

**CITY OF ALTOONA, WI  
REGULAR COUNCIL MEETING MINUTES  
July 11, 2019**

**(I) Call Meeting to Order**

Mayor Brendan Pratt called the meeting to order at 6:00 p.m. held in the Council Chambers at Altoona City Hall.

**(II) Pledge of Allegiance**

Mayor Pratt led the Common Council and others in attendance in the Pledge of Allegiance.

**(III) Roll Call**

City Clerk Cindy Bauer called the roll. Mayor Brendan Pratt, Council Members Dale Stuber, Red Hanks, Andrew Schlafer, Matthew Biren, Tim Sexton, and Susan Rowe were present. Also Present: Attorney Christopher Gierhart, City Administrator Michael Golat, Finance Director Tina Nelson, City Planner Joshua Clements, Management Analyst Roy Atkinson, and City Clerk Cindy Bauer. City Engineer/Director of Public Works (CE/DPW) David Walter arrived at 7:13 p.m.

**(IV) Citizen Participation Period**

Motion by Biren/Sexton to close the Citizen Participation Period. **Motion carried.**

**(V) Approval of minutes.**

Motion by Hanks/Sexton to approve the minutes of the June 27, 2019 Regular Council Meeting.  
**Motion carried.**

**(VI) City Officers/Department Heads Report**

City Administrator Golat mentioned that the stream is down for maintenance at River Prairie Park and should be working next week.

Golat mentioned that plans are underway for the Big Boy Locomotive visit on July 23, 2019. Watch the City's website for more information.

**City Committee Reports – None.**

**(VII) Unfinished Business – none.**

**(VIII) New Business**

**(1) Quarterly Tourism Report presented by Visit Eau Claire.**

City Administrator Golat explained that Visit Eau Claire is Altoona's contracted tourism promotion agency. In order to detail tourism marketing efforts in Altoona, Visit Eau Claire will continue providing quarterly updates to the council.

Linda John, Executive Director of Visit Eau Claire, was present at the meeting to discuss tourism marketing in Altoona and upcoming events occurring in the Chippewa Valley Area. Jason Krueger, Sports Sales Manager and Kenzi Havlicek of Visit Eau Claire were also present to answer any questions regarding tourism promotion and marketing.

**(VIII)(2) Public Hearing at 6:00 p.m. or as soon thereafter as is possible to rezone parcel #201-2090-05-000 at 711 Fairfax Street from C Commercial District to R-3 Multiple Family Dwelling District as submitted by Frank Lechner.**

Mayor Pratt opened the public hearing at 6:11 p.m.

City Planner Clements explained that the petitioner has submitted a petition to rezone the property at 711 Fairfax from C Commercial to R-3 Multiple Family Dwelling District. The most recent use for the property was a car wash. The petitioner is seeking to rezone in order to enable renovation and adding a second story to accommodate 8 dwelling units. Staff recommended that the Council approve the appeal for zoning with conditions.

Frank Lechner, applicant, was present to answer any questions Council Members had regarding his request for Rezoning the proposed property.

City Administrator Golat commented that the rezoning of this property could be conceived as spot zoning. Golat suggested reviewing some of the other corridors such as Spooner Avenue and Fairfax Street and look at possibly changing some of the current zoning to allow this type of use along the corridors.

Motion by Sexton/Rowe to close the public hearing at 6:17 p.m. **Motion carried.**

**(VIII)(3) Discuss/consider approval of Ordinance 7A-19, an ordinance to rezone parcel #201-2090-05-000 from C Commercial District to R-3 Multiple Family Dwelling District as submitted by Frank Lechner.**

City Planner Clements noted that the Plan Commission disapproved the rezoning request. Plan Commission Members felt it was more of a spot zoning, whereas no other R-3 zoning in the immediate area. Plan Commission and Council Member Matt Biren explained the reasoning why he voted for approval. Plan Commission and Council Member Andrew Schlafer explained the reasoning why he voted against the rezoning.

City Administrator Golat reiterated looking over some of the other corridors such as Fairfax Street and Spooner Avenue and look at changing some zoning to allow this type of use along the corridors.

Motion by Sexton/Biren to disapprove the rezoning for parcel #201-2090-05-000 from C to R3 and direct staff to come up with a proposed rezoning plan for this corridor to allow for a more specified use. **Motion carried.**

**(VIII)(4) Public Hearing at 6:05 p.m. or as soon thereafter as is possible to rezone Lot 1 of CSM #3470 V19 P284 located at the corner of Fairway Drive and N. Willson Drive from R-1 One-Family Dwelling District (Temporary Designation) to RP River Prairie Mixed Use District, and Outlot 1 of that CSM from R-1 to P Public and Conservancy as submitted by the City of Altoona.**

Mayor Pratt opened the public hearing at 6:33 p.m.

