

CITY OF ALTOONA, WI
REGULAR COUNCIL MEETING MINUTES
August 14, 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, Dale Stuber, Colleen Weber and Red Hanks were present. Also present: Mayor Tom Meyer, Attorney Brian Nodolf, City Administrator Michael Golat, Finance Director Jon Pfeilsticker, Police Chief and Fire Chief Todd Chaney, City Engineer Dave Walter, Consulting City Engineer Tim Marko and City Clerk Cindy Bauer.

Absent: Council Person William Spangler

(IV) Citizen Participation Period

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

(V) Approval of minutes.

Motion by Weber/Hanks to approve the minutes of the July 24, 2008 Regular Council Meeting. **Motion carried.**

(VI) City Officers/Department Heads Report

City Administrator Golat commented on the Petition for Direct Legislation proposed by the Citizen Action of Wisconsin regarding Health Care Reform. Golat said legal counsel is reviewing the steps at this time. The first response to them was the insufficiency that the petition was not in proper form and that it is an advisory referendum. Golat said the City of Eau Claire has reviewed their request and responded that they will put it on a future agenda.

Golat said we did receive the final result of the Karner Blue Butterfly study and it was determined that we have no Karner Blue Butterflies.

Consulting City Engineer Tim Marko reported on the Curt Manufacturing utility extensions.

Police Chief Todd Chaney reported that the Blue Grass Festival was held this past weekend; there were no problems or complaints.

Golat introduced Dave Walter our new City Engineer.

Andrew Werthmann from the Citizen Action of Wisconsin group was present to distribute information to the Council relating to the Health Care Reform Referendum.

City Committee Reports – none.

(VII) Unfinished Business – none.

(VIII) New Business

(1) Public Hearing at 6:00 p.m. (or as soon thereafter as is practical) on Ordinance 8A-08, an ordinance of the Altoona City Council rezoning three parcels from R-1 to River Prairie Mixed Use, amending the City's official zoning map to reflect the rezoned properties and further amending the map to reflect the correct boundaries of two previously rezoned parcels.

Mayor Meyer opened the public hearing at 6:10 p.m.

City Administrator Golat explained that rezoning properties within the City of Altoona requires a public hearing to consider input from interested citizens. Golat explained that Ordinance 8A-08 is an ordinance directing the Altoona City Council rezoning three parcels from R-1 to River Prairie Mixed Use, amending the City's official zoning map to reflect the rezoned properties and further amending the map to reflect the correct boundaries of two previously rezoned parcels. Two of the parcels being rezoned were not included in the original rezoning because they were thought to have been parts of other parcels that were rezoned (portion of 201-1000-05 and 201-2114-08). The other parcel being rezoned was owned by WisDOT when the other parcels were rezoned and has since been acquired by the City of Altoona. The subject parcel (201-1002-10-030 (4-4-D) is located on the northern end of the southeast quadrant. Amendments to the official map are also required to reflect the correct boundaries of previously rezoned parcels 201-1002-10-020 and 201-1003-05. Golat said the Plan Commission recommended approval at their August 11th meeting.

Motion by Weber/Pratt to close the public hearing at 6:13 p.m. **Motion carried.**

(VIII)(2) Consider Ordinance 8A-08, an ordinance of the Altoona City Council rezoning three parcels from R-1 to River Prairie Mixed Use, amending the City's official zoning map to reflect the rezoned properties and further amending the map to reflect the correct boundaries of two previously rezoned parcels.

Motion by Weber/Hanks to approve Ordinance 8A-08 rezoning three parcels from R-1 to River Prairie Mixed Use, amending the City's official zoning map to reflect the rezoned properties and further amending the map to reflect the correct boundaries of two previously rezoned parcels. **Motion carried.**

(VIII)(3) Public Hearing at 6:05 p.m. (or as soon thereafter as is practical) to discontinue the following streets pursuant to §66.1003, Wis. Stats:

- A part or portion of Lake Road.
- A part or portion of North Willson Drive.
- A part or portion of Unnamed Highway Easement #1 as shown on Document #267234
- A part or portion of Unnamed Highway Easement #2 as shown on Document #267234

Mayer Meyer opened the public hearing at 6:14 p.m.

City Administrator Golat explained that a public hearing is required for discontinuing and vacating the use of streets in Altoona. On June 26, 2008 an introductory resolution was passed by the Council to initiate discontinuance and set the public hearing. The Plan Commission recommended approving the street vacations at their August 11, 2008 meeting. City Administrator Golat explained each portion of street as listed above to be vacated. The reason for the discontinuance is to clear title to the River Prairie property in preparation for the River Prairie Development.

