

CITY OF ALTOONA, WI
REGULAR COUNCIL MEETING MINUTES
July 10, 2008

(I) Call Meeting to Order

Mayor Tom Meyer called the meeting to order at 6:00 p.m. held in the Council Chambers at Altoona City Hall.

(II) Pledge of Allegiance

Mayor Meyer led the Common Council and others in attendance in the Pledge of Allegiance.

(III) Roll Call

The City Clerk called the roll. Council Persons Ray Henning, Brendan Pratt, William Spangler, Colleen Weber and Red Hanks were present. Also present: Mayor Tom Meyer, City Administrator Michael Golat, Finance Director Jon Pfeilsticker, Park & Rec Coordinator Debra Goldbach and City Clerk Cindy Bauer.

Absent: Council Member Dale Stuber and City Attorney John Behling.

(IV) Citizen Participation Period

There being no Citizen Participation, motion by Spangler/Weber to close Citizen Participation Period.
Motion carried.

(V) Approval of minutes.

Motion by Henning/Hanks to approve the minutes of the June 26, 2008 Regular Council Meeting. Weber abstained. **Motion carried.**

(VI) City Officers/Department Heads Report

City Administrator Golat commented on the MSIP Grant money for the Bartlett Avenue Project. Golat said we were notified by the State that we couldn't receive the grant because there already was Federal money in the project. Golat said we can't match MSIP monies with Federal monies. Golat verified this information from the State which they explained if there is Federal money there could be no MSIP money. Golat explained the Bartlett Avenue Project costs minus the grant and/or Federal monies. Following discussion direction from the Council was to have City Administrator Golat proceed with any possible actions that need to be taken.

City Committee Reports – none.

(VII) Unfinished Business – none.

(VIII) New Business

(1) Proclamation proclaiming July 2008 as Recreation and Parks Month for the City of Altoona.

Debra Goldbach, Park & Rec Coordinator explained that the City of Altoona is proclaiming July 2008 as Recreation and Parks Month. Goldbach said this month is also being recognized by other communities around the country as Recreation and Parks Month. Goldbach commented on all staff personnel and their duties in the Park and Rec Department. City Administrator Golat commented on the RAILS program and its success. The proclamation reflects the vital contributions of employees and volunteers in parks and recreation facilities. These dedicated supporters keep public parks clean and safe for the community, organize youth activities, provide educational programming, advocate for more open space and better trails, and fund raise for local improvements. Mayor Meyer read the proclamation.

(VIII)(2) Consider awarding bid for the Well #7 Building and appurtenant equipment.

City Administrator Golat explained that the City received one bid for the Well House No. 7 building project. The bid came in at \$285,300 which is higher than the engineer's estimate. Golat asked to remove this item from the agenda at this time.

(VIII)(3) Consider approval of Resolution 7A-08.

City Administrator Golat explained that a copy of the 2007 Sewer Utility Compliance Maintenance Annual Report was included in your packets. The annual report is required by all operators of a wastewater collection system. The goal of the report is to analyze the City's operations and financial practices pertaining to the sewer utility in order to identify any problems. The City has scored a grade of "A" in both finance and operations, and no mitigation is required by the Wisconsin Department of Natural Resources. Resolution 7A-08 is a resolution submitted in compliance with Wis. DNR NR-208 regarding submittal of the City's Compliance Maintenance Annual Report for its wastewater collection system.

Motion by Weber/Henning to approve Resolution 7A-08, a resolution of the Altoona Common Council submitted in compliance with Wis. DNR NR-208 regarding submittal of the City's Compliance Maintenance Annual Report for its wastewater collection system. **Motion carried.**

(VIII)(4) Consider Financial Projections for the Mayer Road Utility Extension Project consistent with Chapter 3.01 of Altoona Municipal Code.

City Administrator Golat explained the financial projections and analyses related to the Mayer Road utility extension project and the Bauman Investments commitment to create increment in TID #4. Golat said the Council reviewed this investment in infrastructure previously considering \$700,000 in increment would be generated from the construction of Ed's Shed. However, in working through the contract documents, staff and Bauman agreed the City's evaluation should be run at \$595,000. The valuation decrease is because the original estimate of valuation included land value (estimated at \$105,000). The Finance Committee recommended approval after amending the Financial Projections at their Finance Committee Meeting prior to the Council Meeting.