City Planner Clements explained that the identified Lot 1 and Outlot 1 of CSM 3470, of the CSM approved by the City Council on May 23, was recently acquired from the WI DOT. Previously, the property was DOT right-of-way, and as such, did not have a zoning classification. Pursuant to Altoona Municipal Code 19.24.030, lands incorporated into the City shall be subject to R-1 zoning until such time the property is rezoned, within 120 days. While the lands were not incorporated into the City through purchase, Zoning Administrator Clements regards this rezoning action as the applicable procedure. Lot 1 is intended to be marketed for development. The Zoning Administrator recommended the Plan Commission and Council assign RP River Prairie Mixed Use District as the applicable zoning to allow for commercial, residential, and mixed-use development and to follow the River Prairie Design Guidelines and Standards. The parcel is approximately 1.62 acres. The recommended zoning for Outlot 1 is P Public and Conservancy, as the Outlot is currently utilized as a stormwater pond. The Outlot is approximately 0.90 acres.

Motion by Schlafer/Sexton to close the public hearing at 6:35 p.m. **Motion carried.**

**(VIII)(5) Discuss/consider approval of Ordinance 7B-19, an ordinance to rezone Lot 1 of CSM #3470 V19 P284 located at the corner of Fairway Drive and N. Willson Drive from R-1 One-Family Dwelling District (Temporary Designation) to RP River Prairie Mixed Use District, and Outlot 1 of that CSM from R-1 to P Public and Conservancy as submitted by the City of Altoona.**

Motion by Sexton/Stuber to approve the rezoning for Lot 1 of CSM #3470 V19 P284 from R-1 to River Prairie Mixed Use and Outlot 1 from R-1 to P Public and Conservancy. **Motion carried.**

**(VIII)(6) Public Hearing at 6:10 p.m. or as soon thereafter as is possible to consider Ordinance 7C-19 to amend Title 19 of the Altoona Municipal Code “Zoning” specifically to amend Chapter 19.61 regarding Short Term Rentals.**

Mayor Pratt opened the public hearing at 6:36 p.m.

City Planner Clements explained that the Plan Commission discussed the emerging issue of Short-term rentals during the June 10th meeting and directed staff to propose an ordinance amendment. Short-term rentals (STR) are defined as rental of dwelling units for less than 29 days, but not located in a property defined and permitted as a hotel, motel, or bed-and-breakfast establishment. Per State Statues, STRs are required to acquire a State license from the County Health Department as well as sellers permit from the Department of Revenue. However, local zoning is silent on this use and, based upon case law, may be permitted.

Summary of the proposed modifications to Chapter 19.61:

- Articulate Purpose and Definitions.
- Create “Short Term Rental Permit”, administrative and enforcement procedures
- Refer to existing State permit and license requirements
- Create Specific Standards
- Rentals less than 7 days must occur at an owner-occupied property
- Create minimum parking, maximum occupancy
- Require posting of City permit
- Require creation and posting of an Operational Notice, including quiet hours, burning regulations, and other similar notices.

Linda John, Visit Eau Claire, commented on Airbnb facilities in Eau Claire County.

Motion by Sexton/Rowe to close the public hearing at 6:53 p.m. **Motion carried.**

**(VIII)(7) Discuss/consider approval of Ordinance 7C-19, an ordinance amending Chapter 19.61 of the Altoona Municipal Code “Accessory Buildings and Uses” regarding short term rentals.**

City Planner Clements explained that the Fee Schedule is proposed to be amended by a separate action to refer to the Short Term Rental Permit so created by this Ordinance. The Plan Commission recommended approval of Ordinance 7C-19. Staff will follow-up with preparation of the appropriate permit application and associated materials.

Motion by Sexton/Rowe to approve Ordinance 7C-19 amending Title 19 more specifically Chapter 19.61 “Accessory Buildings and Uses” regarding Short Term Rentals. Hanks against. **Motion carried.**

**(VIII)(8) Public Hearing at 6:10 p.m. or as soon thereafter as is possible to consider Ordinance 7D-19 to amend Title 19 of the Altoona Municipal Code “Zoning” specifically to amend Chapter 19.28, and Chapter 19.56 regarding setbacks.**

Mayor Pratt opened the public hearing at 6:56 p.m.