Motion by Pratt/Hanks to close the Public Hearing at 6:16 p.m. **Motion carried.**

(VIII)(4) Consider Resolution 8A-08, a resolution to discontinue a public way: A part or portion of Lake Road, pursuant to §66.1003, Wis. Stats.

Motion by Stuber/Hanks to approve Resolution 8A-08, a resolution to discontinue a public way: A part or portion of Lake Road, pursuant to §66.1003, Wis. Stats. **Motion carried.**

(VIII)(5) Consider Resolution 8B-08, a resolution to discontinue a public way: A part or portion of North Willson Drive, pursuant to §66.1003, Wis. Stats.

Motion by Weber/Stuber to approve Resolution 8B-08 a resolution to discontinue a public way: A part or portion of North Willson Drive, pursuant to §66.1003, Wis. Stats. **Motion carried.**

(VIII)(6) Consider Resolution 8C-08, a resolution to discontinue a public way: A part or portion of Unnamed Highway Easement #1, pursuant to §66.1003, Wis. Stats.

Motion by Hanks/Stuber to approve Resolution 8C-08, a resolution to discontinue a public way: A part or portion of Unnamed Highway Easement #1, pursuant to §66.1003, Wis. Stats. **Motion carried.**

(VIII)(7) Consider Resolution 8D-08, a resolution to discontinue a public way: A part or portion of Unnamed Highway Easement #2, pursuant to §66.1003, Wis. Stats.

Motion by Stuber/Pratt to approve Resolution 8D-08, a resolution to discontinue a public way: A part or portion of Unnamed Highway Easement #2, pursuant to §66.1003, Wis. Stats. **Motion carried.**

(VIII)(8) Consider Financial Projections for CottageRidge Development for River Prairie according to Chapter 3.01 of the Altoona Municipal Code.

City Administrator Golat explained that CottageRidge proposed a change in the location of the required storm water retention structure to serve the Northeast and Southeast quadrants of the River Prairie development area. The change will result in a modification to development plans which will decrease the anticipated build-out valuation of the Northeast quadrant by \$3,000,000. The reduced valuation is because relocation of the storm water detention facility would require relocation of land dedicated for parks, thereby eliminating the area planned for 18 condominium units valued at \$3,000,000. Finance Director Pfeilsticker prepared a Net Present Value model (NPV) reflecting the amended build-out values. The NPV model reflects the change reduction in valuation will reduce the 15-year net present value from \$8,229,881 to \$7,940,717. Pfeilsticker presented the NPV to the Finance Committee last week. The Finance Committee recommended approval of the revised NPV.

Discussion followed regarding the reduction of revenues. Weber and Pratt liked the trade out of property but didn't agree with the reduction/increment. Pratt felt they should add a certain amount to the other piece of property. Pratt thought if not right away, it would be planned out 5 – 10 years instead of left off entirely. Weber questioned how does it change our guaranteed increment. Golat said it reduces it by 3 million dollars. Pratt felt that if we don't hold CottageRidge liable for that section of property they could never develop it if they didn't want to; there's no obligation for them to do anything. Golat said there's a buy out provision. Weber said she's comfortable with the proposal of the NVP but as we're talking about the reduction and actual contract we shouldn't just let it go. Look at reducing the 3 million dollars.

Motion by Henning/Weber to table this item and direct Golat to communicate the Council's wishes with the developer. **Motion carried.**

(VIII)(9) Consider Financial Projections for Curt Manufacturing Project according to Chapter 3.01 of the Altoona Municipal Code.

City Administrator Golat explained that due to projected cost increases for the business expansion of Curt Manufacturing, Curt Manufacturing has requested an additional Revolving Loan Fund loan beyond the \$64,000 currently committed to the project. Using Curt's cost estimate of \$1,808,575, the equalized value increment is estimated at \$1,347,900. Finance Director Pfeilsticker prepared a NPV model which incorporates these two changes, assumes the cost of the City investment at 7% (even though current market conditions place that amount close to 4%), assumes a 2% annual increase in tax rates, and assumes no additional increase in property values over the life of the TIF district. With this very conservative approach, the 15 year NPV is \$80,437 which could provide for an additional commitment of \$100,000 to the project. Pfeilsticker commented that the Finance Committee met and recommended approval.

