

CITY OF ALTOONA, WI
REGULAR COUNCIL MEETING MINUTES
August 13, 2020

(I) Call Meeting to Order

Mayor Brendan Pratt called the meeting to order at 6:00 p.m. The Regular Council Meeting was held via Zoom Teleconference/Video conference due to Coronavirus COVID-19.

(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, Timothy Lima, Maria Guzman, Matt Biren, Tim Sexton, and Susan Rowe were present. Also Present: Attorney John Behling, City Administrator Michael Golat, City Planner Joshua Clements, DPW/City Engineer David Walter, Finance Director Tina Nelson, Police Chief Kelly Bakken, Management Analyst Roy Atkinson, and City Clerk Cindy Bauer.

(IV) Citizen Participation Period

Rhoda Perez (Wood), 1004 Garfield Ave, commented on the completion of the Garfield Avenue Street Project. Cheryl Meyer, 1011 Garfield Avenue, spoke on Perez's behalf commenting that when the street was reconstructed on 4th Street East, sidewalks were put in place which took away the ability for off street parking on 4th Street East. Wood is requesting a pad to be put next to her garage and the city to absorb the cost. Wood does not want to park in the street which can cause issues in the winter time relating to snowplowing.

Motion by Stuber/Rowe to close the Citizen Participation Period. **Motion carried.**

(V) Approval of minutes.

Motion by Biren/Lima to approve the minutes of the July 23, 2020 Regular Council Meeting. **Motion carried.**

(VI) City Officers/Department Heads Report

City Administrator Golat announced the River Prairie Ginormous Pumpkin Grower contest on September 26, 2020, and dedicating the River Prairie Troll Sculpture at that event.

Police Chief Bakken gave an update on the Traffic Grant and the Creation of Neighborhood Groups. Staff will be updating some ordinances in the future for review by Council.

City Committee Reports – None.

(VII) Consent Agenda – None.

(VIII) Unfinished Business – None.

(IX) New Business

(1) Presentation of the 2020 G.O. Borrowing & possible refinance of the two 2015 Tax Increment District No. 3 State Trust Fund Loans by Financial Advisor Sean Lentz

Financial Advisor Sean Lentz from Ehlers was present to explain the Pre-Sale report for the 2020A General Obligation Promissory Notes for the 2020 Capital Projects. Lentz explained a potential interest savings with the refinance of the two 2015 Tax Increment District No. 3 State Trust Fund Loans. The City has received very favorable rates in the recent past with submitting requests from local banks to purchase the notes. The recommendation from staff is to begin with local banks by Ehlers sending a request for proposal out to local

banks to purchase the notes. If the rates come back favorable, as they did in the past, the City will save issuance cost and bond rating fees. The bids will come back at the September 24, 2020 Council Meeting for approval.

Motion by Rowe/Lima to approve Ehlers to send a request for proposal to local financial institutions to bid on purchasing the 2020A General Obligation Promissory Notes for the 2020 Capital Projects & refinancing the two 2015 State Trust Fund Revenue Loans with a Tax Increment Revenue Backing Loan. **Motion carried.**

(IX)(2) Presentation by Altoona Historical Society regarding occupancy of the existing 10th Street Recreation Center, possible action to follow.

City Administrator Golat explained that the Altoona Historical Society, as well as the Altoona Compassion Coalition, have expressed interest in occupying the existing 10th Street Recreation Center after the new Recreation Building is constructed. Golat mentioned that the two organizations have met and both agree that the building is not big enough for both organizations. Therefore, Altoona Compassion Coalition is not pursuing use of the building.

Don Winrich, President of the Altoona Historical Society was present at the Council meeting to present a plan for taking over and managing the building. Don Winrich has provided an outline of their plan for Council consideration. The Altoona Historical Society would like to acquire a facility in Altoona for a museum.

City Administrator Golat said if Council is in favor of moving forward with the plan presented, an agreement would be required to memorialize the terms of building occupancy. That agreement would come back to Council for consideration. Staff is seeking direction from Council regarding whether the plan presented is acceptable, and if staff should proceed to work with the Historical Society in crafting an agreement for Council's consideration. Winrich mentioned that one of the conditions if the City agrees to lease the facility to the Historical Society, is that the furnaces, water system, and sewer system be checked and repaired if necessary at the expense of the City of Altoona. Council Members had concerns with putting more money in the building.

Mayor Pratt suggested bringing in a building inspector to review the condition of the building before any final decision is made to allow the Altoona Historical Society to occupy the facility.

