

1 The Meeting of the Board of Public Works of the City of Onalaska was called to order at 6:30
2 p.m. on Tuesday, October 2, 2018. It was noted that the meeting had been announced and a
3 notice posted at City Hall.

4
5 Roll call was taken with the following members present: Mayor Joe Chilsen, Ald. Ron Gjertsen,
6 Ald. Kim Smith, Financial Services Director/Treasurer Fred Buehler, City Engineer Jarrod
7 Holter

8
9 Also Present: City Administrator Eric Rindfleisch, Assistant City Engineer Kevin Schubert, Ald.
10 Jim Binash, Ald. Diane Wulf, Fire Chief Billy Hayes, Assistant Fire Chief Troy Gudie, Assistant
11 Police Chief Jeff Cavender, Parks and Recreation Director Dan Wick

12
13 **Item 2 – Approval of minutes from previous meeting**

14
15 Motion by Ald. Gjertsen, second by Ald. Smith, to approve the minutes from the previous
16 meeting as printed and on file in the City Clerk’s Office.

17
18 On voice vote, motion carried.

19
20 **Item 3 – Public Input (limited to 3 minutes/individual)**

21
22 Mayor Chilsen called for anyone wishing to provide public input

23
24 **Dennis Aspenson**
25 **1735 Pineridge Drive**
26 **Onalaska**

27
28 “I’m here for myself tonight, and Traditional Trades, to support Item 20 on the Capital
29 [Improvements] Projects list, [which is installing] streetlights on Sand Lake Road. The lights are
30 needed to create a safe pedestrian bike route. I am going to pass out the Menards/Elmwood
31 Master Plan. I’m sure some of you have never seen it. It describes in here how that whole Sand
32 Lake [Road] corridor ... It was back in 2004. It was approved by the Plan Commission, and
33 adopted by the Common Council. It was streetlighting and other various things. All buildings
34 were to be constructed near the street. It was stated in here, and I worked very closely with the
35 city on creating this. I’m here tonight for supporting that, and I hope you maintain it. It’s been
36 in this document since 2004. Now, with our new building out there and what’s going on, we’re
37 requesting it for safety along with to encourage new development. I am going to give the
38 alderpersons of it. I truly hope that you will review that document and gauge some of your
39 decisions on what goes on out on Sand Lake Road to coincide with the document. Thank you.”

40
41 **Lois Riniker**

42 **302 2nd Avenue North**
43 **Onalaska**
44

45 “I’m here on behalf of the Cemetery Committee to please put us in your budget for 2019 for one
46 small pillar and fencing going up 13th Avenue up to Hickory Street. We’ve gotten so many
47 compliments – and you probably have, too – on 12th Avenue because it looks just great what
48 Phillips Fencing has done. And I think by trying to complete this project and you putting us in
49 the budget is going to be a big ‘thank you’ to people who have donated for the initial project of
50 getting Main Street done. I hope you will consider this. Thank you.”

51
52 **Diane Wulf, Second District Alderperson**
53 **910 Orchid Place**
54 **Onalaska**
55

56 “I would like to speak on behalf of Item 5c, [which is] Review and consideration of 2018-2020
57 Capital Improvements Budget – Review and consideration of projects to be included or deleted
58 from proposed 2018-2020 Capital Improvements Budget. There’s a large number of projects
59 worthy of being funded. I will only touch on a few tonight. Please note my not including others
60 does not indicate my lack of support for them. Jarrod will note that when there is concrete in the
61 budget I’m here, so I’m strongly asking for your support for Item No. 1, [which is] the sidewalk
62 program. It’s something I’ve been speaking about for a number of years, and I will continue
63 whether I’m on this Council or not. I think sidewalks are what connect us to one another. I’m
64 very much in support and have been for a number of years dating back to the early 2000s for
65 Item No. 7, [which is] the railroad quiet zone study. I know Jarrod and the staff have put in a
66 tremendous amount of hours through the years, and I look forward to the discussion tonight. I
67 am also very much in support of Item No. 31, [which is] the Cemetery Master Plan. I have
68 served on the Administrative and Judiciary Committee for a number of years, and I think going
69 forward the cemetery really does need to have a master plan so we know going forward just
70 exactly what we choose to do with that. I would also like the Board of Public Works to take a
71 hard look at Section IX, which is the Information Technology Department, and take a hard look
72 at a number of those items on the proposed budget. Lastly, I also wanted to show strong support
73 ... I have strong support for any number of our street maintenance programs, especially those
74 that have a very low PASER rating. I think we need to be very aware of what is going on in La
75 Crosse. I think the City of Onalaska has always done a really good job of maintaining our
76 streets. I think our citizens have come to expect that, and as one of six [alderpersons] voting I
77 will be strongly in support of keeping our roads and maintaining them in the condition that I
78 think our citizens have expected. Thank you.”

79
80 Mayor Chilsen called three times for anyone else wishing to provide public input and closed that
81 portion of the meeting.
82

83 **Consideration and possible action on the following items:**
84

85 **Item 4 – Review and consideration of snowmobile trail within the City of Onalaska for the**
86 **2018-2019 winter season, including crossing State Trunk Highway 35 at Oak Forest Drive**
87

88 Jarrod noted a map outlining the proposed snowmobile route for the 2018-19 winter season has
89 been included in board members’ packets. Jarrod said the proposed route is the same route the
90 Coulee Sno-drifters Club has been following for years, noting the route enters the city at its
91 southern end on the La Crosse River State Trail, proceeds down side streets before reaching 1st
92 Avenue and the Great River Landing, where it connects to the Great River State Trail. Jarrod
93 said the renewal has been a yearly occurrence, and he told board members the Coulee Sno-
94 drifters Club has consulted with the Wisconsin Department of Transportation and received a
95 positive response regarding crossing at Oak Forest Drive and State Trunk Highway 35. Jarrod
96 said that while use of the snowmobile trail has been minimal as of late, the number of concerns
97 raised also has been minimal.

98
99 Motion by Fred, second by Ald. Smith, to approve the snowmobile trail within the City of
100 Onalaska for the 2018-2019 winter season, including crossing State Trunk Highway 35 at Oak
101 Forest Drive.

102
103 On voice vote, motion carried.
104

105 **Item 5 – Review and consideration of 2018-2020 Capital Improvements Budget**
106

107 A. Financing plan – including presentation by Baird Public Finance
108

109 Jarrod said the city is considering refinancing the water, sewer, and storm water projects from
110 2018 that had a Note Anticipation Note. The city also is considering borrowing for the 2019
111 General Fund projects, as well as both the 2019 and 2020 water, sewer, and storm water projects.
112

113 Justin Fischer, a Baird Public Finance representative, introduced himself and said the typical
114 norm is to issue the debt during the spring. Justin described this situation as “unique” in this
115 situation due to the type of projects and the amount of the projects that will be completed in
116 2019. Justin directed board members to the first page of his presentation and said interest cost
117 savings is the primary reason why the city potentially would issue within the next few months for
118 projects slated for 2019. Justin explained that communities may borrow up to \$10 million on a
119 calendar year basis. This would be considered “bank-qualified debt,” and it is on a tax-exempt
120 basis. The City of Onalaska would receive lower interest rates with bank-qualified debt. Justin
121 explained it is “advantageous” for communities to issue \$10 million or less in a calendar year.
122 Justin noted the City of Onalaska had issued \$5,195,000 in 2018 for capital improvement
123 projects, and he also noted this leaves a capacity of \$4,805,000 that may be issued on a tax-

124 exempt qualified basis. Justin said the goal would be to “capture” the remaining capacity the
125 city has available in 2018 so it may preserve some of that capacity for 2019. Justin said the 2019
126 projects that potentially will be financed total \$3,895,000 for general obligation-type projects;
127 \$2,390,000 for storm sewer-type projects; and \$9,030,000 for water and sewer projects. Justin
128 said the goal is to determine if some of the debt may be issued in 2018 and potentially capture it
129 in 2018 and preserve it for 2019. Justin said utilizing this type of strategy will save the city
130 approximately \$200,000.

131
132 Justin directed board members to the next page of the presentation, which addresses the strategy
133 for issuing 2019 debt as bank-qualified debt, and said \$4,650,000 would be issued in 2018 as a
134 Note Anticipated Note – \$3,500,000 would be General Obligation, and \$1,150,000 would be
135 Water/Sewer. The Note Anticipation Notes would be refinanced in 2019, and Justin said taking
136 this action means the city may keep that capacity because it would be refinancing the 2018 debt.
137 Justin explained the aggregate par amount issued at one time may not exceed \$10 million;
138 therefore, there must be some separation between timing to be able to issue everything as bank
139 qualified. Justin further explained that separating the General Obligation and Storm Water issues
140 from the Water/Sewer issue provides that all three long-term issues may be issued bank
141 qualified.

142
143 Justin directed board members to the next page of the presentation, which outlines the following
144 timeline of what will occur over the next six months:

- 145
- 146 • **December 2018:** A Note Anticipation Note of \$4,650,000 would be issued (\$3.5 million
147 General Obligation; \$1,150,000 Water/Sewer).
 - 148 • **March 2019:** The \$395,000 related to the April 2018 Note Anticipation Note would be
149 refinanced, and the \$3.5 million related to the December 2018 Note Anticipation Note
150 also would be refinanced. The General Obligation portion would be captured here.
 - 151 • **March 2019:** \$2,390,000 related to Storm Revenue Bonds would be issued. This means
152 \$230,000 from the April 2018 Note Anticipation Note would be refinanced, and the
153 remaining \$1,990,500 would be for new money storm water projects.
 - 154 • **April 2019:** \$9,030,000 in Water/Sewer Revenue Bonds would be issued. This means
155 \$945,000 related to the April 2018 Note Anticipation Note would be refinanced, as would
156 \$1,150,000 related to the December 2018 Note Anticipation Note. The remaining
157 \$6,409,000 would be for new money water/sewer projects.

158
159 Justin said these actions would assist the city in accomplishing all its goals, capture \$200,000 in
160 savings, and be able to complete all the projects it would like to complete.

161
162 Fred said, “We used some scenarios,” meaning a maximum General Obligation of \$3.5 million
163 for 2019 capital projects. Fred said another scenario that was utilized was all the water and
164 sewer projects that are listed in board members’ packets “as a worst-case scenario.”

165
166 Justin noted the City of Onalaska’s outstanding Moody’s bond credit rating is Aa2, one of the
167 strongest bond credit ratings Moody’s provides municipalities. Justin also pointed out the city’s
168 utility rating also is Aa2, thus putting it in a “very strong financial position.”

169
170 Ald. Smith asked Justin what he would view as the negatives related to this refinancing structure.

171
172 Justin told Ald. Smith, “It’s just not the norm,” noting the city typically issues for its new-money
173 projects in April. Justin said, “There really is only a benefit by doing this, because by capturing
174 that bank-qualified status on your debt, that instantly will get you lower interest rates. By getting
175 those lower interest rates, that’s what is capturing that \$200,000 in savings.”

176
177 Ald. Smith asked if the city’s Moody’s rating will be affected in April 2019 if the board and the
178 Common Council decide to proceed with the plan as outlined.

179
180 Justin said he does not anticipate Moody’s being concerned with the plan as outlined.

181
182 Fred explained that there are several different requirements associated with General Obligation
183 Bonds and said the requirements will not be as restrictive if a Note Anticipation Note is issued in
184 December 2018.

185
186 Justin said a Note Anticipation Note may be issued for essentially any type of project, adding,
187 “When that particular Note Anticipation Note is issued, that’s essentially the date that would tie
188 the projects to it. That’s why we want to capture it in this year versus waiting until next year.”
189 Justin also said another benefit of a Note Anticipation Note is any excess funds may be applied
190 to downsizing long-term debt.