Golat explained that Curt Manufacturing would have to apply for the loan and the note would be written up for the entire \$164,000 note. Golat said \$64,000 of that would be based on the jobs; \$100,000 would be forgiven and based on creating the tax increment.

Henning thought his motion in the Finance Committee was that the jobs are tied in with the \$164,000.

Motion by Weber/Henning to approve the financial projections for Curt Manufacturing with the forgivable loan structured such that the entire \$164,000 is tied to the creation of jobs and increment with a penalty per job not created or increment. Roll call vote 5-ayes, Weber, Henning, Pratt, Stuber, Hanks, 0-nays. **Motion carried 5-0.**

(VIII)(10) Consider removal of several of the spruce trees between the entrances to Hobbs Arena at Cinder City Park.

City Engineer Dave Walter explained that he contacted 4 logging companies; two submitted proposals. Both proposals varied slightly. The offer price per cord varied but revenue estimated at about \$4,000.

City Administrator Golat explained that this item was discussed at the July 24, 2008 Council Meeting. At that meeting, Mayor Meyer suggested getting bids from one or more loggers to thin the trees in Cinder City Park as a means to finance replacement of the trees.

Motion by Weber/Hanks to remove the first row of spruce trees between the two entrances at Hobbs Sports Center and Cinder City Park and look at using the revenue from thinning the remainder of the mentioned trees in the park and use that revenue to purchase trees or landscaping for Cinder City Park. **Motion carried.**

(VIII)(11) Consider Well House No. 7 heating alternatives analysis and the award of the heating portion of contract.

Consulting City Engineer Marko explained the two options available for heating the new Well House No. 7. Marko said the options include capital cost, annual operating cost, and the assumptions used in the analysis. The analysis indicates that an in-floor heating system, while higher in initial capital cost than an electric unit, will result in a return on investment period of approximately 24 years. This will also provide redundancy for the heating system if the in-floor system fails for any reason. Golat said that Staff recommends Council award the well house project with the inclusion of the in-floor heating system.

Motion by Weber/Hanks to award the well house project with the inclusion of the in-floor heating system. Roll call vote 5-ayes, Weber, Hanks, Stuber, Pratt, Henning, 0-nays. **Motion carried 5-0.**

(VIII)(12) Consider Ordinance 8B-08, an ordinance of the Altoona Common Council amending Chapter 9.64 of the Altoona Municipal Code, Limited Bow Hunting Allowed, to establish hunt dates for the 2008-2009 season.

City Administrator Golat explained that Ordinance 8B-08 is an ordinance amending Chapter 9.64 of Altoona Municipal Code to establish dates for the 2008-2009 City of Altoona deer bow hunt. The ordinance allows for hunting outside the regular DNR bow hunting season from August 30th to and including September 12th and January 5, 2009 to January 18, 2009. The change is based on a survey of hunters participating in the hunt last year.

Golat said the hunting season was also extended outside the regular season until the end of January last year. During this extended season only antlerless deer may be harvested and they must be tagged with a deer damage tag.

Motion by Henning/Pratt to approve Ordinance 8B-08, an ordinance amending Chapter 9.64 of Altoona Municipal Code to establish dates for the 2008-2009 City of Altoona deer bow hunt. **Motion carried.**

(VIII)(13) Consider approval of bartender licenses.

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

Motion by Weber/Hanks to approve the bartender licenses to Marc Davis and Allan Kiekhofer. **Motion carried.**

(VIII)(14) Consider convening in closed session pursuant to Wis. Stats. 19.85 (1)(g) A. Schmidt property Jurisdictional Offer.

Motion by Hanks/Weber to convene in closed session at 6:58 p.m. pursuant to Wis. Stats. 19.85 (1)(g) A. Schmidt property Jurisdictional Offer. Roll call vote, 5-ayes, Hanks, Weber, Pratt, Henning, Stuber, 0-nays. **Motion carried 5-0.**

(VIII)(15) Motion to reconvene to open session for the purpose of discussion on the matters entertained in closed session.

Motion by Weber/Hanks to reconvene in open session at 7:38 p.m. for the purpose of discussion on the matters entertained in closed session. **Motion carried.**

(VIII)(16) Consider matters addressed in closed session as directed by Council.

No action taken out of Closed Session.

(IX) Miscellaneous Business and Communications - None.

(X) Adjournment.

Motion by Weber/Henning to adjourn at 7:39 p.m. **Motion carried.**

Minutes submitted by
Cindy Bauer, City Clerk