

CITY OF ALTOONA, WI
REGULAR COUNCIL MEETING MINUTES
October 9, 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 William Spangler, Brendan Pratt, Dale Stuber, Ray Henning, Colleen Weber and Red Hanks were present. Also present: Mayor Tom Meyer, Attorney John Behling, City Administrator Mike Golat, City Engineer Dave Walter, Finance Director Jon Pfeilsticker, Library Director Mary Vernau, and City Clerk Cindy Bauer.

(IV) Citizen Participation Period

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

(V) Approval of minutes.

Motion by Henning/Stuber to approve the minutes of the September 25, 2008 Regular Council Meeting.
Motion carried.

(VI) City Officers/Department Heads Report

City Engineer Dave Walter commented on the Chippewa Valley Stormwater Management Forum. Walter invited Council members to a public officials meeting on November 12 from 5-7 p.m. to learn more about what we and other communities are doing regarding stormwater permit requirements and management. The meeting takes place at the Town of Washington office.

City Administrator Golat mentioned that he had a meeting with the office of Energy Independence this week. Golat said the City has a chance of getting money to help us prepare a plan to get a reduction in our energy consumption. Golat will be bringing forward a resolution at the Oct 30 council meeting.

City Committee Reports – none.

(VII) Unfinished Business – none.

(VIII) New Business

(1) Presentation by Carlson Dettmann Consulting regarding the Classification and Compensation Study for the City of Altoona's non-represented permanent employees.

Mike Golat introduced Katie McCloskey, from Carlson Dettman Consulting (CDC) who will be making a presentation to the Council regarding the approved classification and compensation study and will be available to answer any questions the Council has; direction on specific policy issues related to the project may also be solicited. McCloskey summarized the Project Orientation that was explained to the City employees earlier today regarding the study. She also explained the procedures that she will be following and recommendation to the Council on how to implement the pay plans and how to maintain the plan. McCloskey commented that she will be looking at what our union employees are paid and do some analysis to look at where they are at in comparison with the supervised employees. No action taken, discussion only.

(VIII)(2) Discuss/consider Maintenance Assessment Contract between the City of Altoona and Bowmar Appraisal Inc. for the years 2009 and 2010.

City Administrator Golat explained that Bowmar Appraisal, Inc. is proposing a two-year assessment maintenance contract with the City of Altoona for City Assessor services for the period of January 1, 2009 to December 31, 2010. Total compensation requested would be \$46,400, payable at \$22,900 for 2009 and \$23,500 for 2010.

Finance Director Pfeilsticker commented that this figure is slightly lower than the annual contract in 2005. The last contract was for a three year contract which included the cost of a total re-evaluation.

Motion by Spangler/Henning to approve the assessment maintenance contract with Bowmar Appraisal, Inc. for the period from January 1, 2009 to December 31, 2010 for the amount of \$46,400. Roll call vote, 6-ayes, Spangler, Henning, Weber, Pratt, Stuber, Hanks, 0-nays. **Motion carried.**

(VIII)(3) Discuss/consider Ordinance 10A-08 amending Chapter 13.20 of Altoona Municipal Code, Rates and Regulations, to reassign the responsibility for repair, replacement and maintenance of sanitary sewer laterals from the City to the property owner being served.

City Administrator Golat explained that City Engineer Walter worked on this ordinance. Golat explained that standard practice is for municipal utilities to own and maintain water services within the right-of-way between the main and the curb stop or property line. However, it is not standard practice for utility companies to own and maintain sewer laterals (services) because a municipality has little or no control over what is discharged through a sanitary sewer lateral into the sewer main. Therefore, responsibility for the repair or replacement of a sanitary sewer lateral within the right-of-way is commonly placed upon the property owner. The City's existing ordinance 13.20.110 places responsibility for repair and replacement of sanitary sewer laterals within the public right-of-way onto the City. Ordinance 10A-08 amends Chapter 13.20 to reassign the responsibility for repair, replacement and maintenance of sanitary sewer lateral to the property owner being served.

Motion by Spangler/Weber to approve Ordinance 10A-08 amending Chapter 13.20 to reassign the responsibility for repair, replacement and maintenance of sanitary sewer lateral to the property owner being served. Hanks against. **Motion carried 5-1.**

(VIII)(4) Discuss/consider approval of Financial Projections for CottageRidge Development for River Prairie. (Discussed at the September 30, 2008 Finance Committee Meeting.)

City Administrator Golat said this item was explained in detail at the September 30, 2008 Finance Committee Meeting. Golat commented that we included assessments for the northeast quadrant consistent with the previous proposal.

Finance Director Pfeilsticker summarized the discussions at the September 30, 2008 Finance Committee Meeting. The first NPV analysis is on the proposal submitted by CottageRidge, LLC for the Northeast quadrant of River Prairie. The financial projections include the following: Payment schedule, Total build out projection, General Fund fiscal impact, Positive NPV model recognizing 100% of land sales revenue, and Land sales. The second NPV analysis is on the proposal submitted by RiverRidge, LLC (ACRE) for the Western quadrants of River Prairie. The financial projections include the following: Payment schedule, Total build out projection, Positive NPV model recognizing 100% of land sales revenue and Land sales. The third financial analysis is of TID #3 in its entirety.

Motion by Spangler/Pratt to approve the Financial Projections for CottageRidge Development for River Prairie. **Motion carried.**

(VIII)(5) Discuss/consider approval of bartender licenses to the following applicants: Emily Lisowski, Nicole Engel, and Ryan Janikowski. (Approved by the Altoona Police Department).

Motion by Weber/Hanks to approve the bartender licenses to Emily Lisowski, Nicole Engel, and Ryan Janikowski. **Motion carried.**

(VIII)(6) Discuss/consider convening in closed session pursuant to Wis. Stats 19.85 (1)(e) A. River Prairie Developer's Agreement and (VIII)(8) Discuss/consider convening in closed session pursuant to Wis. Stats. 19.85 (1)(g) A. Schmidt Property Jurisdictional Offer.

Motion by Spangler/Weber to convene in closed session at 6:55 p.m. pursuant to Wis. Stats 19.85 (1)(e) A. CottageRidge Group Developer's Agreement and 19.85 (1)(g) A. Schmidt Property Jurisdictional Offer. Roll call vote, 6-eyes, Spangler, Weber, Stuber, Hanks, Henning, Pratt, 0-nays. **Motion carried 6-0.**

(VIII)(7) Motion to reconvene to open session for the purpose of discussion on the matters entertained in closed session.

Motion by Weber/Stuber to reconvene in open session at 7:47 p.m. for the purpose of discussion on the matters entertained in closed session. **Motion carried.**

Motion by Spangler/Stuber direct City Administrator and City Attorney to continue negotiations regarding the Schmidt property. **Motion carried.**

(IX) Miscellaneous Business and Communications

The next Joint Meeting of the Chippewa Valley Cities will be on Wednesday, October 15, 2008 at 5:30 p.m. held at the Black Bear Supper Club in Augusta. Mayor, Council Members and City Staff are invited to attend.

(X) Adjournment.

Motion by Spangler/Henning to adjourn at 7:48 p.m. **Motion carried.**

Minutes submitted by
Cindy Bauer, City Clerk