191
192 Jarrod said he believes the city has the room within its financial status for borrowing within the
193 structure it has. Jarrod said a negative aspect related to borrowing in December is that the long-
194 term, 20-year bonding does not occur until April. However, Jarrod also said, “I think with the
195 projects you’ll see through our capital improvements list is the fact a lot of those projects are not
196 going to get built until 2020, like the Green Coulee reservoir.” Jarrod also pointed out many
197 larger contracts such as Abbey Road and a general utility project will not come through until
198 April 2019. Jarrod said, “We’ll have those tied in that even though we have the money, we
199 aren’t going to spend it in January and February because we don’t have the long-term debt
200 secured. We’d have the money and we’d have the financing available. There will be certain
201 projects that we’re going to ask to be pushed forward because there is a time derivative on those
202 projects. But a majority of the large projects will probably be approved at the same Council
203 meeting. The award of bid will be approved at the same Council meeting as long-term debt.
204 We’re not going to award a contract for \$4.6 million in January.”

205

206 Justin addressed Ald. Smith's previous concern and said a negative aspect is the city would be
207 borrowing earlier than it would need to do so. Justin said the city has the ability to invest those
208 funds until it is time to pay for projects.

209
210 Fred said Mortgage Revenue Bonds, be they Water/Sewer or Storm Water, are the backing of the
211 Enterprise Fund itself. Fred stressed it does not have an impact on the levy limit the city may
212 borrow and explained this is why \$3.5 million utilized from the General Obligation side. Fred
213 noted Moody's is comfortable with the city's current debt capacity and said, "It's very important
214 that the Water/Sewer Mortgage Revenue Bonds, when we refer to revenue bonds, that that's the
215 backing of the rates. That's why it's so important ... that our rates have to be in order to handle
216 the load that it's going to receive."

217
218 B. Rate impacts for water, sanitary sewer and storm sewer utilities – including presentation
219 by Hawkins Ash CPAs

220
221 Monica Hauser of Hawkins Ash CPAs first addressed the Storm Water Utility and said she had
222 been asked to determine what the rates will need to be to assist in the payment of capital projects.
223 Monica noted she had examined 2016 Actual and 2017 Actual, and she also had estimated 2018
224 based off of seven months, then projected for the remainder of 2018. Monica said she next
225 projected both 2019 and 2020 by utilizing some of the budget figures Jarrod had worked on as
226 well as averages over recent years. Monica directed board members to the 2020 Estimate
227 column and said there will be a deficit of \$160,616 each year. Monica said additional funding is
228 necessary to ensure that the debt payments may be made. Monica next directed board members
229 to the 2019 and 2020 projection columns and said \$141,539 was utilized to begin projects.
230 Monica said, "We had to determine how much of this do we want to recapture. We don't have a
231 strong fund balance built up in Storm Water yet. We haven't had that fund for a long time, so we
232 determined, 'Let's use five years.' We're going to recapture about \$29,000 a year to help repay
233 that cash balance that we've used." Monica again addressed the \$160,616 deficit and told board
234 members rates would need to be increased approximately 19 percent for 2020. Monica said a
235 19-percent increase would mean a quarterly increase of \$3.32 for the average user.

236
237 Ald. Smith asked Monica if the approved increase for 2019 had been included in the calculation.

238
239 Monica said yes, noting the proposed increase would not occur until 2020.

240
241 Monica next addressed the Sewer Utility and told board members there would be a deficit of
242 \$700,001 on an annual basis. Monica said a decision was made to recapture the funds at
243 approximately \$50,000 a year in an attempt to rebuild the fund balance. Monica noted
244 \$1,212,221 of the current cash fund balance over 2019 and 2020 had been utilized, and a
245 decision was made to utilize a rate of \$50,000 a year in an attempt to pay it back. Monica said
246 this is based on capital projects borrowing of \$3,407,300 for the Sewer Utility. Monica noted the

247 city has had an operating loss in recent years in the Sewer Utility and said the rate increase is not
248 necessarily only for the capital projects. Monica said, “We’ve had losses we’re trying to recover
249 as well,” and she asked board members to keep in mind that as they examine the rates and cash
250 flow. Monica said if a decision is made to delete certain capital projects – for example, in the
251 amount of \$500,000 – it is not a dollar-for-dollar increase because the debt is going out over 20
252 years. Monica said the anticipated increase in the Sewer Utility rates is 36 percent. This means
253 the average user would see a quarterly increase of \$25.76.

254
255 Jarrod said the average user utilizes 2,300 cubic feet per quarter, according to the last Public
256 Service Commission rate study. Jarrod noted there are three other individuals in his household
257 besides himself and said his family utilizes 1,500 cubic feet per quarter. Jarrod estimated his
258 Sewer Utility rates would increase approximately \$17 per quarter. Jarrod also noted his mother
259 lives alone and said she averages utilizing 550 cubic feet per quarter. Jarrod estimated his
260 mother’s Sewer Utility rates would increase approximately \$6 per quarter.

261
262 City Administrator Rindfleisch said the city is basing the increase on borrowing \$3.4 million for
263 capital projects and told board members in reality the increase would be 21 percent “to get our
264 cash flow needed for operations back to where we are.” City Administrator Rindfleisch said
265 there is little impact involved with removing \$500,000 for capital projects and refinancing that
266 amount over 20 years. City Administrator Rindfleisch said, “The big dent is increasing to bring
267 up the entire utility to cash flow appropriately. That’s most of what we’re looking at right now.
268 Two-thirds of the increase would actually go to that, if I’m looking at that correctly.”

269
270 Ald. Smith inquired about the 2020 rates for treatment charges to the City of La Crosse.

271
272 Jarrod referred to the Sewer Utility handout Monica had provided and noted the \$46,843 (2.4
273 percent) listed under “Cash flow-related to increase in treatment charges” is for increases for the
274 La Crosse treatment charges. Jarrod said the City of La Crosse anticipates a 5-percent increase
275 for treatment charges in 2019, adding, “It’s actually going to be 10 percent, but we’ve raised it 5
276 percent that they haven’t raised yet. The five plus five equals their 10 that they’re actually
277 anticipating. This does not include the treatment charges for the phosphorus rules that are
278 coming, which they are thinking could be anywhere from 30 to 50 percent. If those come about
279 we will end up paying more to La Crosse at some point. They’re looking at those plans right
280 now and trying to decide which avenue they’re going to go down. But that’s not going to be
281 officially taken action on for a little bit.”

282
283 City Administrator Rindfleisch noted there has not been a successor agreement extending beyond
284 2020.

285
286 Jarrod noted the City of La Crosse’s Utilities staff had supplied the estimates.

287

288 City Administrator Rindfleisch said the increases will be a pass-through increase from the City
289 of La Crosse to the City of Onalaska's users. City Administrator Rindfleisch also said most of
290 the increases address the health of the city's own utility.

291
292 Monica next addressed the Water Utility and told board members the Public Service
293 Commission would make the final decision regarding a rate increase. Monica said she will
294 present an estimate as to what would occur. Monica noted the estimated cash flow deficit would
295 be \$237,685 and said, "We don't look at repaying the cash we've used over the last few years
296 simply because of how the PSC is going to calculate that." Monica noted \$456,788 was utilized
297 for capital projects completed in 2018, 2019, and 2020, and she said it will be necessary to have
298 concrete statistics related to costs if the city plans to increase its Water Utility rates. The city
299 would have to go before the PSC with a construction application. Monica said she is proposing a
300 10-percent increase in the Water Utility, and she told board members the city currently could
301 obtain a simplified rate increase. That will give the city a blanket 3-percent increase, and
302 Monica said the city may take this action "as soon as possible" – likely even for 2019. Monica
303 said she had calculated the projection with the 3 percent included. Monica said the PSC utilizes
304 a "rate of return," which the "driving force" behind what the actual rate increase will be. Monica
305 said, "If I put that in play, we're going to need about \$500,000 of additional income. Right now,
306 we have a 4.5 percent authorized rate of return. By getting another \$500,000 of revenue, which
307 would be about a 21-percent increase, that would get us at 4.25. We can adjust that rate of return
308 as well. The PSC kind of dictates where ... It can't go very high, but they don't want to see it
309 real low, either. But we do have some flexibility with that." Monica noted that the average user
310 (2,300 cubic feet) would see a quarterly increase of \$1.65 with the 3-percent simplified rate
311 increase, and a quarterly increase of \$20.24 with a 38-percent increase. Monica told board
312 members that even though she had said there would be a 10-percent increase, she also noted
313 residential rates are higher than non-residential and irrigation rates. Therefore, residential users
314 will have a higher percentage increase than non-residential users.

315
316 Ald. Smith said it was her understanding a waiting period was necessary for a full rate increase if
317 a simplified rate increase was enacted.

318
319 Monica said she believes there is a one-year wait, and she also noted it likely will take the city
320 approximately one year before the full rate increase can be implemented.

321
322 Jarrod noted he had attended the annual Wisconsin Water Conference in September and said
323 PSC staff told him rate tariff cases have increased over the last five years because municipalities
324 have fallen behind on infrastructure projects and are now attempting to address them. Jarrod said
325 the PSC told him to typically allow 180 days for a rate case study from the time the PSC receives
326 the correct information. However, the PSC told Jarrod it is now closer to 240 days, with the
327 assumption that no one intervenes. Jarrod said an intervener adds time to the process as it
328 becomes necessary to take additional steps.

329
330 Monica said accurate construction bids also would be necessary before the rate increase
331 application could begin.

332
333 C. Review and consideration of projects to be included or deleted from proposed 2018-2020
334 Capital Improvements Budget

335
336 Jarrod said he believes the board should concentrate on the 2019 list and focus on deleting
337 project to a point where board members feel comfortable making the rest of their decisions at the
338 November 6 Board of Public Works meeting. Jarrod said he envisions forwarding to the
339 Common Council a list of projects to be brought forward for a public hearing at the December 4
340 Board of Public Works meeting. Final approval on the 2019 CIB would occur at the December
341 11 Common Council meeting.

342
343 City Administrator Rindfleisch noted this is the second year of a new program the board has
344 considered. City Administrator Rindfleisch noted that for the 2018 CIB the board had separated
345 General Fund Obligation Debt from the Utility Debt. City Administrator Rindfleisch said that
346 while it always has been separate debt, the board will examine the total amounts needed to
347 borrow, with the theory that the General Fund should cover general operations, and Utilities
348 should cover their own expenses. City Administrator Rindfleisch noted that before he began his
349 tenure with the city in the spring of 2017, the Common Council had secured boundaries for
350 future growth that the city has seen. City Administrator Rindfleisch said that while there might
351 not be any farm fields available for development, there are areas available for commercial and
352 residential development. There also are significant infrastructure costs included in both the 2019
353 and 2020 program for which the city is looking at issuing debt. City Administrator Rindfleisch
354 said, "That does reopen the door for us down the road for future development. It's costly
355 development, but I think it's necessary development as we look at our net-new construction
356 under 1 percent again this year for the second year in a row."

357
358 **Public Works Department**

359
360 **Item No. 1 – Sidewalk program – a. Sidewalk replacement program for 1/7 of the city**
361 **(\$75,000), and b. Miscellaneous repairs throughout city (\$25,000):** Jarrod said this is an
362 annual program and a yearly budgeted item that the city has done for approximately 20 years.
363 Jarrod said a sidewalk replacement program is needed for liability purposes.

364
365 **Item No. 2 – Pavement maintenance program with La Crosse County Highway**
366 **Department (\$300,000):** Jarrod said this item addresses chip sealing, filling cracks, and
367 repairing pavement throughout the city. Jarrod said he believes the city's PASER rating is strong
368 due to chip sealing and the pavement maintenance program. Jarrod said he believes this is an
369 "integral piece" of maintaining the city's streets for longstanding use. While this is a new item

370 for 2019, it is an item the city has done yearly.

