

CITY OF ALTOONA, WI
REGULAR COUNCIL MEETING MINUTES
December 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 William Spangler, Ray Henning, Dale Stuber, Colleen Weber, Red Hanks, and Brendan Pratt were present. Also present: Mayor Tom Meyer, City Attorney John Behling, City Administrator Mike Golat, Police Chief and Fire Chief Todd Chaney, 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/Weber to approve the minutes of the December 10, 2009 Regular Council Meeting. **Motion carried.**

(VI) City Officers/Department Heads Report

City Administrator Mike Golat reported that he met with the Hockey Association today. He indicated that their board, based on the previous meeting, did support a lease agreement. Golat said the Hockey Association Board will be meeting on January 4, 2010 to look over the proposed lease between the Hockey Association and the City of Altoona.

City Committee Reports – none.

(VII) Unfinished Business - none

(VIII) New Business

(1) Public Hearing at 6:05 p.m. (or as soon thereafter as is practical) regarding the proposed Certified Survey Map (CSM) to divide parcel #201-1045-01-010 into two lots located at 1304 North Hillcrest Parkway (existing USDA Office Building location) as proposed by West Riverside LLP.

Mayor Meyer opened the public hearing at 6:04 p.m.

City Administrator Golat explained the CSM submitted by Mark Blaskey and Mark Steil of West Riverside LLP to divide parcel #201-1045-01-010 into two lots. The lot is located at 1304 North Hillcrest Parkway and currently is the site of the USDA offices. The lot division is being submitted to accommodate a proposal by Jim Overgard to site a landscaping business. Golat said the CSM does meet the requirements of the subdivision ordinance.

Motion by Spangler/Weber to close the Public Hearing. **Motion carried.**

(VIII)(2) Consider approval of CSM to divide parcel #201-1045-01-010 into two lots as proposed by West Riverside LLP. (Discussed at the December 14, 2009 Plan Commission Meeting)

City Administrator Golat explained that the Plan Commission recommended approval of the CSM at their December 14, 2009 Plan Commission Meeting.

Motion by Spangler/Weber to approve the Certified Survey Map to divide parcel #201-1045-01-010 into two lots located at 1304 North Hillcrest Parkway. **Motion carried.**

(VIII)(3) Consider approval of Sales Agreement between the City of Altoona and C & M Properties and Construction, Inc. for the sale of City Property.

City Administrator Golat explained the sales agreement (the Agreement) between the City of Altoona and C & M Properties and Construction, Inc. (Developer), for the City to sell the Developer approximately 9.11 acres located south of Lake Road and east of 10th Street for \$62,500. The Agreement is contingent on the C & M acquiring financing for the project and on C & M receiving approval of all necessary project permitting. Golat said the Agreement is also contingent on the City and Developer entering into a developers agreement which outlines additional conditions of the sale including the requirement the Developer build thirteen twin home units by January 1, 2014 and that no more than 40% of the units be rented with the requirement rented units are continuously marketed.

Motion by Henning/Hanks to approve the Sales Agreement between the City of Altoona and C & M Properties and Construction, Inc. for the sale of City Property. Roll call vote 6-ayes, Henning, Hanks, Stuber, Spangler, Pratt, Weber, 0-nays. **Motion carried 6-0.**

(VIII)(4) Consider approval of Preliminary River Prairie Twin Homes Plat submitted by C & M Properties and Construction, Inc. (Public Hearing at the December 14, 2009 Regular Plan Commission Meeting).

City Administrator Golat explained the preliminary plat submitted by Cody Filipczak of C & M Properties and Construction to subdivide a 9.1 acre piece of property south of Lake Road into 26 lots to accommodate 13 twin homes. Golat said the buyer has a contingency on the sale that the property will receive all necessary permits prior to closing. The draft development agreement also stipulates the property be built-out by January 1, 2014.

City Administrator Golat mentioned that the preliminary plat was presented for review and a public hearing was held at the December 14, 2009 Plan Commission meeting. The plat did not include sidewalks. The Plan Commission approved the preliminary plat with the condition sidewalks be added on the south side. Therefore, the preliminary plat that the Council considers tonight is revised to include sidewalks.

City Administrator Golat explained that also in the Council Packets was a draft ordinance for twin homes. The Twin Home Ordinance will be discussed at the January Plan Commission Meeting and the first Council Meeting in January. Golat provided to Council Members a summary of the setbacks, parking, floor area, height limit and accessory buildings for twin homes. Golat noted that the utility easement is reflected in the revised preliminary plat.