City Planner Clements explained that Chapter 19.28 and Chapter 19.56 were amended by the City Council, upon recommendation by the Plan Commission, in December 2017 regarding building setbacks. Included among those provisions was the requirement that garages be set back from the principal façade of the dwelling as noted in Chapter 19.28. The Plan Commission discussed this provision at the 2019 May 13<sup>th</sup> meeting and directed staff to remove the requirement. The proposed ordinance language modifying Chapter 19.28, specifically Section 19.28.030 “Yard requirements” removes the requirement and reframes the provision as an encouragement without regulatory effect.

City Planner Clements said there is also a provision in 19.56 “Yards, Lot Areas and Open Spaces” concerning the garage setback provision; that item is also struck. While modifying that Section of 19.56, staff proposed a further modification to improve developability of small parcels and corner lots. There is a provision that allows for comparison of a property to those along the same frontage, and if there are non-conforming setbacks

that pre-exist, new development or additions would be may be permitted with alternative setbacks: The existing alternative setback distance of 15 feet is not significantly different than the standard 16. This renders this provision not meaningful in terms of improving development in existing neighbors that have non-conforming setbacks. Staff proposes modification to ten feet. This is not expected to impact public infrastructure or other interests within the public right-of-way. Minimum garage setback from the right-of-way would remain 24 feet to allow for a vehicle to park within the driveway. City Planner Clements noted that the purpose of this recommendation is that there are many areas of the City where the predominant existing homes were constructed prior to 1970, and for which setbacks are commonly less than 15 feet. This modification may improve developability of existing and small lots in existing neighborhoods.

Motion by Sexton/Biren to close the public hearing at 6:59 p.m. **Motion carried.**

**(VIII)(9) Discuss/consider approval of Ordinance 7D-19, an ordinance amending Chapter 19.28 “R-1 One Family Dwelling Districts” specifically Section 19.28.030 “Yard Requirements; and amending Chapter 19.56 “Yards, Lot Areas and Open Spaces” specifically Section 19.56.045 “Nonconforming Setbacks” regarding garage setbacks.**

Motion by Sexton/Biren to approve Ordinance 7D-19 amending Title 19 more specifically Chapter 19.28 and 19.56 regarding setbacks. Hanks against. **Motion carried.**

**(VIII)(10) Discuss/consider approval of Final Implementation Plan for Creekside at Hillcrest Greens**

This item was asked to be moved to the July 25, 2019 Council Meeting. No action.

**(VIII)(11) Public Hearing at 6:15 p.m. or as soon thereafter as is possible regarding a Certified Survey Map (CSM) to reconfigure three parcels: #201-2378-10-020, #201-2378-06-000, and #201-2378-01-020 on Sawgrass Place in the Hillcrest Greens Planned Community Development as requested by Rooney Properties.**

Mayor Pratt opened the public hearing at 7:02 p.m.

City Planner Clements explained that the proposed CSM reconfigures three existing parcels, two lots and an outlot, into two lots and an outlot to facilitate the development of the Creekside at Hillcrest Greens. Clements noted that one of the modifications the petitioner is seeking is the existing easement that currently is 15 feet. The proposed easement will be modified to 20 feet. The public hearing took place but action will not be declared until the July 25, 2019 Council Meeting.

Motion by Sexton/Rowe to close the public hearing at 7:06 p.m. **Motino carried.**

**(VIII)(12) Discuss/consider approval of Certified Survey Map to reconfigure three parcels: #201-2378-10-020, #201-2378-06-000, and #201-2378-01-020 on Sawgrass Place in the Hillcrest Greens Planned Community Development as requested by Capital Investment Partners, LLC.**

This item was asked to be moved to the July 25, 2019 Council Meeting. Action on this item will be declared at the July 25, 2019 Council Meeting at the request of the petitioner.

**(VIII)(13) Public Hearing at 6:20 p.m. or as soon thereafter as is possible regarding a Certified Survey Map (CSM) to reconfigure four parcels: Lots 15, 16, 23 and Outlot 3 in River Prairie Northwest Quadrant as requested by River Flats, LLC.**

Mayor Pratt opened the public hearing at 7:07 p.m.

City Planner Clements explained that the proposed CSM accomplishes lot combination and resizing for River Flats. Clements noted that the SIP was approved by the City Council on December 20, 2018. The CSM enlarges the parcels consistent with the land purchase agreement. The CSM also adds “Access Note” that Outlot 1 is to provide egress to Lot 1.

