

**Common Council  
of the City of Onalaska**

Tuesday, January 8, 2019

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1 The Meeting of the Common Council was called to order at 7:00 p.m. on Tuesday, January 8,  
2 2019. It was noted that the meeting had been announced and a notice posted at City Hall.

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4 Roll call was taken, with the following members present: Mayor Joe Chilsen, Ald. Jim Binash,  
5 Ald. Jerry Every, Ald. Ron Gjertsen, Ald. Jim Olson, Ald. Kim Smith, Ald. Diane Wulf

6  
7 Also Present: City Administrator Eric Rindfleisch, City Clerk Cari Burmaster, City Attorney  
8 Sean O’Flaherty, City Engineer Jarrod Holter, Financial Services Director/Treasurer Fred  
9 Buehler, Human Resource Director Hope Burchell, Planning Manager Katie Aspenson, Police  
10 Chief Troy Miller, Fire Chief Billy Hayes

11

12 **Item 2 – Pledge of Allegiance**

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14 The Pledge of Allegiance was recited.

15

16 **Item 3 – Rules of the City of Onalaska Common Council and its Sub Committees –**  
17 **Harassment Free Forum**

18

19 Mayor Chilsen read the following: “*City Council and Sub-Committee meetings shall be*  
20 *conducted in a courteous manner. Citizens, Council and Committee members shall be allowed*  
21 *to state their positions in an atmosphere free of slander, insults, obscene remarks, and threats of*  
22 *violence, or for use of Council or Committee as a forum for politics. Sufficient warnings may be*  
23 *given by the Sergeant of Arms at any time during the remarks, and in the event that any*  
24 *individual shall violate the rules of decorum heretofore set forth, such person may be cut off*  
25 *from comment and/or debate.*”

26

27 **Item 4 – PUBLIC INPUT: (limited to 3 minutes/individual)**

28

29 Mayor Chilsen called for anyone wishing to provide public input.

30

31 **Kevin Knack**  
32 **319 Locust Street**  
33 **Onalaska**

34

35 “I would just like to come and say ‘thank you,’ Mayor and [Common] Councilpeople, for taking  
36 your time tonight to come and do the business of Onalaska and all the things that you do for us as  
37 citizens. I would like to offer a prayer over the meeting tonight: ‘*Lord God of Heaven, I call*  
38 *upon your name over this meeting and all the activities, all the duties and all the details that are*  
39 *taking place here tonight. We ask for your help. We put your name on our currency, even on*  
40 *our coins – ‘In God We Trust.’ We trust you tonight to help us. I ask your wisdom to come upon*  
41 *all the members of this Council, the employees, the other leaders here, and the Mayor as he*  
42 *oversees this meeting. I ask that your wisdom would prevail. We ask for your divine wisdom to*

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43 *see all sides of different issues and policies that come before this Council tonight. [We ask that]*  
44 *nothing be kept hidden, but [that] all things would come to light, [and] that they would see and*  
45 *be in clear view of all the parts of every issue, [and] that they can make correct issue judgments*  
46 *and decisions. We thank you for making things clear to each member. And Lord, if there is*  
47 *someone who doesn't agree, let them at least not be disagreeable and follow the rules of*  
48 *decorum we've already heard about tonight. Let it be a peaceful time, a pleasant time, a*  
49 *productive time tonight, and that things would be accomplished that need to be. [We pray that]*  
50 *all things would be done decently and in order. Thank you for each member here serving and*  
51 *their families. I ask your blessing as they give of their time here tonight to serve this community.*  
52 *We give you praise for good things being done when this evening is over. Let it be said that this*  
53 *was a productive and a peaceful time serving this community. In the name of our savior,*  
54 *Amen."*

55

56 Mayor Chilsen called three times for anyone else wishing to provide public input and closed that  
57 portion of the meeting.

58

59 **Item 5 – PUBLIC HEARING: Approximately 7:00 P.M. (or immediately following Public**  
60 **Input) to consider adoption of a resolution to vacate and discontinue portions of Green**  
61 **Street and Hickory Street (between 1<sup>st</sup> Avenue South and Court Street South) located in**  
62 **Section 8, Township 16, Range 7 West, City of Onalaska, La Crosse County, Wisconsin**  
63 **(Resolution addressed under Non-Consent Agenda Item #12-A)**

64

65 Mayor Chilsen opened the public hearing and called for anyone wishing to speak in favor of  
66 adopting a resolution to vacate and discontinue portions of Green Street and Hickory Street  
67 (between 1<sup>st</sup> Avenue South and Court Street South) located in Section 8, Township 16, Range 7  
68 West, City of Onalaska, La Crosse County, Wisconsin.

