

CITY OF ALTOONA, WI
REGULAR COUNCIL MEETING MINUTES
July 24, 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, Dale Stuber, Colleen Weber and Red Hanks were present. Also present: Mayor Tom Meyer, City Attorney John Behling, City Administrator Michael Golat, Finance Director Jon Pfeilsticker, Consulting City Engineer Tim Marko and City Clerk Cindy Bauer. Police Chief Todd Chaney arrived at 6:20 p.m.

(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 Spangler/Hanks to approve the minutes of the July 10, 2008 Regular Council Meeting. Stuber abstained. **Motion carried.**

(VI) City Officers/Department Heads Report

City Administrator Golat gave an update on a previous council item regarding the sale of the one acre land next to the Barland Prairie Subdivision to Robb Majeski. Golat said the City counter offered the sale price of \$22,000. Golat said we have received that offer of \$22,000 in writing and will proceed with the sale.

Golat said we did receive the Safe Routes to School Grant. The application was put together by Council Member Colleen Weber, SEH, and City Staff. The amount is \$97,243. Golat said this does have implication for the funding for the Bartlett Avenue project. Most of the money on the Safe Route went to 3rd Street which is defined as a separate project.

Golat said we did receive a petition from the Citizen Action of Wisconsin regarding an advisory petition for a referendum to be placed on the November ballot. Golat said this petition is subject to State Statutes Chapter 9.20. Golat said review of the statutes and discussion with the State Elections Board raised several questions about the form of this petition.

Golat mentioned that he met with representatives on the Eastern Loop Trail. Golat indicated that we are still trying to get answers from the State and their consultants on what their reply/request for deviations mean. Golat said we did run some scenarios on the budget and commented that we're \$100,000 over budget. Golat said the Council will get a full accounting at a later date.

Tim Marko reported that we have started the Curt Manufacturing Utility Extension Project along Hwy 12.

City Committee Reports – none.

(VII) Unfinished Business – none.

(VIII) New Business

(1) Consider addressing issue for the annexed properties located on Hwy 12.

City Administrator Golat gave some background history regarding the purpose of addressing the annexed properties located on Hwy 12. Golat said the Emergency Service/dispatch had no preference whether the addresses for J&D Manufacturing and Curt Manufacturing changed from an Eau Claire address to an Altoona address. Golat showed the grid system for the City of Altoona. The eastern addressing grid stops one 40 acre parcel west of

Windsor Forest Subdivision. Golat said the addressing issue came about when the two annexed properties expressed interest in keeping their existing Eau Claire addresses. Golat said there are seven addresses that would be affected by the address change. Golat's thinking at the time would be to keep the Mayer Road and Hwy 12 addresses the same. Golat said upon checking, there is no revenue or legal implications if we don't change the addresses; it's more of a planning and addressing issue.

Curt Tambornino, owner of Curt Manufacturing was present to express his concerns. Tambornino said changing addresses would be quite a task. Curt Manufacturing is not just a local organization, but a global account base. Tambornino said he has 1.6 million pieces of boxes, labels, and stickers in their inventory with an Eau Claire address on it.

Donovan Redetzke, owner of J&D Manufacturing, had the same concern. Redetzke said it would be a large and costly task to change his address. Redetzke indicated that this item was addressed through the annexation process which he thought he had an agreement with the City of Altoona not to have to change the address.

Council Member Henning commented that in 1984 the City re-addressed everyone to their grid system. Henning said at that time all the businesses on Hwy 12 from Draganettis to the eastern limits in Altoona, had to change their address. This has been a history of the movement of Altoona in coherent with the County's master street address guide. Henning felt that the City should continue the grid with Altoona addresses.

Council Member Weber commented that it doesn't make it clearer to change their addresses. Weber said if it was inside the City street grid and they are in sequential order, then maybe that would be the solution, but this is an area where they are already surrounded by Eau Claire addresses and it wouldn't make it easier to find their business. It also doesn't impact the City financially.

Council Member Pratt felt these two businesses acted in good faith with the City and in return the City should be acting in good faith and be good partners, stewards of the City.

