

CITY OF ALTOONA, WI
REGULAR COUNCIL MEETING MINUTES
October 22, 2009

(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 Brendan Pratt, Ray Henning, Dale Stuber, Colleen Weber, William Spangler, and Red Hanks were present. Also present: Mayor Tom Meyer, City Attorney John Behling, City Administrator Mike Golat, Finance Director Jon Pfeilsticker, Finance Committee Member Mark Willer, and City Clerk Cindy Bauer.

(IV) Citizen Participation Period

Jack Blackburn, 911 No. Moonlight Drive commented that things seem to be going well in the City. Blackburn asked about the status of the City's website and when it will be updated. City Administrator Golat commented that it's time for the City to move on with a different venue instead of the Altoona School District as the host. Golat said the City is checking into two possible companies who do websites; one being a company that does municipal websites at a reasonable cost. The other company SitePro, is through the Convention and Visitors Bureau which the City is a member of, therefore there would be no cost to the City.

There being no other citizen participation, motion by Spangler/Stuber to close Citizen Participation Period. **Motion carried.**

(V) Approval of minutes.

Motion by Hanks/Weber to approve the minutes of the September 24, 2009 Regular Council Meeting. **Motion carried.**

(VI) City Officers/Department Heads Report

City Administrator Golat reported on the following:

- The Second Street East street construction is proceeding well.
- The painting of the Knollwood water tower is completed.
- The project in the River Prairie is behind schedule but moving along.

City Committee Reports – none.

(VII) Unfinished Business – none.

(VIII) New Business

(1) Public Hearing and Presentation of the 2010 City of Altoona Budget at 6:00 p.m.

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

Finance Director Jon Pfeilsticker explained that the Altoona Budget Committee held a series of five meetings to develop, review and analyze the needs for the City in 2010 and the budgets presented at this hearing represent a compilation of these meetings.

The proposed **General Fund** budget represents \$3.295 million in general operation, which includes a property tax levy of \$1,012,815.62.

The **Library** budget represents \$467,565 in operations, which includes a property tax levy of \$284,553.

The **Capital Projects Fund** budget represents \$2,439,770 in expenditures, of which \$890,688 relates to Utility Funds, \$260,000 is to pay off the City's unfunded liability under the Wisconsin Retirement System, \$208,569 in Capital Equipment and \$1.08 million in street projects. By utilizing grants and other revenue

sources, the property tax levy for this fund will be \$243,856. Additionally, the City will be required to borrow \$260,000 to fund the repayment of the unfunded liability under the Wisconsin Retirement System plus and additional \$321,000 to fund the balance of the local share of the various capital projects. The estimated \$710,000 South Willson Storm Pond will be financed with Storm Water Revenue Bonds and an estimated \$355,000 principal forgiveness grant through the Clean Water Fund.

The **Debt Service Fund** requires \$1.68 million in principal and interest payments for 2010. \$1,078,600 of this will be paid by enterprise funds (water, sewer and storm water utilities) and Tax Increment Districts and the remaining \$601,393 will be obtained through the property tax levy. The Tax levy share for debt service is down from the 2009 amount of \$658,648.

The \$895,848 debt service needs for Tax Increment District #3 will be met through a combination of TID Increments, land sales proceeds and advances from the City designated reserves for Property Tax Stabilization (which also is from the River Prairie land sales). No property tax levies will be used in 2010 to pay debt service for any of the enterprise funds or Tax Increment Districts.

The **Water Utility** budget for 2010 does not reflect any rate changes to customers, yet maintains a projected 5.3% return on rate base

The **Sewer Utility** budget for 2010 reflects a rate increase ranging from 5.4% to 6%, depending on customer volume of usage. The major reason for the increase is the projected 7% increase in fees charged by the City of Eau Claire for wastewater.

The overall City of Altoona Property Tax Levy for 2010 (exclusive of Tax Increment levies) is projected at \$2,142,617.12, which is a 2.96% increase over 2009.