Finance Director Pfeilsticker explained the NPV for the Mayer Road Utility Extension Project.

Following discussion motion by Spangler/Hanks to approve the Financial Projections for the Mayer Road Utility Extension Project. Roll call vote 5-ayes, Spangler, Pratt, Weber, Henning, Hanks, 0-nays. **Motion carried 5-0.**

(VIII)(5) Consider development agreement between the City of Altoona and Bauman Investments.

City Administrator Golat explained the development agreement between the City and Bauman Investments, LLC (Bauman). The agreement specifies Bauman will be required to construct a retail/service business along with associated parking and storm drainage facilities on property located adjacent to Mayer Road in consideration of the City extending water and sewer mains down Mayer Road to their southern property line. If a \$590,000 valuation is not created by January 1, 2009, Bauman will be required to make payments in lieu of taxes as if they had created the \$590,000 in valuation (does not include land value). This commitment will be secured by a tax lien on the property if payments are not made. Golat noted that under Section III, A. Public Improvements, the City shall use its best efforts to substantially complete the public improvements on or by September 9, 2008. Golat said if the public improvements are not completed by September 9, 2008, the Developer shall be entitled to liquidated damages in the amount of \$175 a day until completed. Golat said Bauman intends to construct the building and sell the entire property to Ed Bohn. The contract specifies all rights and obligations of the contract will be assigned to Bohn after the property is sold. Golat is recommending the Development Agreement be approved contingent on the City receiving all necessary easements to move forward with the project.

Motion by Pratt/Henning to approve the development agreement between the City of Altoona and Bauman Investments, LLC, contingent on all necessary easements being acquired for the US Hwy 12/Curt Manufacturing Utilities Extension Project. **Motion carried.**

(VIII)(6) Consider convening in closed session pursuant to Wis. Stats 19.85 (1)(e).

Motion by Hanks/Weber to convene in closed session at 6:37 p.m. pursuant to Wis. Stats 19.85 (1)(e) A. Curt Manufacturing Development Agreement. B. Golden Spike Property Sales Agreement C. CottageRidge Group Developer's Agreement. Roll call vote 5-ayes, Hanks, Weber, Henning, Pratt, Spangler, 0-nays. **Motion carried 5-0.**

(VIII)(7) Motion to reconvene to open session.

Motion by Weber/Hanks to reconvene to open session at 7.55 p.m. **Motion carried.**

(VIII)(8) Consider matters addressed in closed session as directed by Council.

The following actions were made:

B. Golden Spike Property Sales Agreement.

Motion by Henning/Spangler to grant a one year extension to the sales agreement with the Golden Spike Bar in consideration of the owner, Mark Anderson, paying the City an additional \$5,000 in land purchase price. The sales agreement will be amended to also indicate that, if construction of agreed building expansion does not commence within the one year extension, the City may exercise its buy-back provision at the original sales price and Mr. Anderson will forfeit the \$5,000 additional payment. **Motion carried.**

C. CottageRidge Group Developer's Agreement.

Motion by Weber/Hanks to continue negotiations with CottageRidge. **Motion carried.**

A. Curt Manufacturing.

Motion by Spangler/Weber to direct the Finance Director to run a performa on additional increment based on added valuation and direct preparation of contract to take into account the additional consideration and provide incentive accordingly. **Motion carried.**

(IX) Miscellaneous Business and Communications

Clerk Bauer informed the Mayor and Council Members that there will not be a Plan Commission Meeting on Monday July 14 due to lack of agenda items. The next Plan Commission Meeting is scheduled for Monday, August 11, 2008 at 6:00 p.m.

Council Member Weber commented that she attended a Synergy Conference regarding grants or initiatives the City could pursue and asked if the Council would like a brief report on it at the next Council Meeting. Mayor Meyer asked the Clerk to put it on the next Council Agenda.

Council Member Weber also mentioned there will be a Bluegrass Festival on August 10 at the Eau Claire County Park on Lake Altoona.

City Administrator Golat mentioned that the Active and Alive Event that was scheduled for August 3rd has been postponed until a later date due to lack of vendors at this time.

(X) Adjournment.

Motion by Weber/Spangler to adjourn at 7:59 p.m. **Motion carried.**

Minutes submitted by
Cindy Bauer, City Clerk