Motion by Sexton/Biren to close the Public Hearing at 7:10 p.m. **Motion carried.**

**(VIII)(14) Discuss/consider approval of a Certified Survey Map (CSM) to reconfigure four parcels: Lots 15, 16, 23 and Outlot 3 in River Prairie Northwest Quadrant as requested by River Flats, LLC.**

Motion by Sexton/Biren to approve the proposed CSM. **Motion carried.**

**(VIII)(15) Public Hearing at 6:25 p.m. or as soon thereafter as is possible to rezone parcel #201-1006-07-150 from C Commercial District to R-3 Multiple Family Dwelling District, located east at the corner of Fairfax Street and Spooner Avenue as requested by Lee Haremza.**

Mayor Pratt opened the public hearing at 7:11 p.m.

City Planner Clements explained that the subject parcel is approximately 0.990 acres and is located immediately east of the CCF Bank located at the corner of Fairfax Street and Spooner Avenue. The parcel has joint access from an existing private drive shared by the Bank and other parcels. The applicant, Lee Haremza, has submitted an offer to purchase contingent upon rezoning. Mr. Haremza proposes to construct a two-story multi-family building containing approximately 20 dwelling units. The conceptual site layout shows 34 automobile parking spaces. Adjoining uses to the east and south are residential multi-family. Uses to the west and north are commercial. City Planner Clements noted that if approved, the petitioner must complete successful Site Plan review prior to commencing development activities.

Ann Pehler, President of the Otter Creek Condo Association was present to ask questions regarding how close the proposed Multiple Family Dwelling District will be to their property line.

Motion by Sexton/Biren to close the public hearing at 7:16 p.m. **Motion carried.**

**(VIII)(16) Discuss/consider approval of Ordinance 7E-19, an ordinance to rezone parcel #201-1006-07-150 from C Commercial District to R-3 Multiple Family Dwelling District, located east at the corner of Fairfax Street and Spooner Avenue as requested by Lee Haremza.**

Motion by Sexton/Stuber to approve Ordinance 7E-19 to rezone parcel #201-1006-07-150 from C to R-3. **Motion carried.**

**(VIII)(17) Discuss/consider approval of the Final Plat for Hillcrest Greens IV in the Hillcrest Greens II Planned Community Development as submitted by Sean Bohan on behalf of C&M Home Builders.**

City Planner Clements explained the Final Plat for territory known as “Hillcrest Greens IV”. The Final Implementation Plan for the development (“Hillcrest Greens II”) was approved by the City Council on May 23, 2019. City Staff has confirmed that the Plat is consistent with the approved Final Implementation Plan.

Motion by Sexton/Biren to approve the Final Plat for Hillcrest Greens IV. **Motion carried.**

**(VIII)(18) Discuss/consider approval of Development Agreement between the City of Altoona and Lee Haremza for “Ry Estates”.**

City Planner Clements explained the Development Agreement between the City of Altoona and Lee Haremza for ‘Ry Estates’. The Site Plan was approved on 2019 March 11. The agreement sets forth conditions of installation of public infrastructure along with special conditions. The agreement also provides a surety for the improvements in the form of a letter of credit and includes the construction plans as an attachment. The development agreement will include a letter of credit that will be obtained and attached to the Development Agreement. Values were not available at the time of material publication.

Motion by Rowe/Sexton to approve a Development Agreement between the City and Lee Haremza for Ry Estates. **Motion carried.**

**(VIII)(19) Discuss/consider approval of Development Agreement between the City of Altoona, Hoss Bros, LLC., and Hillcrest Self Storage, LLC, for “Harvest Ridge Apartments”.**

City Planner Clements explained the Development Agreement between the City of Altoona, Hoss Bros, LLC., (Jason Griepentrog), and Hillcrest Self Storage, LLC (Anthony Brown) for “Harvest Ridge Apartments”. The Site Plan for this development was approved on 2019 June 10<sup>th</sup>. The agreement sets forth conditions of installation of public infrastructure along with special conditions. The development includes frontage along a road shown on the City’s Official Map (N. Hillcrest Parkway). The agreement allows the adjoining property owners to delay construction of the road in exchange for financial liability at such time the roadway is constructed by the City.