Pfeilsticker said based on an estimated fair market value of all taxable property within the City of Altoona (currently established by the Wisconsin Department of Revenue at \$388,313,300), the equalized mill rate for City purposes computes to \$5.52 per \$1,000 of taxable property value. The rate last year was \$5.46/\$1,000.

Motion by Henning/Pratt to close the public hearing at 6:20 p.m. **Motion carried.**

(VIII)(2) Consider Ordinance 10A-09 amending Section 5.24.050 E. 2 “License restrictions for intoxicating liquor and fermented malt beverages” changing the quota of licenses available from one license for each three thousand inhabitants to a total not to exceed five.

City Administrator Golat explained that the City of Altoona recently received an application for a “Class A” Retailer’s license from Walgreen Company to sell wine and beer at their Walgreen’s Store located at 1819 South Hastings Way. Although there are no limitations per State Statute restricting the number of “Class A” Retailer’s licenses available for beer or wine, our City Code limits the number of persons and places that may be granted a retail “Class A” liquor license. Golat said there are currently two establishments in the City of Altoona that hold a “Class A” liquor license, those being Mega Express and the Potting Shed. Therefore, based on a current population of 6831, there are no more “Class A” Retailer’s licenses available. Staff proposes changing the city code restriction limiting the number of licenses available to no more than five licenses. This will allow the license to be issued to Walgreen Company and still maintain two additional licenses for businesses in the River Prairie Development or elsewhere.

Motion by Spangler/Hanks to approve Ordinance 10A-09 amending Section 5.24.050 E. 2 “License restrictions for intoxicating liquor and fermented malt beverages” changing the quota of licenses available from one license for each three thousand inhabitants to a total not to exceed five. **Motion carried.**

(VIII)(3) Consider approval of a Combination “Class A” Retailer’s license to sell fermented malt beverages and intoxicating liquors to Walgreen Company, D.B.A. Walgreens #03497, Eric J. Getten, Agt, 1819 South Hastings Way

City Administrator Golat explained that Carol Woosley, License Specialist for Walgreen Company, has applied for a “Class A” Retailer’s license to sell wine and beer at their Walgreen’s Store located at 1819 South Hastings Way. The effective date of the license is to begin on December 1, 2009 and will expire on June 30, 2010. Since the Council just adopted Ordinance 10A-09, there are now three available licenses.

Police Chief Chaney has reviewed and recommended approval of the application.

Motion by Weber/Spangler to approve a Combination "Class A" Retailer's license to sell fermented malt beverages and intoxicating liquors to the Walgreen Company. **Motion carried.**

(VIII)(4) Consider status of Altoona Youth Hockey Contract.

City Administrator Golat explained that at the June 11, 2009 Council meeting, representatives from the Altoona Youth Hockey Association made a presentation to Council wherein they expressed an interest in purchasing the Hobbs arena. At that time, City staff advised Council there were at least two significant impediments to pursuing the sale. Specifically, because of Department of Natural Resources/ National Park Service grant conditions, the City would be required to go through a "conversion" process wherein dedication of other park property would be required. Second, the deed to the property includes a reversionary clause.

City Attorney John Behling updated the Council regarding the railroad issue. Behling said the railroad informed him that within the next thirty days, the property deed restriction will be released and the City is no longer under the rail restrictions. Behling said that leaves us with the one conveyance issue. If directed, Behling will start working on the conversion process. City Administrator Golat said we could move forward amending the contract just for the summer issue and start marketing for next summer until we get some other issues resolved. In order for the City to have control of the arena during the summer, the lease contract requires an amendment.

Ethan Erickson, President of the Altoona Youth Hockey Association was present to explain the recent proposal provided to the Mayor. Erickson said they are in favor of leasing the land, not purchasing it. Erickson said the Hockey Association will continue with the Capital Improvement Plan.

City Administrator Golat read the proposal. He said staff is looking for direction and/or to continue working with the sale or marketing of the Hobbs therefore amending the contract.