69

70 Mayor Chilsen called three times for anyone wishing to speak in favor of adopting a resolution to  
71 vacate and discontinue portions of Green Street and Hickory Street (between 1<sup>st</sup> Avenue South  
72 and Court Street South) located in Section 8, Township 16, Range 7 West, City of Onalaska, La  
73 Crosse County, Wisconsin and closed that portion of the public hearing.

74

75 Mayor Chilsen called three times for anyone wishing to speak in opposition to adopting a  
76 resolution to vacate and discontinue portions of Green Street and Hickory Street (between 1<sup>st</sup>  
77 Avenue South and Court Street South) located in Section 8, Township 16, Range 7 West, City of  
78 Onalaska, La Crosse County, Wisconsin and closed the public hearing.

79

80 **Item 6 – REPORT FROM THE MAYOR:**

81

82 A. Library Statistics

83

84 Mayor Chilsen reported total circulation at the Onalaska Library was 207,487, and revenue  
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85 totaled \$2,250. In addition, the door count was 126,057.

86

87 B. Introduction and recognition of 5 part-time firefighters completing their Firefighter  
88 Certification Level 2 – the highest of firefighter certification in the State

89

90 Fire Chief Hayes introduced Rick Molzahn, who has served as Training and Safety Captain for  
91 15 years.

92

93 Captain Molzahn introduced part-time firefighters Ty Edwards, Mason Rutgers, and Austin  
94 Manglitz, all of whom had completed their Firefighter Certification Level 2. The other two  
95 firefighters who had completed the training – Stewart Heaton and Joe Oxborrow – were unable  
96 to attend Tuesday’s meeting as Stewart was working and Joe was out of town. Captain Molzahn  
97 said the five firefighters had successfully completed the State of Wisconsin Certified Firefighter  
98 2 course on December 8, 2018, and he noted this is the highest firefighter training that is offered  
99 by the state.

100

101 Captain Molzahn said Mason, Stewart and Joe had begun a 30-hour, Entry Level Part A course  
102 in July 2018 at the Village of West Salem Fire Station. It is a course in which firefighters learn  
103 how to put on protective gear and self-contained breathing apparatus. Firefighters must pass a  
104 written test upon completion of the course before advancing to Entry Level Part B, which  
105 introduces them to the tools. Firefighters are introduced to their first live burn upon completion  
106 of the 30-hour course, and they are asked to extinguish the fire. From there, firefighters enter a  
107 16-hour Hazmat course, and then enter a 36-hour Certified Firefighter 1 course that addresses  
108 ladder setup and basic search-and-rescue skills. Firefighters participate in multiple live burns,  
109 and they must pass both a 100-question state-certified test and a three-hour practical test before  
110 being certified Firefighter 1. The firefighters then moved on to the Certified Firefighter 2 course,  
111 where they are introduced to auto extrication, advanced search-and-rescue skills, and radio  
112 communication skills. In addition, firefighters are in the burn tower nearly every class.  
113 Firefighters then again must pass both a 100-question state-certified test and a three-hour  
114 practical test. Captain Molzahn said the firefighters typically attended four-hour classes  
115 Thursday evenings, and they also attended all-day classes every Saturday from July to  
116 December.

117

118 C. Recognition of Officer Lund saving a young woman’s life on December 3, 2018 as a  
119 result of his quick response time and assessment of the situation, he was able to  
120 resuscitate this individual with the administration of Narcan

121

122 Police Chief Miller told the Council that for more than one year every City of Onalaska police  
123 officer has been issued Naloxone under the brand name Narcan, and they carry it while on duty.  
124 Police Chief Miller noted officers had utilized Naloxone on six patients (four female, two male)  
125 in 2018, and he said all six patients had survived. Police Chief Miller said Naloxone and the  
126 response of the city’s EMTs and Tri-State Ambulance also had been factors in the patients’

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127 survival. Police Chief Miller said, “I think it really shows a positive impact that the Onalaska  
128 Police Department is having by having this on our person and in our arsenal to carry with us.”  
129 Police Chief Miller recognized Officer Terry Lund for administering Narcan to a female patient  
130 on December 3, 2018; Officer Travis Gordon for administering Narcan to an adult male patient  
131 on December 1; and Officer Joel Flaten for administering Narcan to an adult female on  
132 December 22.