Council Member Spangler felt the two businesses have a very unique situation, given the global reach and magnitude of their businesses. Spangler felt comfortable making an exception and keeping their Eau Claire address.

Council Member Hanks said if the Post Office gives them one year to change their addresses would that allow them enough time to use up their old packaging. Donovan said it would still cost them hundreds of thousands of dollars whether they do it a year from now or later.

Council Member Stuber felt that if they were told previously that they wouldn't have to change their mailing address, the City should honor that.

Motion by Spangler/Weber to allow Curt Manufacturing and J&D Manufacturing to retain their Eau Claire addresses. Henning against. **Motion carried.**

Redetzke thanked the Council for their consideration and invited the council to tour their facilities.

(VIII)(2) Consider proposal by CottageRidge Group for locating storm water facilities on City property.

City Administrator Golat explained that CottageRidge group is proposing to locate their storm water pond in the north east quadrant (the flat fill area) in light of the DOT not allowing them to put it in the right of way; It will take up about two acres. Golat said in consideration of using the City property, CottageRidge is proposing to trade other property included in the proposed sale within the northeast quadrant to the City.

Robb Majeski was present to discuss his updated site plan. Majeski is requesting approximately 2 acres of flat land that City Administrator Golat commented on for their storm water pond. Majeski said that particular high ground is not necessarily a desirable park location. Majeski's proposal would be to trade the high ground plateau area which is approximately 6 acres, two of which they would be using for their retention pond. Their net gain would be about three acres of commercial with good visibility office use. In exchange they would probably eliminate the condo plan and get rid of the two office buildings at the end of River Prairie Drive and Tenth Street. Majeski would like to clean up the lots on the north eastern side. Majeski said they haven't come up with solid numbers yet, but they would be looking at doing some adjustment to the tax increment that they are committed to creating on the eastern side of the highway. Majeski said he is hoping to have the developer's agreement completed within the next 30 days.

Spangler commented that one of the issues raised by citizens we've had during the general implementation planning stages was the proposed development for condos and offices on the south eastern corner of Tenth Street and River Prairie Drive. The citizens suggested at that time to use that area as a park or a gateway to the community.

Motion by Spangler/Weber to conceptually move forward with the proposed configuration/plan as submitted by Robb Majeski and recognize that they will be suggesting a reduction in build out increment. **Motion carried.**

(VIII)(3) Discuss removal of several of the spruce trees between the entrances to Hobbs Arena at Cinder City Park.

City Administrator Golat explained that he has requested a discussion regarding the spruce trees located between the entrances to Hobbs Arena at Cinder City Park. Golat said staff would like to remove approximately half of the trees to accommodate installation of flags along the sidewalk during special events and to prevent further encroachment onto the sidewalk. Police Chief Chaney said as a public safety, there is also a visual site triangle issue at the entrances. Golat said there currently exists two rows of trees and staff is requesting the southern row be cut. The remaining northern row would remain for aesthetics and screening the parking area.

Hanks agreed with the reasoning for the tree removal, but said he could not support it unless we planted trees of somewhat equivalent size or to look at placing a hedge in place of the removed trees; Hanks said eventually the back row would have to be cut also.

Pratt also agreed with Hanks. He said it would be nice to have some tree replacement; there would be room to put some more trees in.

Golat commented that he has talked with Xcel Energy who is working to get some funds to do some planting/landscaping around the substation at the corner of Spooner Avenue and Tenth Street. Golat would like to work with Eau Claire County on their tree program to plant trees along the road leading up to the new well station by North Hillcrest Parkway and other suggested areas. City Administrator Golat commented that the trees in Cinder City Park along Spooner Avenue need to be thinned out either this year or next year. Mayor Meyer suggested getting bids from a logger to thin the trees in Cinder City Park and remove the spruce trees between the two entrances in Cinder City Park. Since this was a discussion item only, no action was taken at this time. This item will be put on the next agenda for consideration along with the bids to thin out the other trees in Cinder City Park.