Cody Filipczak of C & M Properties and Construction was present to answer any questions Council Members had regarding the plat. Filipczak assured the Council Members that it will be a nice development.

Motion by Weber/Spangler to approve the preliminary River Prairie Twin Homes Plat submitted by C & M Properties and Construction, Inc. **Motion carried.**

(VIII)(5) Consider approval of General Implementation Plan as submitted by C & M Properties and Construction, Inc. for development in the River Prairie.

City Administrator Golat explained that the River Prairie Design Standard and Guidelines (the Standards) stipulate development within the River Prairie Mixed Use Zone safely and efficiently to accommodate multiple modes of transportation including walkers, bikers, vehicles and mass transit. Further, City code stipulates sidewalks be provided in new developments unless Council explicitly waives the requirement. Golat said the plans initially did not include sidewalks. However, based on the conditional approval of the preliminary plat by the Plan Commission stipulating sidewalks were required, Mr. Filipczak modified the plat to include sidewalks, which will provide safe pedestrian access to the Lake Road Trail. Staff believed bicycle circulation will be adequately accommodated given the low projected traffic volume of the road, the proposed road width and the proximity to the Lake Road Trail. They are designing the street as one-way.

Cody Filipczak of C & M Properties and Construction explained the proposed landscape plans. Filipczak said in order to provide a buffer between the homes and the road and the homes in the adjacent subdivision, they are proposing a berm that is fully landscaped. There will be approximately 149 different plants and rock beds.

City Administrator Golat explained the garages. The Standards stipulate that garages be designed to enter from the sides unless impractical, in which case the garages need to be set back behind the front facade of the house. The proposed home designs do not meet this requirement. However, staff believes the spirit of the Standard has been met by the developer agreeing that all the doors will be carriage style doors with nice architectural detail. Golat noted that the Standards allow latitude in application if the spirit and intent of the Standards are met.

Motion by Spangler/Henning to approve the General Implementation Plan as submitted by C & M Properties and Construction for development in the River Prairie. **Motion carried.**

(VIII)(6) Consider Ordinance 12C-09 amending Chapter 12.24 “Tree Trimming and Sanitation” to prohibit planting ash trees in the City of Altoona.

City Administrator Golat explained that the Emerald Ash Borer (EAB) is an invasive wood boring beetle that feeds on ash trees. Since its discovery in Detroit, Michigan in 2002, this small green beetle has spread to Ohio, Pennsylvania, West Virginia, Maryland, Virginia, Kentucky, Missouri, Indiana, Illinois, Minnesota and Wisconsin. An ash tree that has been attacked by EAB will die within 2-4 years. An attack by EAB is 100% fatal. Chemical treatments are expensive, on-going, and do not guarantee a tree’s survival. Wisconsin state foresters predict that EAB will arrive in West Central Wisconsin around the year 2015. To minimize the impact on the City’s future budgets removing diseased and dead trees, Golat said it makes sense to prohibit planting of more ash trees. This ordinance is the first step prohibiting residents from planting any more ash trees. Golat said Administrator Assistant Ann Lein is working on a plan to get an inventory of ash trees in the City.

Motion by Pratt/Stuber to approve Ordinance 12C-09 amending Chapter 12.24 “Tree Trimming and Sanitation” to prohibit planting ash trees in the City of Altoona. **Motion carried.**

(VIII)(7) Convening in Closed Session.

Motion by Henning/Hanks to convene in closed session at 6:25 p.m. pursuant to Wis. Stats. 19.85 (1)(e) 1. Labor Contract Issues. Roll call vote, 6-ayes, Henning, Hanks, Weber, Spangler, Pratt, Stuber, 0-nays. **Motion carried 6-0.**

(VIII)(8) Reconvening in Open Session.

Motion by Henning/Hanks to reconvene in open session at 7:20 p.m. **Motion carried.**

The City Clerk read the following action taken in closed session:

Council directed the city attorney to draft a letter to the union stating the city’s position that Article 20, Section 9 of the Police Union Contract applies to employees only not to employees and families.

(IX) Miscellaneous Business and Communication

None.

(X) Adjournment.

Motion by Spangler/Weber to adjourn at 7:22 p.m. **Motion carried.**

Minutes submitted by
Cindy Bauer, City Clerk