City Administrator Golat reiterated consensus of the Council to move forward to possible leasing the building to the Altoona Historical Society if the City wasn't required to put any money into the building and to include provisions in the contract with the Altoona Historical Society to address liability and maintenance of the building. Direction was given to Winrich to address his board to see if the board is willing to move forward with an agreement with the City.

Motion by Rowe/Guzman to direct staff to move forward in cooperation with the Altoona Historical Society in crafting a lease agreement for Council's consideration outlining terms of use of the existing 10th Street Recreation Center if the Altoona Historical Society Board agrees to move forward with a lease agreement. **Motion carried.**

(IX) (3) Discuss/consider approval of Ordinance 8A-20, an Ordinance creating Chapter 9.49 of the Altoona Municipal Code "Camping" to define camping in the City of Altoona.

Police Chief Kelly Bakken explained that from time to time the Police Department has discovered persons who establish campsites, for the purpose of maintaining a temporary place to live, on sidewalks, public rights-of-way, under bridges, and so forth. Such actions create unsafe and unsanitary living situations which pose a threat to the peace, health or safety of those persons and other persons of the city. Further, such actions interfere with the rights of others to use those areas for the purposes for which they were intended.

Attached for Council consideration is Ordinance 8A-20, an Ordinance creating Chapter 9.49 "Camping" to define camping in the City of Altoona.

Motion by Rowe/Stuber to approve Ordinance 8A-20, an Ordinance creating Chapter 9.49 "Camping". **Motion carried.**

(IX)(4) Discuss/consider convening in closed session pursuant to Wis. Stats: 19.85 (1)(e). A. Purchase and/or sale of property and Wis. Stats 19.85 (1)(g) Teamcare Issue.

Motion by Stuber/Rowe to convene in closed session at 7:13 p.m. pursuant to Wis. Stats. 19.85 (1)(e) A.

Purchase and/or sale of property, and Wis. Stats 19.85 (1)(g). Teamcare Issue. Roll call vote, 6-ayes, Rowe, Biren, Lima, Stuber, Sexton, Guzman, 0-nays. **Motion carried 6-0.**

(IX)(5) Motion to reconvene to Open Session.

Motion by Rowe/Guzman to reconvene in open session at 7:38 p.m. Roll call vote, 6-ayes, Guzman, Sexton, Stuber, Rowe, Biren, Lima, 0-nays. **Motion carried 6-0.**

City Administrator Golat explained that there were items discussed in Closed Session pertaining to the sale of property

Motion by Rowe/Lima to accept the WB 40 Amendment to Offer to Purchase originally dated September 13, 2018 and accepted on October 23, 2018 from Scott Westphal, Lisa Ornstein, Roburt Waldow, Kristin Waldow as amended for the closing date be changed from August 31, 2020 to January 29, 2021 for the purchase of Lot 2 of CSM #3509 (Originally designated as Lot 10) and authorize the Mayor to sign the document on behalf of the City. **Motion carried.**

Motion by Stuber/Rowe to accept the WB-13 Vacant Land to Offer to Purchase from Chippewa Valley Holdings, LLC or Assigns (PB & JT, LLC), originally dated September 26, 2019, and amended on January 9, 2020 for Lot 3 of CSM #3356, Parcel #201-1002-01-260 located in the River Prairie Development and as further amended with the closing date no later than August 31, 2020 and authorize the Mayor to sign the document on behalf of the City. **Motion carried.**

Motion by Lima/Guzman to accept the WB-13 Vacant Land Offer to Purchase from Trevor Bohland for Lot 2 of CSM 3356, Parcel #201-1002-01-270 located on the corner of Meadowlark and Blazing Star in the River Prairie Development with the closing date no later than October 30, 2020 and authorize the Mayor to sign the document on behalf of the City. **Motion carried.**

Motion by Lima/Rowe to accept the WB-40 Amendment to Offer to Purchase originally dated February 25, 2020 and accepted on February 27, 2020 and amended on July 9, 2020 to change the legal description to reflect Lot 3 of CSM 3580 and to to accept the amended offer with the closing date of August 14, 2020 and price adjustment due to the CSM description of Lot 3 of CSM 3580 (originally referred to as Lots 18, 19, and Part of Lot 17) in River Prairie Development from Mark W. Held and/or Assigns and authorize the Mayor to sign the document on behalf of the City. **Motion carried.**

(X) Miscellaneous Business and Communication.

Council Member Biren and member of the Complete Count Committee commented that Census Workers will be going door to door to complete the 2020 Census.

(XI) Adjournment.

Motion by Rowe/Biren to adjourn at 7:47 p.m. **Motion carried.**

Minutes submitted by Cindy Bauer, City Clerk