Motion by Rowe/Sexton to approve a Development Agreement between the City, Hoss Bros., LLC., and Hillcrest Self Storage, LLC. **Motion carried.**

**(VIII)(20) Discuss/consider approval of Development Agreement between the City of Altoona and River Flats, LLC for “River Flats”.**

City Planner Clements explained the Development Agreement between the City of Altoona and River Flats, LLC (Mark Held). The agreement sets forth conditions of extension of public utilities into the site, landscaping and stormwater encroachment into City property, and perpetual maintenance of adjacent walkways by the developer.

Motion by Sexton/Rowe to approve a Development Agreement between the City and River Flats, LLC. **Motion carried.**

**(VIII)(21) Discuss/consider approval of Ordinance 7F-19, an Ordinance amending Chapter 3.08, Addendum “A”, the City’s Fee Schedule to establish new entry for Short Term Rental Permits.**

City Planner Clements explained that this entry to the Schedule of Fees establishes a \$150 application and \$100 renewal fee related to Short Term Rental Permits, duly created with the adoption of Ordinance 7D-19.

Motion by Sexton/Rowe to approve Ordinance 7F-19 amending Chapter 3.08 Addendum “A” establishing fee schedule for short term rental permits. Hanks against. **Motion carried.**

**(VIII)(22) Discuss/consider approval of Resolution 7A-19, a Preliminary Resolution of the Common Council of the City of Altoona, declaring intent to exercise its police powers pursuant to Section 66.0703 of Wisconsin Statutes to specially assess for the Bartlett Avenue/CTH KB Reconstruction-Phase 2 project.**

CE/DPW Walter explained Resolution 7A-19, a preliminary resolution of the Common Council of the City of Altoona, declaring intent to exercise its police powers pursuant to Section 66.0703 of Wisconsin Statutes to specially assess for the Bartlett Avenue/CTH KB Reconstruction-Phase 2 project. Walter said the scope of the project includes reconstruction of Bartlett Avenue/CTH KB from Walden Court easterly to the City Limits. CE/DPW Walter noted that the scope of the project ends to the City Limits not the overpass as originally listed. Items included in the project consist of grading, gravel, asphaltic concrete paving, concrete curb and gutter, multi-use trail, sanitary sewer and appurtenances, water main and appurtenances, storm sewer, and lawn restoration. As in the past, Altoona has used the special assessment process to fund a portion of the project. The first step in the special assessment process is for the Council to pass the preliminary resolution declaring intent to exercise its police powers pursuant to section 66.0703 of Wisconsin Statutes and setting the date of the public hearing on the assessment for July 25, 2019 at 6:00 p.m. (or as soon thereafter as is practical). The preliminary resolution also directs City staff to prepare a Preliminary Assessment Report, which includes a schedule of the proposed assessments. Once completed, the report will be placed on file at City Hall for public inspection.

Motion by Rowe/Biren to approve Resolution 7A-19, a preliminary resolution of the Common Council of the City of Altoona, declaring intent to exercise its police powers pursuant to Section 66.0703 of Wisconsin Statutes to specially assess for the 2019 Bartlett Avenue Reconstruction project and set the date for public hearing at 6:00 p.m. on July 25, 2019. Hanks against. **Motion carried.**

**(VIII)(23) Discuss/consider approval of Resolution 7B-19, a Preliminary Resolution of the Common Council of the City of Altoona, declaring intent to exercise its police powers pursuant to Section 66.0703 of Wisconsin Statutes to specially assess for the 2019 Hayden's Addition Reconstruction project.**

CE/DPW Walter explained Resolution 7B-19, a preliminary resolution of the Common Council of the City of Altoona, declaring intent to exercise its police powers pursuant to Section 66.0703 of Wisconsin Statutes to specially assess for the 2019 Hayden's Addition Reconstruction project. The scope of the project includes reconstruction of the following street segments.

1. Hayden Avenue, from 3rd Street East to approximately 479 feet east.
2. Garfield Avenue, from 3rd Street East to the easterly end of Garfield Avenue.
3. 4th Street East, from Daniels Avenue to Hayden Avenue.

CE/DPW Walter said items included in the project consist of grading, gravel, asphaltic concrete paving, concrete curb and gutter, sidewalk, sanitary sewer and appurtenances, water main and appurtenances, storm sewer, and lawn restoration. As in the past, Altoona has used the special assessment process to fund a portion of the project. The first step in the special assessment process is for the Council to pass the preliminary resolution declaring intent to exercise its police powers pursuant to section 66.0703 of Wisconsin Statutes and setting the date of the public hearing on the assessment for July 25, 2019 at 6:05 p.m.. The preliminary resolution also directs City staff to prepare a Preliminary Assessment Report, which includes a schedule of the proposed assessments. Once completed, the report will be placed on file at City Hall for public inspection.