371

372 **Item No. 3 – Green Coulee intersection improvements at East Main Street (\$200,000 for b.**
373 **Preliminary Design):** Jarrod said the schematic design had been approved as part of the 2018
374 CIB and is being performed by MSA Professional Services. This item, if moved forward, would
375 take recommendations out of the design work and would continue the design of the intersection.

376

377 **Item No. 4 – Street paving – Irvin St. from 2nd Ave. South to 3rd Ave. South, including**
378 **streetscaping (\$124,000):** Jarrod said part of this project had been funded in 2018. With the
379 completion of Dash-Park, the city is looking into streetscaping in the alley and along Irvin Street.

380

381 **Item No. 5 – Sand Lake Road reconstruction – Redwood Street to Riders Club Road**
382 **(\$50,000 for a. Design and \$85,000 for c. USH 53 – Access rights along Sand Lake Road –**
383 **future intersection):** Jarrod noted this is the former Menards property that is now owned by
384 Mayo Health System. Item ‘c’ would secure an access point between the roundabout and the
385 U.S. Highway 53 interchange.

386

387 **Item No. 6 – Stormwater Management pond capacity enhancements at USH 53 & Sand**
388 **Lake Road (\$137,000):** This would be purchasing property to double the size of the storm
389 sewer ponding area.

390

391 **Item No. 7 – Railroad quiet zone study at 2nd Ave. SW & Irvin St:** This is a carryover, and
392 Jarrod said he is not seeking further funding for 2019. However, there still is work to be done
393 and funds to be expended.

394

395 **Item No. 8 – Street paving – Pinecrest Ln., Valley Ct., Fairfield Pl., 13th Ave. S. (\$145,000):**
396 This area is located in the southern portion of the city.

397

398 **Item No. 9 – Street reconstruction – 2nd Ave. SW/STH 35 to railroad tracks & Oak Forest**
399 **Dr. – 2nd Ave. SW to STH 35 (\$578,000):** The project would include installing new storm
400 sewer and a new watermain. The sanitary sewer interceptor that was installed in the early 1990s
401 still functions properly and would be left in place.

402

403 **Item No. 10 – Abbey Road reconstruction – city limits to Commerce Rd. (\$1,521,000 for b.**
404 **Construction):** Three-quarters of a mile of new city street would be installed in a recently
405 annexed area. Full city cross-sections would be installed, and water, sewer, and storm water
406 improvements would occur.

407

408 Fred noted Jarrod is mentioning projects that were discussed and approved at the public hearing
409 for the 2018 CIB.

410

411 Jarrod said the projects that were funded in 2018 are shown on the 2018 budget that is attached at
412 the end of board members' packets. Jarrod said the NAN was utilized to borrow those funds,
413 and those projects went forward. Jarrod said there were projects included in the 2018 CIB that
414 he knew would not be constructed, "but we were anticipating they would be part of the future
415 Mortgage Revenue Bonds. As Fred stated, they were part of the public hearing for the 2018
416 Capital Improvements Budget."

417
418 **Item No. 11 – Commerce Road reconstruction – Abbey Rd. to Abbey Rd. (\$599,000):** This
419 is a new item, and it is the loop road off Abbey Road. Jarrod said there was talk of possible
420 future annexations in this area. This item also would extend city utilities and city street cross-
421 section in the Commerce Road area, just off Abbey Road. The project also would include water,
422 sewer, and storm water, as well as street construction.

423
424 **Item No. 12 – Green Coulee water high service zone improvements – reservoir design:**
425 Jarrod noted the design was funded in 2016, 2017, and 2018. No further funding is being
426 requested for 2019. However, the 2020 CIB includes funds for construction of the reservoir.
427

428 **Item No. 13 – Street paving – Oak Ave. N. from Vilas St. to Westwood Dr., Parkridge Dr.,**
429 **Sunset Pl., Terrace Dr., & Sunset Ct. (\$357,000):** This is one of the larger paving projects
430 included in the budget. Jarrod noted the utilities beneath the pavement is in satisfactory
431 condition, as are the storm water conveyance system and the curb and gutter. Jarrod noted the
432 aforementioned streets were last paved in the early and mid-1970s.

433
434 **Item No. 14 – Street paving – Wilson St. from 13th Ave. S. to Oak Forest Dr. (\$133,060):**
435 This area is located in front of Onalaska Luther High School. Jarrod noted this project was
436 delayed one year and said it has local road improvement funds, which is State of Wisconsin
437 funding.

438
439 **Item No. 15 – Sanitary sewer slip lining (\$400,000):** This project involves sanitary sewers in
440 locations where there are issues with roots or infiltration. Slip liners are installed in the pipes.
441 Jarrod noted this procedure was last done approximately eight years ago.

442
443 **Item No. 16 – Street paving – Pierce St. from Oak to 8th, 7th Ave. N. from Madison to Well**
444 **St. (\$100,000):** These streets were last paved in the 1970s.

445
446 **Item No. 17 – 6th Ave. lift station – reconstruction (\$740,000 for c. Construction):** Jarrod
447 said the design should be completed within the next month. Construction is anticipated for 2019
448 through the CIB. This lift station drains the northern third of the city. The original construction
449 of this facility occurred in the 1950s, and the structure was constructed in the 1960s. The
450 structure as well as all the pumps and controls would be replaced.

451

452 **Item No. 18 – Traffic signal replacement/renovation – a. Theater Rd. & East Main St.**
453 **(\$170,000):** This is a carryover from the 2018 CIB. The signal was installed in 1999. The
454 project would include new detection equipment, new signal heads to LEDs, and upgrades to the
455 intersection where the signal is located. Jarrod said this would be similar to what the city had bid
456 out and awarded at 12th Avenue South and Main Street.

457
458 **Item No. 19 – John St. storm sewer lining & rehabilitation (\$150,000):** Jarrod said there are
459 infiltration problems at this location and he noted the storm sewer cuts on easement through the
460 end of the street right-of-way. Jarrod said it is approximately 25 feet deep, and a house is located
461 approximately 25 feet away from it. Jarrod said it is necessary either to line it now or “take a
462 risk with the house that’s there.”

463
464 **Item No. 20 – Sand Lake Rd. street lighting – Rolling Oaks to CTH SN (\$113,000):** The
465 streetlighting would be extended to the intersection of CTH S and CTH SN. This is decorative
466 lighting that would increase the lighting for the roadway, and it would have some wash into the
467 pedestrian sidewalks.

468
469 **Item No. 21 – Street reconstruction – Troy St./STH 35 to 6th Ave. N. (\$1,407,000):** This is a
470 new item, and Jarrod said it is a “very large project” that is anticipated to be part of the Utilities
471 project for 2019. Jarrod noted \$699,000 has been budgeted under Storm Sewer and said the
472 storm sewer had been redone as part of the STH 35 project that occurred in 2016. The area from
473 the outfall to Troy Street was stubbed in. The project would involve extending a larger storm
474 sewer, thereby doubling the storm sewer capacity along Troy Street to the intersection of East
475 Avenue and Troy Street. Jarrod said flooding occurs at the R Stephen Place intersection. The
476 project would allow for better storm water flooding control. Watermain replacement would
477 occur in this area, and there also would be total street reconstruction with new curb and gutter
478 and new sanitary sewer.

479
480 **Item No. 22 – Street paving – Monica Ct., Monica Ln. & Hope Ct. (\$139,000):** This is a new
481 project. The streets were last paved in the 1970s.

482
483 **Item No. 23 – Court St. lift station replacement (\$150,000):** This is a new item. The lift
484 station will need to be replaced if development occurs near the old City Shop. Jarrod said it was
485 not sized for future development, and the controls are within the existing building.

486
487 **Item No. 24 – CTH SN – La Crosse County – Onalaska’s share for intersection**
488 **improvements at CTH SN & CTH OT (\$45,000):** This is a new item. The cost of La Crosse
489 County’s project is \$3 million, and the City of Onalaska’s share covers sidewalks to connect into
490 the city’s system.

491
492 **Item No. 25 – Election equipment – electronic poll books for City Clerk (\$50,000):** This is

493 being mandated and bid out by the State of Wisconsin.

494

495 **Item No. 26 – Cemetery fencing (\$60,000):** This would continue the decorative fencing along
496 13th Avenue South from Hickory Street to the existing retaining wall. It would be the same
497 fencing installed along 12th Avenue South.

498

499 **Item No. 27 – One-ton truck w/plow, box & anti-icing system (\$80,000):** This would be an
500 addition to the city's fleet and the only equipment item from the Public Works Department in the
501 proposed 2019 CIB. Jarrod said the city currently has one anti-icing unit, and another unit would
502 give the city more options.

503

504 **Item No. 28 – Alley paving – 2nd-3rd/Main-King (\$50,000):** Jarrod said this alley is in
505 disrepair and noted the city attempts to do one alley project per year.

506

507 **Item No. 29 – Public Works Facility – heated storage addition to west end of building –**
508 **design and construction (\$1,054,000):** Jarrod said the city hired HSR to perform a study of
509 locations where the city could add on to the Public Works Facility. HSR presented seven
510 different scenarios. The most cost-effective and best scenario was to add on to the existing
511 structure. Jarrod said the old City Shop will be lost and noted between five and seven pieces of
512 equipment are stored there, depending on the time of year. Jarrod said equipment will be stored
513 outside if no action is taken. Jarrod noted the city has added approximately 12 pieces of moving
514 stock and equipment since 2007 and said he does not want to backing items to where they should
515 not be, thus causing accidents. Jarrod said this already is occurring in the existing shop and the
516 project would create 13 new storage spots for equipment.

517

518 **Item No. 30 – French Rd./Crestwood Ln. areas (\$800,000 for b. Booster Station and**
519 **\$561,000 for c. Crestwood Ln. street improvements):** The booster station would serve
520 approximately 304 acres in the secondary high service zone in the area of the La Crosse Country
521 Club and into the French Valley area and Crestwood Lane. It eventually would serve the south
522 side of STH 16, including the La Crosse Landfill and the La Crosse Business Park. Jarrod said
523 the 304 acres would be open for development, adding he anticipates an assessment charge for
524 hookup and use of the booster station. Water and sewer improvements would occur along
525 Crestwood Lane, and they would serve future developments. Therefore, street work and
526 infrastructure improvements would be necessary.

527

528 Fred asked Jarrod to address the connection between Item No. 12 and Item No. 30.

529

530 Jarrod noted Item No. 12 is located in Green Coulee and said a high-service zones was added in
531 Green Coulee in 1999 as part of the Aspen Valley development. Three developments have since
532 been added, and no reservoir serves that area – only a booster station. Jarrod said at the time the
533 Wisconsin DNR did not have a code written requiring a second source of supply, or to have the

534 reservoir. Therefore, it was not installed at that time. Jarrod said service issues are occurring
535 between fire suppression supply and supply to all the homes located in that zone. Jarrod said this
536 is why there is a proposal to install a reservoir in Green Coulee. Jarrod said the reservoir in Item
537 No. 30 would be for the Crestwood Lane area, noting all the reservoirs were shown in the 1995
538 master plan of the city’s secondary high service zone water service area. Jarrod said this would
539 be installed at a later date – likely beyond 2022. Jarrod said it would serve as a second source of
540 supply with the booster station. Jarrod said a jockey pump would be included with a booster
541 station became operational, and he noted the reservoir would allow the city to have a constant
542 source of pressure to the reservoir. Jarrod said Item No. 12 and Item No. 30 are two separate
543 projects.

544

545 **Item No. 31 – Cemetery Master Plan (\$20,000):** This would include future development of the
546 2.4 acres located to the south of Hickory Street.

547

548 **Item No. 32 – Street paving – 10th Ave. S. from Schafer to Green, 11th Ave. S. from Green**
549 **to Hickory, Hickory St. from 10th Ave. S. to 12th Ave. S., Green St. from 10th Ave. S. to 11th**
550 **Ave. S., Placid Ct., La Crosse St. from 9th Ave. S. to 11th Ave. S, Fairfield St. & Michael Ct.**
551 **(\$420,000):** This area was last paved in the 1970s.