(VIII)(4) Consider Final Resolution 7B-08 authorizing street and utility improvements and levying special assessments against benefited property for the Hwy 12/Curt Manufacturing Project.

Finance Director Pfeilsticker explained that the Council previously adopted the Preliminary Resolution based on the engineer's estimates for the Hwy 12 Project. The Final Resolution is based on actual bids, costs. Pfeilsticker provided a spread sheet which shows the seven parcels being assessed at this time. The other parcels are located outside the city. The final numbers actually came in lower than the preliminary estimates which were given to the affected property owners.

Motion by Weber/Spangler to adopt Resolution 7B-08 authorizing street and utility improvements and levying special assessments against benefited property for the US Highway 12/Curt Manufacturing Utility Project. **Motion carried.**

(VIII)(5) Set Public Hearing Date to rezone property within the City of Altoona to River Prairie Mixed Use Zone District.

City Administrator Golat explained that the rezoning and map amendment require public notice, a recommendation by the Plan Commission and a public hearing before the Council. The proposed ordinance reflects three parcels that need to be changed from R-1 to River Prairie Mixed Use, and the City's official zoning map will reflect the rezoned properties and further amend the map to reflect the correct boundaries of two previously rezoned parcels. Golat explained the parcels that are to be rezoned.

Motion by Spangler/Hanks to set the public hearing date to rezone property within the City of Altoona to River Prairie Mixed Use Zone District to Thursday, August 14, 2008 at 6:00 p.m. and to refer this item to the Plan Commission for their recommendation. **Motion carried.**

(VIII)(6) Consider awarding bid for the Well #7 Building and appurtenant equipment.

Consulting City Engineer Marko explained that the City received only one bid for the Well No. 7 well house construction project from Spring Lake Contracting, Inc of Elk Mound in the amount of \$285,300. The engineer's estimate for the project was \$276,700. Because of the over estimate, staff asked the project engineer to consider a change order to lower the cost amount. Marko said the project engineer suggested removing the redundant in-floor heating system and also directly ordering the treatment equipment from the vendor. These two changes will result in an estimated savings of approximately \$32,500. Golat said overall, we are still under budget for the Well #7 Project.

Hanks asked the following questions:

- If we are dropping the cost by about 12% why don't we send it out for re-bid?
- How much will the LP gas cost us over a period of time?
- What is more Eco friendly, the gas system or the in-floor system?

Golat and Marko responded to Hank's questions.

Weber commented that solar is doing very well. Have we thought about that?

Following discussion, motion by Spangler/Weber to award the bid for the Well House No. 7 building and appurtenant equipment to Spring Lake Contracting, Inc. in the amount of \$285,300, contingent on a life cycle analysis on the various heating systems taking place by City staff and bringing back that component to the Council for approval. Roll call vote 6-ayes, Spangler, Weber, Pratt, Henning, Stuber, Hanks, 0-nays. **Motion carried.**

(VIII)(7) Update by Council Member Colleen Weber on the Synergy Conference.

Council Member Weber commented on the Synergy Conference that she attended the end of May held in River Falls. Weber said there are a lot of initiatives to use to improve efficiencies. Wisconsin has a Focus on Energy program that works with schools and local governments to review our facilities and see where we can potentially save money long term. Weber said there are also a lot of incentives and grants available. Weber is willing to spearhead and move forward step by step to see what Focus on Energy can do for the City for free and what types of programs they can offer. City Administrator Golat mentioned that he just got a letter from Xcel Energy regarding efficiency programs.

(VIII)(8) Consider approval of bartender licenses.

The bartender license applications were approved by the Altoona Police Department.

Motion by Spangler/Hanks to approve the bartender licenses to Heidi Smith, Tracey Jo. Doty, Natalie Wolinsky, Alissa Schuh, and Gerald Checkalski. **Motion carried.**

(IX) Miscellaneous Business and Communications - None.

(X) Adjournment.

Motion by Spangler/Hanks to adjourn at 7:25 p.m. **Motion carried.**

Minutes submitted by
Cindy Bauer, City Clerk