133  
134 Police Chief Miller asked to recognize one more individual, stating, “There are probably four  
135 really four crucial times in an officer’s career: the day they get hired; the day they complete their  
136 field training and they get to go out on their own; [the day] they finally make probation and they  
137 don’t have to worry about that anymore; and finally, retirement.” Police Chief Miller recognized  
138 Officer Danni Engen, who joined the Police Department in August 2017, and told the Council  
139 that on December 17 Officer Engen had completed her probationary period and was fully  
140 appointed to the rank of Police Officer on December 18. Officer Engen is currently assigned to  
141 second-shift patrol.

142  
143 D. Appointment of City Administrator Eric Rindfleisch as the City of Onalaska’s  
144 representative to the Joint Review Board

145  
146 Motion by Ald. Every, second by Ald. Olson, to approve the appointment of City Administrator  
147 Eric Rindfleisch as the City of Onalaska’s representative to the Joint Review Board.

148  
149 City Administrator Rindfleisch explained that the Joint Review Board is not officially a City of  
150 Onalaska committee. Rather, it is comprised of representatives from the taxing jurisdictions over  
151 a particular parcel in the city – La Crosse County, Western Technical College, Onalaska School  
152 District, and the City of Onalaska. A public member also will be appointed to the Joint Review  
153 Board by the representatives of the aforementioned taxing jurisdictions. The Joint Review Board  
154 will make a recommendation to the Plan Commission, which will make a further  
155 recommendation to the Common Council to create a Tax Incremental District and the parameters  
156 within that district. City Administrator Rindfleisch noted the Mayor typically serves as the city’s  
157 representatives and said he will serve as the city’s representative because Mayor Chilsen will be  
158 out of town.

159  
160 On voice vote, motion carried.

161  
162 **RECOMMENDATIONS FOR APPROVAL AND/OR POSSIBLE ACTION FROM THE**  
163 **FOLLOWING COMMITTEES/COMMISSIONS/BOARDS:**

164  
165 All items listed under the consent agenda are considered routine and will be enacted by one  
166 motion. There will be no separate discussion of these items unless a council member requests  
167 removal, in which event the item will be removed from the consent agenda and considered in the  
168 order of business in the non-consent agenda.

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**Item 7 – Consent Agenda**

- A. Approval of minutes from the previous meeting(s)

**FINANCE COMMITTEE**

- B. Approve 2018 Omni Center Financials
- C. Approve 2018 General Fund Financials
- D. Authorization to accept a Cooperative Educational Service Agency #4 law enforcement grant regarding alcohol compliance (non-matching grant) in the amount of \$1,320
- E. Approval of funds received through the Wisconsin State Debt Collection Tax Intercept Program for 2018 in the amount of \$137,685.00

**PERSONNEL COMMITTEE**

- F. Approval of renewal of the Gundersen Health System Occupational Health Service Agreement for 2019
- G. Approval of renewal of the Gundersen Health System Industrial Safety Eyewear Agreement for 2019
- H. Approval of renewal of the Gundersen Health System Lutheran Hospital Agreement for 2019

**JUDICIARY COMMITTEE**

- I. Approval of **Ordinance 1625-2019** to amend Chapter 2 of Title 9, Section 11 of the Code of Ordinances of the City of Onalaska relating to Sewer User Charge Rates (Third and Final Reading)
- J. Approval of **Ordinance 1627-2019** to annex land located in the Southwest ¼ of the Northeast ¼, Southeast ¼ of the Northwest ¼, Northeast ¼ of the Southwest ¼, Northwest ¼ of the Southeast ¼, Southwest ¼ of the Southeast ¼, Southeast ¼ of the Southeast ¼ in section 29 and the Northwest ¼ of the Northeast ¼, Northeast ¼ of the Northeast ¼, Southeast ¼ of the Northeast ¼ in Section 32, and the Southwest ¼ of the Northwest ¼ in Section 33, all in the Township 17 North, Range 7 West from the Town of Onalaska to the City of Onalaska (Highway 53 Right of Way Annexation) (First and Second Reading)
- K. Approval of **Ordinance 1629-2019** to rezone property located in Section 12, Township 16, Range 7 in the City of Onalaska, La Crosse County, Wisconsin from Light Industrial (M-1) with I-90 Economic Development Overlay to Light Industrial (M-1) (Kenworth Rezoning) (First and Second Reading)