552

553 **Item No. 33 – Wellhouse improvements – chemical rooms (\$40,000 for a. Design of three**
554 **wellhouses):** This has been cited in the Wisconsin DNR sanitary survey. Jarrod said the state
555 will mandate the city address this when it performs improvements to the wellhouses. This item
556 has repeatedly been part of the Wisconsin DNR sanitary survey, and Jarrod said he would like to
557 begin on the design and improvements. Jarrod noted the survey cites the fact there is more than
558 one chemical in the chemical room and said there are not enough rooms in the wellhouses to
559 meet the current code.

560

561 **Item No. 34 – Update existing HVAC controls at Public Works Facility (\$23,200):** This is a
562 new item. This project would allow the city to match the controls utilized at all the other
563 facilities within the city.

564

565 **Item No. 35 – Fiber computer cable from City Hall to Public Works Facility & Library**
566 **(\$300,000 for b. Construction):** The project also would include the Great River Landing and
567 the Park Shop. Jarrod noted the Onalaska School District is considering installing a fiber
568 connection between the schools and said this would “piggyback” onto the school district’s
569 system and extend it from Northern Hills Elementary to the Public Works Facility, Omni Center,
570 and the Aquatic Center. City Hall, the Great River Landing, the library, and the Park Shop also
571 would be connected into the system. The project also would eliminate the city’s monthly invoice
572 from Charter Communications.

573

574 **Planning Department**

575
576 **Item No. 36 – Urban Forestry – General (\$25,000):** This is a new item, but has been included
577 in past budgets. The urban canopy would be maintained.

578
579 **Item No. 37 – Urban Forestry – Tree Planting (\$50,000):** This is a new item, but has been
580 included in past budgets. Trees that have been removed would be replaced, particularly elm
581 trees that needed to be taken down due to the Emerald Ash Borer.

582
583 **Item No. 38 – Old City Shop site – building removal and site restoration work:** This is not
584 expected to be a TIF reimbursable expense.

585
586 **Item No. 39 – Bluffland Coalition (\$10,000):** The Common Council approved the city’s
587 membership into the Bluffland Coalitions. The \$10,000 would be an annual contribution.

588
589 **Item No. 40 – Impact/Park Fee Study (\$25,000):** City Administrator Rindfleisch said the city
590 currently utilizes Park Fees for new developments. It is the receiving of funds for a new
591 acquisition or the construction of new facilities in the city’s existing parks. However, the fees
592 may not be utilized for park maintenance or updating existing equipment in parks. One
593 possibility is to move from a Park Fee to Impact Fees that possibly could be utilized for services
594 such as utilities, fire, police – other impacts new development would have on existing
595 infrastructure. The request is to hire a consultant to perform the study and provide results
596 describing the benefits of doing so and the direction of doing so if the city chooses to.

597
598 **Fire Department**

599
600 **Item No. 41 – Land & Facilities – purchase land (1.5 acres at \$6/sq. ft.) for Fire Station No.**
601 **2 (STH 16 & I-90 vicinity) (\$396,000):** This item has been proposed since 2008.

602
603 **Item No. 42 – Exhaust system for apparatus bay/living quarters (\$8,000):** The Fire
604 Department’s current exhaust system does not meet standards and codes. The department
605 received a 90 percent grant, and the \$8,000 would be the 10 percent match to that grant.

606
607 **Item No. 43 – Rapid Development Craft (\$8,000):** This boat is utilized for rescues on ice and
608 different water rescues. This boat would replace the department’s current model, which was
609 purchased used approximately a decade ago and is now starting to fall into disrepair.

610
611 **Parks & Recreation Department**

612
613 **Item No. 44 – Rowe Park – Parking lot for Shelter No. 1 (\$60,000):** This would be an asphalt
614 surface.

615

616 **Item No. 45 – Miscellaneous concrete – accessibility for parks (approximately 400 linear**
617 **feet) (\$12,000):** Jarrod noted staff has received training with a CVMIC representative on ADA
618 accessibility for buildings, parks, and facilities. Jarrod said staff likely will request the amount
619 be changed from \$12,000 to \$40,000 to perform a transition study that needs to be completed so
620 the survey may document everything that needs to be done in all of the city’s facilities (parks,
621 public buildings, streets). It would include handicap ramps at every corner. Jarrod said the city
622 would need to show the transition plan, if asked, to show that it is compliant with ADA laws.
623

624 **Item No. 46 – Open air shelters – a. Meier Farm and b. Hilltopper Heights (\$15,000**
625 **apiece):** \$15,000 from the Park Fund for each shelter would offset costs.
626

627 **Item No. 47 – Rowe Park – a. Playground replacement (\$150,000) and b. Window**
628 **replacement at shop (\$4,000).**
629

630 **Item No. 48 – Oak Park playground replacement (\$50,000).**
631

632 **Item No. 49 – Public art (\$90,000).**
633

634 Jarrod noted Item Nos. 44 through 48 were prioritized in order by the Parks and Recreation
635 Board.
636

637 **Police Department**

638

639 **Item No. 50 – Squad car – unmarked (\$48,000):** Jarrod noted this item was deleted from the
640 2018 CIB.
641

642 **Item No. 51 – Two squad cars (\$121,000):** Jarrod noted the cost of police cruisers is increasing
643 due to changes to the police interceptor model.
644

645 Assistant Police Chief Cavender said it is his understand that under past practice the Police
646 Department has operated under a 10-year, 100,000-mile replacement plan for its vehicles.
647 Assistant Police Chief Cavender noted there currently are two vehicles up for replacement in
648 2019, and he also noted there was a vehicle in the 2018 CIB former Police Chief Jeff Trotnic had
649 relinquished and deviated from the 10-year, 100,000-mile plan. Assistant Police Chief Cavender
650 said this created a “trickle-down effect” for the Police Department in terms of staying consistent
651 with the 10-year, 100,000-mile plan. As a result, a third car has surpassed that, and assistant
652 Police Chief Cavender said another car, his vehicle. is being delayed until the 2020 CIB.
653 Assistant Police Chief Cavender said the two squad cars the Police Department is asking to
654 replace are consistent with the 10-year, 100,000-mile plan, and the unmarked squad car was
655 removed from the 2018 CIB.
656

657 City Administrator Rindfleisch asked Assistant Police Chief Cavender if the 2020 CIB will
658 include replacing squad cars in line with the 10-year, 100,000-mile plan.

659
660 Assistant Police Chief Cavender said yes and told City Administrator Rindfleisch that while he
661 has experience with purchasing vehicles, he has not had the opportunity to discuss different
662 options with Police Chief Troy Miller. Assistant Police Chief Cavender expressed hope the
663 Police Department will be able to explore different options for the 2020 CIB. Assistant Police
664 Chief Cavender told board members he has experience with the Ford Motor Company, which he
665 said produces “top of the line” police vehicles, and he noted Ford’s leasing program is
666 “exceptional.” Police Chief Cavender said the city could save costs by utilizing this program and
667 that perhaps this practice could be utilized in the 2020 CIB.

668
669 For clarification, City Administrator Rindfleisch asked Assistant Police Chief Cavender if the
670 Police Department could get caught up with the schedule in 2020.

671
672 Assistant Police Chief Cavender said yes.

673
674 Fred noted the price of the vehicles had increased \$9,000 apiece and said \$103,000 was budgeted
675 for squad cars in the 2018 CIB.

676
677 **Omni Center**

678
679 **Item No. 52 – Close in shelter area west of Arena No. 1 (\$52,240):** Dan said this shelter is
680 rented out for events such as graduation parties. Dan also said he has been receiving more
681 requests for more indoor space, and he also said he would like to add garage doors so that this
682 area also could serve as a storage area.

683
684 **Item No. 53 – Cabinets & counter in Concession No. 1 (\$18,500):** Dan told board members a
685 health inspection of the concession stands showed they are “tired” and said the Omni Center had
686 received a written reprimand.

687
688 **Item No. 54 – Replace main power panels in Building No. 1 (\$25,490):** Dan said there had
689 been issues with phasing out entering Building No. 2. Dan said he wishes to install the same
690 phase protection in Building No. 1 so there will not be damage to motors.

691
692 **Item No. 55 – Electric ice edger (\$6,750):** Dan said the edger is manually operated and shaves
693 down the corners and around the edge of the rink. Dan said Omni Center staff currently utilizes
694 a gas model that gives off a significant amount of fumes and noted no one can be in the building
695 because of the carbon monoxide detector that goes off. An electric ice edger will be safer for
696 employees, and Dan said it would not be necessary to schedule more staff coming in at various
697 times of the day.

698
699 **Item No. 56 – Locker room showers & flooring (\$5,500):** Dan said the locker room showers
700 and flooring in the original part of the building would be replaced.
701

702 **Item No. 57 – Used ice resurfacer (\$73,000):** Dan noted a new ice resurfacer had been
703 purchased in 2012, and he said he had contacted a local representative who is in line to obtain
704 three used units from the Washington Capitals’ system. The used unit would replace a 1996 unit.
705

706 **Item No. 58 – Carpet for Arena No. 2 entry (\$12,000):** This would match the carpeting
707 located in the front of the building and the rest of the facility.
708

709 Fred asked Dan if the Omni Center items are in the order of priority.
710

711 Dan said in the past the funding for many of the items has come out of Special Revenues, adding,
712 “It was the anticipation we would look to do that again.” Dan said the current ice resurfacer is
713 “on borrowed time” and told board members Omni Center staff will not be able to keep up with
714 the demands facing employees.

715 Jarrod noted the City Mechanic has performed repairs on the unit and said it is getting “pretty
716 tired.”
717

718 **Library**

719
720 **Item No. 59 – New chairs & footstools in general areas (\$22,755):** Dan said the goal is to
721 replace the exact models in the library with the understanding this item would be bid out so the
722 city could obtain the best possible price.
723

724 **Item No. 60 – LED lights (\$10,000).**
725

726 **Item No. 61 – Ceiling fans (\$5,290):** Dan said the library’s patrons have stated the facility is
727 cold during the winter months and the warm air is rising to the top of the vaulted ceilings.
728 Ceiling fans would circulate the warm air down.
729

730 **Item No. 62 – Repaint under the walkway (\$2,000).**
731

732 Dan noted the Parks and Recreation Board had prioritized the aforementioned items, and also
733 that he had worked with library staff on compiling the list.
734

735 **City Hall**

736
737 **Item No. 63 – Add dedicated water line to Fire Department from watermain (\$9,500):** Dan
738 said water softeners had been installed at City Hall. However, all the water on one side of City

739 Hall is lost when the Fire Department fills its trucks. Dan said there is no need to soften the
740 water the Fire Department is taking and told board members he is requesting a dedicated water
741 line that would come out of the watermain and go to the Fire Department.
742

743 **Item No. 64 – Roof replacement over original building – Council Chambers & Police**
744 **Department and Fire Department areas (\$44,250):** Dan noted there was a 12-year warranty
745 on the portion of the roof over the Council Chambers and said the city has well exceeded it.
746

747 **Item No. 65 – New kitchen and living area in Fire Department living area (\$75,000):**
748 Assistant Fire Chief Gudie said the firefighters had expressed concern over the condition of the
749 kitchen and other parts of the building that have laminate windows. Assistant Fire Chief Gudie
750 said he believes the kitchen would be a good project due to concerns raised over sanitation as
751 laminate was falling off the countertops. Assistant Fire Chief Gudie said the firefighters want to
752 have a better flow to the kitchen, and they also wish to have a hardwood surface that could be
753 cleaned and sanitized versus the carpet that leads from the stairwell and enters the kitchen.
754 Assistant Fire Chief Gudie said Buildings Manager Brian Babiash had obtained bids for this
755 project and told board members he had submitted a figure of \$75,000. Assistant Fire Chief
756 Gudie said updates are necessary as the building was constructed in 2000.
757

758 **Item No. 66 – Parking lot maintenance (\$15,000).**
759

760 **Item No. 67 – Cement & brick work around City Hall & Main St. pillars (\$50,000):** Dan
761 noted much of the brick is coming off the pillars located off the east parking lot.
762

763 **Item No. 68 – Carpet replacement – Police Dept. & Fire Dept. living quarters (\$25,000):**
764 Dan said this project is ongoing, noting different parts of City Hall have received new carpeting
765 over the last four or five years.
766

767 **Item No. 69 – Paint stairwells (4) & lower level hallways (\$4,500).**
768

769 **Information Technology Department**
770

771 Jarrod noted all of the items had been requested in June as part of the Capital Improvements
772 Budget process.
773

774 **Item No. 70 – Microsoft Windows upgrade & Microsoft Suite update for all computers**
775 **(\$25,000).**
776

777 **Item No. 71 – Phone system update, including phones & installation/setup (\$175,000):**
778 Jarrod noted the phone system is original from City Hall and said it has become difficult to find
779 updates.

