pays the Election Inspectors' wages for that meeting. The State had required – in addition to the meeting - six hours of re-certification time for those that already had completed Chief Inspector training. The PowerPoint presentation can be used for re-certification training, and so the Inspectors will not have to be sent to additional training. This will save six hours of training for each of six Chief Inspectors.

Mayor Bialecki extended to Cari his thanks and congratulations.

Ald. Gonczy said, "I'd like to compliment Cari on that. I'm one that's always hammering – let's look at how we can be more productive and save costs. And, this is a prime example of a government employee that has found a way to reduce costs and become more efficient. So, I'd like to publicly acknowledge that and thank you for that".

Other members of the Common Council expressed their thanks to Cari.

Item 30 - REPORT FROM THE CITY ATTORNEY:

Item 31 – Any other business that may come before the committee subsequent to this notice.

Item 32 – CLOSED SESSION:

To consider a motion to convene in Closed Session under Section 19.85 (1)(e) of the Wisconsin Statutes for the purpose of considering disposition of City property (proposed sale of City property); and under Section 19.85 (1)(e) of the Wisconsin Statutes for the purpose of deliberating or negotiating the purchase or acquisition of property (Waterfront property); and under Section 19.85 (1)(g) of the Wisconsin Statutes with respect to litigation in which it is or is likely to become involved (claims against the City: damage to vehicle owned by J.L. Olson, 305

4th Ave. S., claim filed by B.G. relating to City vehicle accident on 6-14-2004). If any action is required in Open Session, as the result of the Closed Session, the Committee will convene in Open Session to take the necessary action and/or continue on with the printed agenda

Motion by Ald. Gonczy, second by Ald. Smith, to convene in Closed Session as is stated in the agenda. On roll call vote: Ald. Leathen – aye; Ald. Wulf - aye; Ald. Gonczy – aye; Ald. Giese – aye; Ald. Smith – aye; and Ald. Olson – aye. Motion carried to convene in Closed Session.

Motion by Ald. Gary Gonczy, second by Ald. Bill Leathen to reconvene in open session at 9:21 p. m. On roll call vote: Ald. Gonczy – aye; Ald. Olson – aye; Ald. Smith – aye; Ald. Leathen – aye, Ald. Wulf – aye; and Ald. Giese – aye; motion carried 6-0.

PROPOSED SALE OF CITY PROPERTY:

Motion by Ald. Gary Gonczy, second by Ald. Bill Leathen to offer Parcel #18-822-1 to Mr. Deeth for a sale price of \$4,000 with easements requirements to the City of Onalaska.

Under discussion, Ald. Mike Giese suggested that the parcel purchase price should be raised to \$5,000 because of the location of the pump house and the land also being contiguous to the parkland across the street.

Motion by Ald. Gary Gonczy, second by Ald. Kim Smith, to make a friendly amendment to state that the purchase price should be raised to \$5,000 with easements requirements to the City of Onalaska.

On voice vote, motion carried to amend.

Mayor Bialecki called for any discussion on the motion as amended.

On voice vote, motion carried.

Motion by Ald. Jim Olson, second by Ald. Diane Wulf to adjourn at 9:25 p.m. On voice vote, motion carried.

Recorded by:

Holly Traffas