Motion by Biren/Sexton to approve Resolution 7B-19, a preliminary resolution of the Common Council of the City of Altoona, declaring intent to exercise its police powers pursuant to Section 66.0703 of Wisconsin Statutes to specially assess for the 2019 Hayden's Addition Reconstruction project and set the date for public hearing at 6:05 p.m. on July 25, 2019. **Motion carried.**

**(VIII)(26) Discuss/consider approval of Bartender Licenses for the 2019-2020 licensing period as submitted by Clerk Bauer.**

City Clerk Bauer explained that the City has received renewal and new bartender license applications for the licensing period of July 1, 2019 through June 30, 2020 . A report was prepared and distributed to Council with a recommendation by Police Chief Bakken for approval of all applicants submitted.

Motion by Biren/Rowe to approve the renewal and new bartender licenses for the 2019-2020 licensing period as submitted by Clerk Bauer. **Motion carried.**

**(VIII)(27) Discuss updated cost estimate of the Bartlett Avenue/CTH KB Reconstruction-Phase 2 project. Possible action to follow.**

CE/DPW Walter explained that the above project includes the second and final phase of reconstruction of Bartlett Avenue/CTH KB. The project limits include Bartlett Avenue/CTH KB from Walden Court easterly to the City Limits. Walter said that City staff recently received an updated Opinion of Probable Cost from Cedar Corporation, the engineering consultant on this project. The 2019 budget includes \$1,835,000 for completion of phase 2 of this project, based upon an estimate provided by Cedar Corporation previously. The current estimate is approximately \$2,051,613. Walter noted that this estimate does not contain a contingency line item, as the quantities are based upon an engineered plan. Cedar Corporation has explained the increase to be a function of both increasing unit prices due to the bidding climate as well as a shorter timeframe for completion of the project. As a result, staff is seeking guidance from Council on how to proceed. The bid opening is tentatively scheduled for Friday, August 2<sup>nd</sup>. CE/DPW Walter noted that due to the proposed construction schedule, there will be some impact on the availability to get to and from school and some of the properties located in the Town of Washington.

Council Member Schlafer suggested contacting the School District of Altoona to get their input regarding the impact of this project during the school year. Finance Director Nelson provided a budget update for this project and where the funds will be coming from. No action taken.

**(VIII)(28) Discuss/consider amending the premise description on the “Class B” Combination Liquor and Beer License issued to 400 Club, located at 1411 Spooner Avenue, to include a portion of their parking lot for the following date only: July 23, 2019.**

Paul Johnson, owner of 400 Club, 1411 Spooner Avenue, is asking for an amendment to his current “Class B” Liquor and Beer license premise description to include a portion of his parking lot for the following date only: July 23, 2019 in order to operate in conjunction with the Union Pacific Railroad Big Boy Locomotive visit to Altoona. There will be a fenced in area where alcohol will be served. Paul Johnson (400 Club) is aware that alcohol may not leave the premise. It will be noted on the license that open containers may not be carried off the premise. Paul has also indicated that he will provide 4 portable toilets for use during the general event.

Motion by Biren/Rowe to amend 400 Club “Class B” Liquor and Beer License premise description to include the parking lot only for the specific date of July 23, 2019. **Motion carried.**

**(VIII)(24) Discuss/consider convening in closed session pursuant to Wis. Stats 19.85 (1)(e)**

A. Purchase and/or sale of property. B. Union Pacific Special Events Permit. C. Park Use Contract Negotiations.

Motion by Biren/Rowe to convene in closed session at 7:44 p.m. pursuant to Wis. Stats. 19.85 (1)(e). Roll call vote, 6-ayes, Stuber, Sexton, Schlafer, Biren, Hanks, Rowe, 0-nays. **Motion carried 6-0.**

**(VIII)(25) Motion to reconvene to Open Session.**

Motion by Biren/Hanks to reconvene to Open Session at 8:41 p.m. Roll call vote 6-ayes, Schlafer, Biren, Rowe, Stuber, Hanks, Sexton, 0-nays. **Motion carried 6-0.**

No action reported out of closed session.

**(IX) Miscellaneous Business and Communication.**

**(X) Adjournment.**

Motion by Sexton/Rowe to adjourn at 8:45 p.m. **Motion carried.**

Minutes submitted by Cindy Bauer, City Clerk