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Item No. 72 – Transfer of new hire info from NeoGov to Tyler Technologies (\$40,000):
Jarrod said he will need to obtain more information about this item.

Item No. 73 – Emergency Operations Center updating technology in the room (wiring, etc.) (\$40,000): Jarrod said the EOC could be relocated, and all the wiring, telephone lines, computer hookups, and televisions would need to be updated.

Jarrod said if all the aforementioned projects remained in the General Projects portion, the cost would be \$6,060,315. Jarrod also said the financing package presented earlier this evening by Baird anticipated approximately \$3.5 million of proposed General Obligation General Fund borrowing.

City Administrator Rindfleisch noted there had been discussions pertaining to downtown parking and looking at funding a parking study. City Administrator Rindfleisch asked if perhaps the study could be added. The Community Development Authority would be the funding source for the study. City Administrator Rindfleisch said he does not have a cost to share with the board and asked its members if they would like to insert a placeholder amount – perhaps \$20,000 – for a study related to downtown parking options.

Jarrod said if board members would so choose, he would add a parking study as Item No. 74.

Motion by Jarrod, second by Ald. Gjertsen, to add Item No. 74 – Downtown Parking Study – at a cost of \$10,000 to the 2019 Capital Improvements Budget list.

Jarrod said the \$10,000 should be shown under “Less Amount Other Sources” (CDA) so that there would be no financial impact to the borrowing.

On voice vote, motion carried.

Ald. Smith referred to Item No. 70 in the Information Technology section of the 2019 CIB and asked if all the city’s computers are currently on the same version of Windows.

Jarrod said he does not believe they currently are. However, Jarrod added, “I cannot say that definitively.”

City Administrator Rindfleisch said they are not currently, and he noted Item No. 70 would allow the city to secure licenses for all its devices.

Ald. Smith next asked for a broader definition of Item No. 73.

821 City Administrator Rindfleisch said, “For the EOC. It’s an existing place, or perhaps in a
822 different location within the same building. ... It’s one thing to have a room, but we don’t have a
823 functional room right now with either the technology or the communications. It’s really just
824 beginning the process of wiring that room for the use of an EOC.”

825

826 Fred asked Jarrod if there are any projects starting on the first page of the proposed 2019 CIB
827 that could be postponed.

828

829 Jarrod said he wants to prioritize keeping up on the city’s streets and told Fred, “I think the
830 streets that are included, if you look at the road mileage that is going to be done to some of the
831 reconstruction projects, and if we keep some of the larger paving projects in here ... Typically
832 we’ve been able to add alternate bids.” Jarrod referred to the area at Tillman and Johnson and
833 noted it had been added as an alternate bid despite being deleted from the CIB. The project was
834 completed because the city had received favorable bids. Jarrod said he believes some of the
835 smaller paving projects probably could be delayed as long as the larger paving projects remain
836 the CIB. Jarrod cited the example of Item No. 8 and said he believes it probably could wait until
837 2020. Jarrod said he believes repaving Pinecrest Lane, Valley Court, Fairfield Place, and 13th
838 Avenue South is justifiable, “but I think to keep the \$6 million down to \$3.5 [million] where our
839 goal is, some of these projects are going to have to wait.”

840

841 Motion by Mayor Chilsen, second by Fred, to delete Item No. 8 (Street paving – Pinecrest Ln.,
842 Valley Ct., Fairfield Pl., 13th Ave. S./\$145,000) from the 2019 CIB.

843

844 City Administrator Rindfleisch asked if that includes allowing Item No. 8 to be added as a bid
845 alternate if the bids come in under.

846

847 Mayor Chilsen said yes, stating Item No. 8 will be deleted with the idea it is a bid alternate.

848

849 On voice vote, motion carried.

850

851 Motion by Ald. Gjertsen to delete Item No. 4 (Street paving – Irvin St. from 2nd Ave. S. to 3rd
852 Ave. S., including streetscaping/\$124,000) from the 2019 CIB.

853

854 Motion dies for a lack of a second.

855

856 Motion by Jarrod, second by Ald. Gjertsen, to delete Item No. 5a (Sand Lake Road
857 reconstruction – Redwood St. to Riders Club Rd./Design/\$50,000) from the 2019 CIB.

858

859 Jarrod said there are no impending plans for development in that area.

860

861 On voice vote, motion carried.

862
863 City Administrator Rindfleisch asked Jarrod to address Item No. 11 (Commerce Road
864 reconstruction – Abbey Road to Abbey Road).
865
866 Jarrod said that when the CIB was put together the city had received indications there might be
867 further annexations in the Commerce Road area, which is adjacent to Abbey Road. However, no
868 annexation petitions have been received.
869
870 Motion by Jarrod, second by Ald. Gjertsen, to delete Item No. 11 (Commerce Rd. reconstruction
871 – Abbey Rd. to Abbey Rd./\$599,000) from the 2019 CIB.
872
873 On voice vote, motion carried.
874
875 Motion by Ald. Gjertsen, second by Jarrod, to delete Item No. 18 (Traffic signal
876 replacement/renovation – Theater Rd. & East Main St./\$170,000) from the 2019 CIB.
877
878 Jarrod said that while he believes in the future the city will need to invest in replacing the traffic
879 signal, he also believes “it will make it a year.”
880
881 On voice vote, motion carried.
882
883 Jarrod addressed Item No. 16 and noted Oak Avenue had been paved in 2018 as a bid alternate.
884
885 Motion by Jarrod, second by Ald. Gjertsen, to delete Item No. 16 (Street paving – Pierce St. from
886 Oak to 8th, 7th Ave. N. from Madison to Well St./\$100,000) from the 2019 CIB.
887
888 Jarrod noted Item No. 16 will be kept as a bid alternate.
889
890 On voice vote, motion carried.
891
892 Motion by Ald. Gjertsen, second by Jarrod, to delete Item No. 20 (Sand Lake Rd. street lighting
893 – Rolling Oaks to CTH SN/\$113,000) from the 2019 CIB.
894
895 Ald. Gjertsen inquired about the projected need for lighting along Sand Lake Road over the next
896 five years.
897
898 Jarrod said what is included in the budget is an extension of the lighting along that corridor as it
899 is seen today from the roundabout. Jarrod said standard streetlighting could be installed, but it
900 would not be decorative. Jarrod said lighting would add to the safety of the corridor, but it
901 would be at a different scale. Jarrod noted the city’s standard streetlighting in a commercial area
902 such as Sand Lake Road is going to be plus or minus every 300. Jarrod also noted it is not going

903 to offer lighting of the entire street, whereas the proposed lighting package would light the entire
904 street for that section. Jarrod noted there is more traffic and more pedestrian traffic with the
905 presence of the Traditional Trades development, and he said he does not want to install standard
906 streetlighting the city would install in a development “if there’s any future inkling we’re going to
907 do this lighting.” Jarrod noted the Elmwood property located along Sand Lake Road has not yet
908 been developed, adding that one half of the street has been developed. Jarrod said the area has
909 not been fully developed, “but it is filling in.”

910
911 Ald. Smith said she would like to hold out for higher-quality lighting.

912
913 Ald. Gjertsen said he agrees with Ald. Smith, adding he would like to see the fine-tuned items
914 installed once construction has been completed.

915
916 Jarrod noted there was a limited amount of grant funding available when the project was bid in
917 2011 as an STP Urban Funding Project. Jarrod also noted the rest of the lighting had been
918 deleted at that time for budget purposes.

919
920 On voice vote, motion carried.

921
922 Fred noted Item No. 25 (Election equipment) is currently in the proposed Equipment
923 Replacement Budget in the General Fund and said he could see it remaining there.

924
925 Motion by Fred, second by Ald. Gjertsen, to delete Item No. 25 (Election equipment – electronic
926 poll books/\$50,000) from the 2019 CIB.

927
928 On voice vote, motion carried.

929
930 City Administrator Rindfleisch asked Jarrod if the Cemetery Master Plan (Item No. 31) would
931 not be for the area covered by the cemetery fencing (Item No. 26).

932
933 Jarrod said the Cemetery Master Plan would include any improvements that would go into the
934 cemetery over the next 10 to 20 years. Jarrod said if the cemetery fencing along 13th Avenue
935 was not installed by the time the plan was done, it would be part of the plan that shows a project
936 to be an improvement in the cemetery. Jarrod said staff has looked at different uses in the
937 cemetery, including niches for a mausoleum-type area. Staff also has looked into how to address
938 Hickory Street and how it incorporates into the 2.4 acres. Jarrod told City Administrator
939 Rindfleisch he is correct that the cemetery fencing “would not just be the new area. We show
940 capital projects for the whole cemetery. We’ve done a lot out there. A lot of the streets have
941 been paved. We have the improvements on 12th Avenue. We would show all of those things.”
942 Jarrod noted there have been discussions regarding adding a bathroom facility and said, “All
943 those things would be explored as part of the plan.”

944
945 Motion by Fred, second by Jarrod, to delete Item No. 26 (Cemetery fencing/\$60,000) from the
946 2019 CIB.

947
948 Ald. Smith said she would agree to deleting Item No. 26 as long as Item No. 31 remains in the
949 2019 CIB.

950
951 Fred said that while Item No. 31 may remain in the 2019 CIB this evening, it still might be
952 necessary to look at it.

953
954 Ald. Gjertsen said he does not object to Ald. Smith's request, adding, "This is one of those
955 projects that is going to be ongoing for awhile. Last year at this time some of these existing
956 projects, we have to start moving forward. I'm not so much with the [Cemetery] Master Plan,
957 but I think it's probably prudent to figure out what we're going to do on that end before we do
958 anything with the fences, because that came up after that. Otherwise I would be pushing a
959 different way. We need to gather what we're doing over there."

960
961 On voice vote, motion carried.

962
963 Fred said it is his recollection that there were two forms of tree planting included in the proposed
964 2018 CIB and one had been removed.

965
966 Jarrod noted Urban Forestry – General had been funded in the 2018 CIB and said no new tree
967 planting had been funded. Jarrod said some new trees had been planted under the General Fund
968 because the city had received requests to replace some trees. Jarrod said the city will be
969 receiving a full report at the end of the year from the Urban Forestry Updated Master Plan. The
970 master plan will outline approximately 10 proposed planting locations within the city to expand
971 urban forestry. Jarrod said the \$50,000 budgeted under Item No. 37 would go toward funding
972 trees to fill in spots in the city – not just replacements.

973
974 Fred asked Jarrod if he is aware of any Wisconsin DNR funding.

975
976 Jarrod told Fred the city has applied for and received Wisconsin DNR grants in the past.
977 However, Jarrod also said, "For the new tree planting, we won't score high enough to. With
978 what funding they have, they want to try to fund the plans and if you have damage from a storm
979 or a bug infestation."

980
981 Motion by Ald. Gjertsen to delete Item No. 39 (Bluffland Coalition/\$10,000) from the 2019 CIB.