Council Member Hanks remembered when the Hobbs building was built and sold to the city. Hanks said he sees no problem in selling the building back to the Hockey Association, but questioned if they really need the land.

Council Member Pratt was against using the building for something else other than the Hockey Association. Pratt was in favor of selling the Hobbs building back to the Hockey Association.

Council Member Henning felt we shouldn't get rid of the land.

Council Member Weber felt it was a good proposal; the Hockey Association is doing well for the community.

Council Member Spangler said if it's a liability and sinkhole for the city then he has no problem selling it back to the Hockey Association; if it's an asset that has not been used to the full extent as it could, then Spangler would have an issue with that.

Motion by Pratt/Hanks to continue working on the proposal with the Hockey Association on the feasibility of the possible sale of the Hobbs building which includes exploring the conversion clause. Discussion followed regarding the potential marketing of the Hobbs. Some council members felt that a public hearing might be beneficial asking the public what this building means to the community.

Motion by Henning/Spangler to make an amendment to include an option for staff to explore marketing the building and getting public input. Discussion followed. Vote on the motion, 3 ayes, Stuber, Henning, Spangler, 3 nays, Weber, Pratt, Hanks. Since the motion on the amendment tied, the motion failed.

Back to the original motion by Pratt/Hanks to continue working on the proposal with the Hockey Association on the feasibility of the possible sale of the Hobbs building which includes exploring the conversion clause. Roll call vote, 4-ayes, Pratt, Hanks, Stuber, Weber, 2-nays, Spangler, Henning. **Motion carried 4-2.** Mayor Meyer requested a public hearing at the next Council Meeting to get public input.

(VIII)(5) Consider approval of bartender licenses to Shawn Albee and Kaleena Meyer.

The City has received bartender license applications from Shawn Albee and Kaleena Meyer. Police Chief Chaney has reviewed and recommended approval of the bartender applications.

Motion by Weber/Spangler to approve the bartender licenses as submitted above. **Motion carried.**

(VIII)(6) Discuss upcoming Council Meetings due to holidays.

City Administrator Golat explained that the Council meetings on November 26 and December 24 both fall on holidays. Therefore, staff suggested that the above mentioned Council meeting dates be moved to Tuesday, November 24 and Tuesday, December 22.

Motion by Weber/Hanks to approve the above suggested dates for upcoming Council Meetings.

Motion carried.

(VIII)(7) Consider convening in closed session pursuant to the following:

A. Wis. Stats 19.85 (1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

1. Discuss/consider proposal from C & M Properties and Construction, Inc. for purchase of city property.

B. Wis. Stats. 19.85 (1)(g) conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved.

1. Discuss/consider vacating Country Club Estates Addition park property.

Motion by Henning/Hanks to convene in closed session at 7:15 p.m. pursuant to Wis. Stats 19.85 (1)(e) and 19.85 (1)(g). Roll call vote, 6-ayes, Henning, Hanks, Weber, Pratt, Spangler, Stuber, 0-nays.

Motion carried 6-0.

(VIII)(8) Reconvening to Open Session for the purpose of discussion on the matter entertained in Closed Session.

Motion by Spangler/Henning to reconvene to open session at 7:48 p.m. **Motion carried.**

1. Discuss/consider proposal from C & M Properties and Construction, Inc. for purchase of city property.

Motion by Spangler/Stuber to direct staff to continue negotiations with C & M Properties and Construction, Inc. for the purchase of city property. **Motion carried.**

2. Discuss/consider vacating Country Club Estates Addition park property.

Motion by Spangler/Hanks to direct legal staff to work with M & I Bank to vacate Country Club Estates Addition park property. **Motion carried.**

(IX) Miscellaneous Business and Communications

None.

(X) Adjournment.

Motion by Henning/Hanks to adjourn at 7:50 p.m. **Motion carried.**

Minutes submitted by
Cindy Bauer, City Clerk