982
983 Motion dies for lack of a second.

984

985 Motion by Ald. Gjertsen, second by Jarrod, to delete Item No. 46a (Open air shelter for Meier
986 Farm/\$30,000) and Item No. 46b (Open air shelter for Hilltopper Heights/\$30,000) from the
987 2019 CIB.

988
989 City Administrator Rindfleisch noted that \$30,000 of the \$60,000 was due to come from the Park
990 Fund and said there would be a net savings of \$30,000. City Administrator Rindfleisch asked
991 Dan Wick if there is a reason why the city cannot utilize park funds for 100 percent of the new
992 facilities.

993
994 Dan said, “The difficulty you run into using the Park Fund is that there is already development
995 that has taken place. Park Fund money has been spent in there. Statewide, a lot of agencies have
996 used a 50-50 split so you aren’t piecemealing what money came from where to go into these
997 parks because there is already development that has taken place in there. That is why we have
998 always used the approach of a 50-50 split – 50 [percent] from [the CIB] and 50 [percent] from
999 our Park Fund.”

1000
1001 Fred told Dan he believes he also had stated the projects are listed in order of priority.

1002
1003 Dan told Fred he is correct.

1004
1005 Fred said that means the open air shelters are more important than the three items below it.

1006
1007 Dan said yes, based on discussions with the Parks and Recreation Board. Dan noted the Parks
1008 and Recreation Board had not seen the public art (Item No. 49). However, the Parks and
1009 Recreation Board had evaluated from the bottom up. This means the Parks and Recreation
1010 Board had rated the open air shelters higher than Item Nos. 47 and 48.

1011
1012 Jarrod said that as the board examines the CIB each year he attempts to ascertain looking at
1013 different projects. Jarrod noted multiple departments submit multiple items for consideration,
1014 and he said the goal each year with the CIB is to attempt to balance everything based on needs.
1015 Jarrod noted he had seconded the motion on the floor and said, “But I think with the use of the
1016 park funds, we really have to use those funds. They’re sitting, and there are only certain projects
1017 we can use them for. I think this is probably a better use of doing this project and then following
1018 the recommendation of the Parks and Recreation Board, maybe looking at [deleting Item Nos.]
1019 47 and 48 as projects that should probably not go forward versus [Item No.] 46 with the open air
1020 shelters. Part of it is because of the Park Fund money we should be expending on projects, and
1021 part of it is just kind of following the Parks and Recreation Board recommendations.”

1022
1023 Motion and second withdrawn.

1024
1025 Motion by Fred, second by Ald. Gjertsen, to delete Item No. 49 (Public art/\$90,000) from the

1026 2019 CIB.

1027

1028 On voice vote, motion carried.

1029

1030 Motion by Jarrod, second by Ald. Gjertsen, to delete Item No. 48 (Oak Park playground
1031 replacement/\$50,000) from the 2019 CIB.

1032

1033 On voice vote, motion carried.

1034

1035 Jarrod returned to Item No. 30 (French Road/Crestwood Lane) and noted it appears as a separate
1036 item on tonight's agenda. Jarrod said there is an impending development that would need a
1037 booster station in order to approve that plat if it comes through with the annexation that is being
1038 proposed. Jarrod said, "In order to get it done, I'm asking later tonight to move up the design
1039 and use some previously bonded monies to start the design on that."

1040

1041 Ald. Smith inquired about the Crestwood Lane street improvements.

1042

1043 Jarrod said, "That would be to get the watermain up to the future development so it ties together
1044 as all one project."

1045

1046 Ald. Smith inquired about Item No. 33 (Wellhouse improvements).

1047

1048 Jarrod said there are no impending Wisconsin DNR code violations that requires the city to do
1049 that project. Jarrod said, "We're just looking at trying to be proactive on keeping up with the
1050 wellhouse improvements."

1051

1052 Motion by Fred, second by Ald. Smith, to utilize \$40,000 in Water Utility funds within the
1053 Enterprise Fund for Item No. 33 (Wellhouse improvements – chemical rooms – a. Design (3 well
1054 houses) in the 2019 CIB.

1055

1056 Fred noted that every year the city sets aside either \$20,000 or \$25,000 to assist with small
1057 projects such as this one.

1058

1059 On voice vote, motion carried.

1060

1061 Fred asked Jarrod if the board may take the same action with Item No. 34 (Update existing
1062 HVAC controls at the Public Works Facility). However, Fred also said he assumes Jarrod did
1063 not budget anything in the Equipment Replacement Fund.

1064

1065 Jarrod said he had not.

1066

1067 Fred said the board may examine this at its November 6 meeting.

1068

1069 Motion by Jarrod, second by Ald. Smith, to delete Item No. 34 (Update existing HVAC controls
1070 at the Public Works Facility/\$23,200) from the 2019 CIB.

1071

1072 Jarrod noted the HVAC system at the Public Works Facility does function and said, “When I
1073 look at building needs such as the roof on this facility at City Hall, it’s a much bigger need than
1074 this. I think we either could wait a year, and maybe if during that year we find that we have
1075 some savings in some fund at the end of the year, we could do it then.”

1076

1077 Mayor Chilsen noted that Ald. Gjertsen had excused himself and Ald. Binash, who serves as an
1078 alternate, had taken his place.

1079

1080 On voice vote, motion carried, 4-1 (Ald. Binash).

1081

1082 Motion by Ald. Binash, second by Fred, to delete Item No. 41 (Fire Department – Land &
1083 Facilities – a. Purchase 1.5 acres at \$6 per square foot for Fire Station No. 2 – STH 16 and I-90
1084 vicinity/\$396,000) from the 2019 CIB.

1085

1086 Ald. Binash noted the board has discussed this item for several years and said that while it is a
1087 good idea, “without the equipment and the personnel to actually fill the building, just to get the
1088 land without actually having the rest of the ability to fill it doesn’t make a lot of sense right now.
1089 If we could, it would be advisable. But we aren’t in a position to do so right now.”

1090

1091 On voice vote, motion carried.

1092

1093 Ald. Binash addressed Item Nos. 52 through 58 under the Omni Center, asking if they may be
1094 funded through the Special Projects Fund.

1095

1096 Mayor Chilsen said yes.

1097

1098 Motion by Ald. Binash, second by Fred, to remove Item No. 52 (Close in shelter west of Arena
1099 No. 1/\$2,420), Item No. 53 (Cabinets & counter in Concession No. 1/\$18,500), Item No. 54
1100 (Replace main power panels in Building No. 1/\$25,490), Item No. 55 (Electric ice edger/\$6,750),
1101 Item No. 56 (Locker room showers & flooring/\$5,500), Item No. 57 (Used ice
1102 resurfacers/\$73,000), and Item No. 58 (Carpet for Arena No. 2 entry/\$12,000) from the 2019 CIB
1103 and fund the aforementioned items through the Special Projects Fund.

1104

1105 Fred noted the total cost of the seven projects would be \$193,660 and said the projects would be
1106 moved to Other Sources, which is the Special Projects Fund.

1107

1108 On voice vote, motion carried.

1109

1110 Fred said it is his understanding the items listed under the Library also are in order of
1111 importance.

1112

1113 Dan told Fred he is correct.

1114

1115 Fred said he believes Ald. Smith is the best person to discuss utilizing some of the remaining
1116 funds from the bond issue.

1117

1118 Jarrod noted funds were bonded both in 2007 and 2008 for the library renovation and addition,
1119 and he said part of those funds have been set aside for future roof improvements and future
1120 renovations of the existing museum area at the library.

1121

1122 Mayor Chilsen estimated there is approximately \$247,000 in the fund.

1123

1124 Dan told board members the funds were earmarked for large capital costs. Dan also noted there
1125 was a significant amount of discussion amongst Parks and Recreation Board members regarding
1126 Item No. 59 (new chairs and footstools in general areas). Dan said all of the chairs and
1127 footstools would be replaced, and he also said there had been a recommendation either to
1128 purchase half of what is being requested or to obtain a lesser dollar amount and fund this item
1129 over a couple of years. Dan noted the Parks and Recreation Board ultimately decided to include
1130 the entire amount (\$22,755).

1131

1132 Jarrod said that while he respects the wishes of the Parks and Recreation Board in regard to the
1133 four items listed under the Library, he also views LED lights and ceiling fans as budget savings
1134 in the General Operating Budget.

1135

1136 Ald. Smith said she would like to see the Library budget “stand as it is, at least at this moment in
1137 time.”

1138

1139 For clarification, Fred asked if any of the reserves will be utilized.

1140

1141 Ald. Smith said she believes the intention is to utilize those funds for “large, improvement-type
1142 items or major capital improvements” instead of chairs.

1143

1144 City Administrator Rindfleisch told board members his calculations show approximately
1145 \$940,000 still must be deleted to reach the goal of \$3.5 million for General Projects. City
1146 Administrator Rindfleisch suggested deleting Item No. 71 (Phone system update), adding that
1147 perhaps Chris Babcock, the city’s new IT Systems Administrator, will be able to offer insight
1148 regarding the phone system.

1149
1150 Motion by Ald. Smith, second by Jarrod, to delete Item No. 71 (Phone system update, includes
1151 phones & installation/setup/\$175,000) from the 2019 CIB.
1152

1153 Ald. Binash noted he once had served on the Technology Advisory Committee and said after
1154 reading the meeting minutes he is reluctant to delete any items from the IT budget. Ald. Binash
1155 said, “If anything, I think we need to improve our City Hall rather than wait. I would just as
1156 soon see that \$175,000 stay in the budget. Technology is extremely important, and we can’t fall
1157 any further behind with our improvements in the city. My personal opinion is to recommend we
1158 keep it.”
1159

1160 Ald. Wulf, who chairs the Technology Advisory Committee, asked City Administrator
1161 Rindfleisch if the \$175,000 budgeted is a firm figure.
1162

1163 City Administrator Rindfleisch said it is an estimated cost.
1164

1165 Ald. Wulf said the \$175,000 budgeted for the telephone system seems “unusually high” and
1166 noted Human Resource Director Hope Burchell had mentioned at the September 25 Technology
1167 Committee meeting it had cost the city approximately \$100,000 to install the current phone
1168 system either in 2008 or 2009. Ald. Wulf reiterated that \$175,000 seems excessive, but added
1169 she also does not know.
1170

1171 City Administrator Rindfleisch reiterated the \$175,000 is an estimated cost and noted the Village
1172 of McFarland had spent more than \$100,000 on a telephone system when he served as Village
1173 Administrator.
1174

1175 Mayor Chilsen said he believes \$175,000 is low.
1176

1177 Ald. Wulf told board members she had spoken to a number of city employees and said “there are
1178 a lot of issues” with the current phone system. Ald. Wulf also told board members that members
1179 of the Technology Committee have been discussing the challenges related to the phone system
1180 for the last three or four years. Ald. Wulf also noted purchasing new handsets is costly (between
1181 \$200 and \$400 on eBay).
1182

1183 Ald. Smith said, “When it comes to technology, we need to be committed to spending money in
1184 this category every year. It’s very important to keep up; we can’t let it go. But the combination
1185 of just getting on [Chris Babcock] and not having a firm direction for where we want to go with
1186 this system because there are a lot of choices. You have voiceover IT and all these different
1187 things. To be able to commit to that money, it’s kind of like having the Cemetery Plan before we
1188 decide where we want to put the fence. I support getting new phones, but I think we need to
1189 have a stronger implementation plan in place before we move forward – especially during an

1190 especially tight budget when many things are not getting funded here.”

1191
1192 Fred said the phone system would include not only physical telephones, but also software and the
1193 server that runs it. Fred said, “That’s more valuable than the phones themselves. But if there
1194 were a disaster, I think the city, if it had to, could use its Equipment Replacement Fund if it was
1195 necessary.”

1196
1197 On voice vote, motion carried, 4-1 (Ald. Binash).

1198
1199 Fred told board members he had calculated that \$2,254,860 had been deleted.

1200
1201 Ald. Smith asked if perhaps some of the larger items could be broken into two phases.

1202
1203 Fred reported that \$1,794,000 had been deleted from the General Fund. The current total is
1204 \$4,266,315, which means the board still must delete \$766,315 from the General Fund.

1205
1206 Mayor Chilsen praised Ald. Smith’s suggestion about possibly breaking larger items into two
1207 phases and asked if one of the projects is a possible candidate. Mayor Chilsen suggested that
1208 perhaps half of the phone system could be updated in 2019, and the other half could be updated
1209 in 2020.

1210
1211 City Administrator Rindfleisch returned to Item No. 39 (Bluffland Coalition) and said it was his
1212 understanding the \$10,000 fee was a one-time fee instead of an annual fee. City Administrator
1213 Rindfleisch asked Fred if an annual fee qualifies for a capital expense.

1214
1215 Fred noted the Mississippi Valley Conservancy appeared each year on the capital bond issues
1216 and said it is funding submitted to the organization to assist in purchasing property.

1217
1218 Dan told Fred the Blufflands Coalition is utilizing funds to spend money within La Crosse
1219 County, and he said, “The money the city will put in will be really utilized for money and funds
1220 for land within the City of Onalaska. The coalition isn’t looking for us to put money in to be
1221 utilized in other places. There are some administrative costs that go along with it that they want
1222 all the members to contribute to. It’s kind of a two-part funding they will look at for that.”

1223
1224 City Administrator Rindfleisch noted the board is looking at borrowing \$10,000 to pay for a one-
1225 year membership and said the city would be paying principal and interest on a payment he is not
1226 convinced is a capital expense.

1227
1228 Mayor Chilsen said he does not believe it is a capital expense.

1229
1230 City Administrator Rindfleisch said, “If we’re looking at land acquisition, that may be Park Land

1231 Funds.”

1232

1233 Ald. Smith asked, “Does it qualify for Park Land Funds?”

1234

1235 Dan said, “If there is land, like with the MVC agreements that we’ve had in place, when they are
1236 working on purchasing land, yes, we were able to use Park Fund monies to help with that
1237 process.”

1238

1239 Mayor Chilsen asked Dan if the \$10,000 may be deleted.

1240

1241 Dan said yes and told Mayor Chilsen it is a matter of finding another source for the \$10,000.

1242 Dan said, “As it went through the Parks and Recreation Board and as it went through the
1243 Council, that is the sticky part of the Blufflands Coalition agreement. It would come back before
1244 these committees for our funding annually. [Regarding] the \$10,000, I agree with Eric. Is this
1245 the right place for it?”

1246

1247 Mayor Chilsen said, “I don’t believe this is the right place for it, because this really isn’t a capital
1248 expense. Part of it is, but what part? We would have to get a delineation of that from the
1249 Bluffland Coalition and its Chair. I can find that out.”

1250

1251 Dan said the city will have to be “creative” and find \$10,000 somewhere else if it is deleted from
1252 the 2019 CIB.

1253

1254 Mayor Chilsen said he will meet with Bluffland Coalition representatives and find out how the
1255 funds will be utilized so the city may determine if there are different ways of funding its
1256 membership.

1257

1258 Ald. Smith asked that Item No. 39 remain in the budget until Mayor Chilsen has an answer.

1259

1260 Jarrod returned to Item No. 3 (Green Coulee intersection improvements at East Main St.) and
1261 noted MSA is working on the design. Jarrod said he believes the amount budgeted for the
1262 preliminary design can be changed to \$100,000 as the present work for MSA came in at slightly
1263 more than \$40,000. Jarrod noted \$50,000 remains for the schematic design, and he said, “I think
1264 if we have \$100,000 plus the \$50,000 we would have enough to keep moving forward with the
1265 design process on that project. I think it would be enough that we could keep moving forward
1266 and get a direction on what we want to try and build and bid in future years.”

1267

1268 Motion by Jarrod, second by Ald. Smith, to change the amount budgeted for Item No. 3a2
1269 (Green Coulee intersection improvements at East Main St./Preliminary Design) from \$200,000
1270 to \$100,000.

1271

1272 On voice vote, motion carried.

1273

1274 Fred told Mayor Chilsen he is comfortable with the deletions the board has made this evening.

1275

1276 **Item 6 – Review and consideration of 2018 Quiet Zone Memorandum and proposed**
1277 **application for quiet zone**

1278

1279 Jarrod noted this is a continuation from the September 4 Board of Public Works meeting and said
1280 it was referred so that certain questions could be answered. Jarrod noted board members’
1281 packets include copies of an email from Tom Mann of Cities and Villages Mutual Insurance
1282 Company (CVMIC), the city’s insurance provider, and he said it is CVMIC’s opinion that it does
1283 not have any liability with the quiet zone. Tom Mann’s email also states he has never seen a
1284 claim resulting from railroad quiet zone liability. Jarrod noted City Attorney Sean O’Flaherty
1285 had not submitted a written opinion and said he could ask Sean for his opinion at the October 9
1286 Common Council meeting. Jarrod said he still recommends that the city pursue a quiet zone at
1287 the Irvin Street/Great River Landing crossing.

1288

1289 Motion by Ald. Binash, second by Fred, to approve applying for a railroad quiet zone at the Irvin
1290 Street/Great River Landing crossing.

1291

1292 Fred inquired about the cost.

1293

1294 Jarrod said it was approved as part of the original funding for Short Elliott Hendrickson, adding
1295 that while he does not have the exact cost with him this evening it would be for Phase 2 and
1296 Phase 3 of the project. Jarrod noted approximately \$4,000 was utilized for the study update, and
1297 he said he believes \$13,000 had been approved, pending authorization to proceed with the quiet
1298 zone. Jarrod said it would be done within the approved funds within the 2018 CIB.

1299

1300 On voice vote, motion carried.

1301

1302 **Item 7 – Review and consideration of speed limit along State Trunk Highway 16 and**
1303 **intersection control at State Trunk Highway 16 and Emerald Drive East**

1304

1305 Jarrod said board members’ packets include a map outlining the current 45- and 55-mph speed
1306 limits along STH 16. Jarrod noted STH 16 is not under City of Onalaska control; rather the
1307 Wisconsin Department of Transportation controls the speed limit and the roadway
1308 configurations. Jarrod noted board members’ packets also include copies of an email from Brad
1309 Byom of WisDOT, and he read the following from Brad’s email: “*I had some discussions last*
1310 *week, and the department is not opposed to signalizing the intersection of Emerald*
1311 *Drive/Landfill Road, but we just can’t fund it.” Jarrod said funding would have to be between*
1312 *the City of La Crosse and the City of Onalaska. Jarrod returned to Brad’s email and said*

1313 WisDOT is examining speed limits in this area and considering lowering the speed limit in the
1314 Valley View Mall area. However, Jarrod also said he does not foresee the speed limit changing
1315 in this area due to the manner in which WisDOT performs its speed studies as outlined in state
1316 statutes that control it. Jarrod said both he and Ald. Smith have received calls from citizens who
1317 reside in this area (Nathan Estates, French Road, Marcou Road) and have inquired about speed
1318 limits at the STH 16/Emerald Drive East intersection. Jarrod said this is more of an information
1319 item.

1320
1321 Ald. Smith said that even though STH 16 is a state-regulated stretch of road, “we are doing
1322 everything we can as a city to be a voice for our community and make sure that the city and the
1323 state are doing what they can to keep everyone safe.”

1324

1325 **Item 8 – Review and consideration of French Valley – Crestwood Booster Station**

1326

1327 A. Preliminary Engineering Report

1328

1329 Jarrod noted copies of the Preliminary Engineering Report, which had been completed by Davy
1330 Engineering, were included in board members’ packets. This is a further study that was
1331 performed by SEH in 2007 when there was a proposal to bring in the French Valley
1332 neighborhood. Jarrod referred to the exhibits within the study and noted it shows a proposed
1333 booster station location along Crestwood Place. The booster station could serve 304 acres of
1334 developable land in this area, with some proposed routing of the watermain piping. Jarrod said
1335 the booster station report is meant to serve development in this area.

1336

1337 Motion by Jarrod, second by Ald. Smith, to accept the Preliminary Engineering Report for
1338 French Valley – Crestwood Booster Station and place it on file.

1339

1340 On voice vote, motion carried.

1341

1342 B. Professional Engineering Services for design of booster station, including funding
1343 sources

1344

1345 Jarrod said Davy Engineering had been authorized for the Preliminary Engineering Report,
1346 noting part of those costs already were authorized. Jarrod said staff is looking at proceeding with
1347 the booster station design, with the fact the Public Service Commission approvals first need to be
1348 put in. Obtaining approval takes approximately five months. Jarrod said if the city wishes to
1349 construct the booster station in the summer of 2019, it is essential to proceed with a design
1350 concurrently. Jarrod said, “My fear is if we would wait on the design until spring of 2019 and
1351 we wanted to have it being able to be used in 2019, if we tried to bid it the prices would be very
1352 exorbitantly high because we would have to have it build within a very short window. I think the
1353 booster station design can get started if we can approve it, and then I would put it contingent

1354 upon the consultant that if we for some reason did not continue with the funding path we see
1355 through our Capital Improvements Budget ... Obviously if we get to next month's meeting and
1356 it's not part of the proposed plan, we would obviously stop the design of the booster station
1357 because it would not have a funding source for construction. But at this time, I am
1358 recommending that we move forward because there is impending development that is relying
1359 upon this booster station if we want it to come forward." Jarrod noted he had outlined funding
1360 sources from the fund balance from capital projects as well as some of the 2018 projects that
1361 could assist with the funding. The funding sources are as follows:

- 1362
- 1363 • **Water portion – booster and mains:** \$24,000 from 2018 Capital Projects/Holiday
1364 Heights; \$60,700 from 2015 Capital Projects fund balance; \$7,500 from Water operating
1365 budget.
 - 1366 • **Sanitary Sewer portion – mains:** \$14,700 from 2018 Capital Projects/Holiday Heights.
 - 1367 • **General portion – street:** \$19,600 from 2018 Capital Projects/Holiday Heights.
 - 1368 • **Total:** \$126,500
- 1369

1370 Jarrod said he is seeking approval of Davy Engineering designing the booster station at a cost of
1371 \$118,990.

1372

1373 City Administrator Rindfleisch said he had been anticipating this development going from
1374 French Valley, up to Crestwood, and perhaps to Manske. City Administrator Rindfleisch said
1375 that to some degree "that is being flipped on its head" with the annexation request for Crestwood
1376 Estates preliminary layout. City Administrator Rindfleisch confirmed the city has received both
1377 the application and the fee for Crestwood Estates, which means the city now must "reverse the
1378 direction of where we want to put that water. Instead of waiting for French Valley to come in,
1379 [we're going] to skip that a little bit and include French Valley in the 304 total acres of
1380 developable area. They'll still have their water and their availability there, but we'll take land
1381 that was to be developed in the Town [of Medary] instead. They now desire to annex in for city
1382 services, and I think we need to jump on that as fast as possible so that we don't become
1383 landlocked to the east." City Administrator Rindfleisch noted the annexation area includes
1384 Crestwood Avenue said that while this is another "balloon on a string" annexation request, it is
1385 contiguous to French Valley.

1386

1387 Motion by Jarrod, second by Ald. Smith, to approve Davy Engineering for design of the French
1388 Valley – Crestwood Booster Station at a cost of \$118,990.

1389

1390 Ald. Smith asked Jarrod how he had calculated the cost.

1391

1392 Jarrod said \$7,500 already has been approved out of the Water operating budget for the
1393 preliminary study. The amount is calculated by subtracting \$7,500 from \$126,490 (listed under
1394 project cost).

1395
1396 On voice vote, motion carried.

1397
1398 **Item 9 – Review and consideration of parking within the downtown area in the vicinity of**
1399 **2nd Avenue and Main Street**

1400
1401 Jarrod told board members this item had been included for discussion and noted their packets
1402 include a map showing a parcel layout of the downtown area as well as where parking is located.

1403
1404 City Administrator Rindfleisch addressed Ald. Gjertsen’s earlier motion to remove Item No. 4
1405 (Street paving – Irvin St. from 2nd Ave. South to 3rd Ave. South, including streetscaping) from
1406 the 2019 CIB and said, “Why do the improvements on Irvin if that’s potentially a spot for a
1407 bigger parking development? Alderperson Gjertsen and I had a conversation about that earlier.
1408 If that is available, plus additional land that the city does not own, adjacent to that could be used
1409 as a parking facility of some kind, so why put money in the improvements now?” City
1410 Administrator Rindfleisch added, “We definitely need to find a parking spot. We need to get
1411 something done. It’s going to hamper our development downtown if we don’t have some kind of
1412 structure.”

1413
1414 Jarrod said this merely was a discussion item.

1415
1416 Ald. Binash noted he and Mayor Chilsen had discussed possibly converting Irvin Street into a
1417 one-way street and utilizing angled parking so that parking availability could be increased off 2nd
1418 Avenue.

1419
1420 Jarrod said the plan to which Ald. Binash had referred is included in the preliminary plan at this
1421 time. Jarrod said that while the plan has not been finalized, the city intends to pursue it as part of
1422 Item No. 4 in the 2019 CIB. Jarrod said, “We’re hoping to gain six or seven parking stalls versus
1423 what we have today.”

1424
1425 **Item 10 – Review and consideration of Green Coulee Reservoir Site Study Memorandum**

1426
1427 Jarrod noted a memo from SEH has been included in board members’ packets and said SEH has
1428 been working on the proposed Green Coulee Reservoir Site Study Memorandum. This comes
1429 from the 2015 Green Coulee Pressure Zone Study. A summary of that study has been included
1430 in board members’ packets. The study outlined the needs in Green Coulee regarding the
1431 secondary service zone. Jarrod said the study recommended adding reservoir storage for the
1432 water system in that area. Jarrod said the 2015 study had examined various locations within the
1433 Green Coulee area for a possible reservoir location, noting it was narrowed down to two
1434 locations. Jarrod said the 2018 Green Coulee Reservoir Memo refined those two locations. SEH
1435 examined the Aspen Valley side of the valley, and it also examined the Green Coulee Park.

1436
1437 Jarrod said, “After looking at the study and looking at options, we looked at either an inground
1438 buried tank or an elevated storage, which would be a metal spheroid tank like you would
1439 typically see at a water tower. The preferred option was to attempt to put the reservoir in the
1440 Green Coulee Park land. With that preferred option, in the memo there’s a map outlining the use
1441 of the existing trail that goes up the hill toward the park from Stonebridge Avenue. A lot of that
1442 needs to be refined in that study yet. With some of the impacts, they used a relatively flat grade
1443 for the roadway, which we would increase to lessen impacts as we go up the hill. What I’m
1444 looking for tonight is to move forward with the preferred option, which is Option 2a for the
1445 Green Coulee ground storage tank to be put in the park so I can go to the Parks and Recreation
1446 Board, discuss it with [its members], try to show them what the impacts would be and what we
1447 would have to do with that, and then see if that moves forward with them.” Jarrod said he then
1448 would secure an engineering fee to bring forward to be approved for the final design of the tank.
1449 Jarrod noted the funding for the design of the tank was included in various years of the CIB.
1450 Therefore, there is sufficient funding for the design. Jarrod said it is included in the proposed
1451 2020 capital improvements list as part of the Mortgage Revenue Bond to be funded for
1452 construction.

1453
1454 Motion by Ald. Smith, second by Fred, to proceed to the Parks and Recreation Board with
1455 consideration of Location 2a for the Green Coulee Reservoir Site.

1456
1457 Ald. Binash asked Jarrod which figure included in his packet is the appropriate one.

1458
1459 Jarrod said the second document in board members’ packets is the Green Coulee Pressure Zone
1460 Study from 2015 and noted the options included within are three years old. Jarrod next referred
1461 to the memorandum and pointed out that the reservoir has a subtotal cost of \$758,000. However,
1462 \$1,100,000 has been included in the proposed 2020 CIB. Jarrod said, “If you look at
1463 contingencies of 15 percent, they have an item in there for bank stabilization, and they have an
1464 item in there for tank site stabilization. Those are almost like contingencies. I think they’re
1465 worst-case scenarios. I’m hopeful we build the tank for less than \$1.1 million. But if we do get
1466 into a situation where we have to stabilize the site, we want the tank to last a 100-year design
1467 life, so we need to invest in the site. That’s the reason I didn’t budget the full \$1,180,000. I
1468 budgeted less than that because I am confident that we can trim some of those costs down. I’m
1469 hopeful it will be less than that once we start to get an actual design accomplished.”

1470
1471 Ald. Binash asked if it is necessary to provide water to the inground tank.

1472
1473 Jarrod said the existing Aspen Valley booster station will be utilized, adding it will be necessary
1474 to retrofit somewhat in the booster station. Jarrod said the jockey pump that is currently onsite
1475 will be removed, and the 200-horsepower, 100-gallon per minute pumps likely will be replaced
1476 with two 300-gallon per minute pumps.

1477
1478 On voice vote, motion carried.

1479
1480 **Item 11 – Review and consideration of 2018 Final Special Assessment Costs**

1481
1482 Motion by Jarrod, second by Ald. Smith, to approve the 2018 Final Special Assessment Costs.

1483
1484 On voice vote, motion carried.

1485
1486 **Item 12 – Pay Estimates: Strand Associates, Short Elliott Hendrickson, Inc., Mathy**
1487 **Construction, Gerke Excavating, Steiger Construction, HSR Associates, Municipal Well &**
1488 **Pump, Bluestem Forestry, State of Wisconsin Department of Transportation, Davy**
1489 **Engineering, Ayres Associates, St. Joseph Construction, Hydro Klean and any other**
1490 **contractor/developer**

1491
1492 **BOARD OF PUBLIC WORKS**
1493 **MONTHLY ESTIMATES**

1494
1495 **October 2, 2018**

1496		Original			
1497		Contract	Change	Paid to	Due this
1498		Amount	Orders	Date	Estimate
1499	<u>Contractor</u>				
1500					
1501	1. AYRES ASSOCIATES				
1502	2018 Air Photo				
1503	Estimate #2	\$ 22,420.00	\$ -	\$ 11,210.00	\$ 11,210.00
1504					
1505	2. STRAND ASSOCIATES				
1506	6 th & Quincy Lift Station				
1507	Design				
1508	Estimate #8	\$ 59,900.00	\$ 18,000.00	\$ 39,303.77	\$ 20,064.70
1509					
1510	3. STRAND ASSOCIATES				
1511	12 th /Sand Lake & Main St. Traffic Signal				
1512	Design				
1513	Estimate #7	\$ 27,900.00	\$ -	\$ 27,230.00	\$ 670.00
1514					
1515	4. SEH INC.				
1516	Railroad Quiet Zone Study				
1517	Design				

Reviewed 10/8/18 by Jarrod Holter

1518	Estimate #6	\$ 11,900.00	\$ -	\$ 6,579.72	\$ 311.21
1519					
1520	5. MATHY CONSTRUCTION				
1521	2018 Pavement Project				
1522	Construction				
1523	Estimate #5	\$ 1,184,065.45	\$ -	\$ 941,442.57	\$ 77,251.51
1524					
1525	6. GERKE EXCAVATING				
1526	2018 Utility Project				
1527	Construction				
1528	Estimate #5	\$ 1,708,611.00	\$ -	\$ 971,440.83	\$ 126,822.25
1529					
1530	7. STEIGER CONSTRUCTION				
1531	2018 Misc. Concrete Project				
1532	Construction				
1533	Estimate #4	\$ 85,087.50	\$ -	\$ 40,168.81	\$ 4,026.95
1534					
1535	8. SEH INC.				
1536	2018 Utility Project				
1537	Construction				
1538	Estimate #3	\$ 19,601.16	\$ -	\$ 19,100.08	\$ 3,392.95
1539					
1540	9. SEH INC.				
1541	Green Coulee Reservoir Project				
1542	Design				
1543	Estimate #4	\$ 10,000.00	\$ -	\$ 6,117.02	\$ 1,180.46
1544					
1545	10. ST. JOSEPH CONSTRUCTION				
1546	Pond #17				
1547	Construction				
1548	Estimate #2	\$ 174,102.50	\$ -	\$ 11,043.75	\$ 22,087.50
1549					
1550	11. HYDROKLEAN				
1551	Green Coulee Culvert Joint Repair				
1552	Construction				
1553	Estimate #1	\$ 15,200.00	\$ -	\$ -	\$ 15,200.00
1554					
1555	12. STRAND ASSOCIATES				
1556	SCADA Remote Access				
1557	Design				
1558	Estimate #2	\$ 4,500.00	\$ -	\$ 550.00	\$ 1,250.00

1559					
1560	13. HSR ASSOCIATES				
1561	Public Works Facility Study				
1562	Design				
1563	Estimate #1	\$ 3,232.00	\$ -	\$ -	\$ 3,232.00
1564					
1565	14. SEH INC.				
1566	Abbey Road				
1567	Design				
1568	Estimate #1	\$ 84,500.00	\$ -	\$ -	\$ 13,104.27
1569					
1570	15. MUNICIPAL WELL & PUMP				
1571	Well #7 – Motor				
1572	Construction				
1573	Estimate #1	\$ 19,200.00	\$ -	\$ -	\$ 19,200.00
1574					
1575	16. STRAND ASSOCIATES				
1576	2018 SCADA Enhancements				
1577	Design				
1578	Estimate #5	\$ 19,000.00	\$ -	\$ 6,992.71	\$ 740.99
1579					
1580	17. BLUESTEM FORESTRY				
1581	2018 Forestry Plan				
1582	Design				
1583	Estimate #2	\$ 11,500.00	\$ -	\$ 4,200.00	\$ 4,000.00
1584					
1585	18. DAVY ENGINEERING				
1586	French Road Booster Station				
1587	Design				
1588	Estimate #3	\$ 13,500.00	\$ -	\$ 2,816.98	\$ 9,485.37
1589					
1590	19. STATE OF WI – DOT				
1591	Riders Club Road				
1592	Construction				
1593	(5991-02-57)				
1594	Estimate #2	\$ 294,911.00	\$ -	\$ 160,196.71	\$ 139,811.52
1595					
1596	20. STATE OF WI – DOT				
1597	PH/Braund Street				
1598	Construction				
1599	(5991-02-55)				

1600 Estimate #2 \$ 233,326.00 \$ - \$ 542.45 \$ 201,610.81

1601

1602 **21. GEWALT HAMILTON ASSOCIATES**

1603 Green Coulee Traffic Count

1604 Design

1605 Estimate #1 \$ 2,880.00 \$ - \$ 2,880.00 \$ 3,360.00

1606

1607 **22. LA CROSSE COUNTY HIGHWAY**

1608 2018 Chip Seal

1609 Construction

1610 Estimate #1 \$ 193,153.28 \$ - \$ - \$ 193,153.28

1611

1612 Jarrod noted he had distributed an updated pay estimates document with 22 pay estimates.

1613

1614 Motion by Jarrod, second by Ald. Smith, to approve the 22 pay estimates dated October 2, 2018.

1615

1616 On voice vote, motion carried.

1617

1618 **Adjournment**

1619

1620 Motion by Ald. Smith, second by Ald. Binash, to adjourn at 9:18 p.m.

1621

1622 On voice vote, motion carried.

1623

1624

1625 Recorded by:

1626

1627 Kirk Bey