**ADMINISTRATIVE COMMITTEE**

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- 211  
212 L. Approval of Operator's Licenses as listed on report dated January 2, 2019  
213 M. Approval of 2018-2019 Combination Class "B" Beer and Liquor License for Wharf  
214 Lounge, LLC, dba WHARF LOUNGE, 103 10<sup>th</sup> Ave. So. Starting on January 9, 2019  
215 N. Approval of 2018-2019 Class "B" Beer only License for Wharf Lounge Real Estate,  
216 LLC, dba WHARF LOUNGE 2, 103 10<sup>th</sup> Avenue South, Suite 4 starting on January 9,  
217 2019  
218 O. Approval of Temporary Class "B"/Class "B" Retailer's License for:  
219 1. St. Patrick's Church for Friday night fish fry from 3-8-19 through 4-12-  
220 19  
221 2. Friends of the Library for Decoding the Driftless Event, January 10,  
222 2019  
223

224 **BOARD OF PUBLIC WORKS**

- 225  
226 P. Approval of dump truck spreader control, feedback sensors and rearview cameras for  
227 multiple Public Works Department vehicles from Universal Truck Equipment in the  
228 amount of \$14,968  
229 Q. Approval of Irvin Street parking concept A  
230 R. Approval of purchasing:  
231 1. One-ton truck from Ewald Automotive Group in the amount of  
232 \$55,277.00  
233 2. Box, hoist & hydraulics from Michael's Truck Equipment in the amount  
234 of \$20,987  
235 3. Anti-Ice System from Universal Truck Equipment in the amount of  
236 \$13,026  
237 S. Approval of professional engineering services by Short Elliott Hendrickson for  
238 preliminary design of Green Coulee reservoir in an amount not to exceed \$25,000  
239 T. Direct staff to proceed with options for collection of infrastructure funds outside  
240 corporate limits for future presentation at Board of Public Works for Crestwood Lane  
241 Project  
242

243 **PLAN COMMISSION**

- 244  
245 U. Conditional Use Permit request filed by Ariel Stouder of SAC Wireless, 540 West  
246 Madison Street, Chicago, IL 60661 on behalf of wireless carrier AT&T, 930 National  
247 Parkway, Schaumburg, IL 60173, American Tower Corporation, 10 Presidential Way,  
248 Woburn, MA 01801, and CenturyTel of Wisconsin, LLC, 2615 East Avenue South, La  
249 Crosse, WI to replace three (3) existing antennas with three (3) new antennas, add three  
250 (3) new Remote Radio Units (RRU), add one (1) Raycap surge protection unit, and install  
251 new cabling on existing tower supports to the existing telecommunications tower located  
252 at 580 Lester Avenue, Onalaska, WI 54650 (Tax Parcel # 18-4013-0) (FIO)

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**UTILITIES COMMITTEE**

- V. Approve increase in Agency Fare from \$5.00 to \$6.00 effective January 9, 2019
- W. Approval of Shared Ride Transit 2018 Financials
- X. Accept and place on file the 2017 Audit Results for the Shared Ride Program

City Administrator Rindfleisch said questions had been raised regarding language that appears to be the same on Item T on the Consent Agenda and Item 11-2 on the Non-Consent Agenda. City Administrator Rindfleisch asked Jarrod to provide an explanation before the Consent Agenda is passed.

Sean said, “It’s up and down. It either gets removed and then it can be explained, or it stays on the Consent Agenda.”

Motion by Ald. Smith, second by Ald. Gjertsen, to approve the Consent Agenda.

On voice vote, motion carried.

**Non-Consent Agenda**

**Item 8 – RECAP ITEMS PULLED FROM THE CONSENT AGENDA**

- Item T: Board of Public Works – Direct staff to proceed with options for collection of infrastructure funds outside corporate limits for future presentation at Board of Public Works for Crestwood Lane Project.

**Item 9 – FINANCE COMMITTEE**

- A. Vouchers

Motion by Ald. Smith, second by Ald. Every, to approve the vouchers expended since the last Common Council meeting on December 11, 2018, in the amount of \$1,532,507.70.

On voice vote, motion carried.

**Item 10 – JUDICIARY COMMITTEE**

- A. **Ordinance 1624-2019** to annex land located in the Southeast ¼ of the Southwest ¼ in Section 1, Township 16 North, Range 7 West from the Town of Medary to the City of Onalaska (Manske Annexation) (Third and Final Reading)

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295 Motion by Ald. Binash, second by Ald. Smith, to approve Ordinance 1624-2019 to annex land  
296 located in the Southeast ¼ of the Southwest ¼ in Section 1, Township 16 North, Range 7 West  
297 from the Town of Medary to the City of Onalaska (Manske Annexation) (Third and Final  
298 Reading).

299

300 Jarrod said staff is asking that this item be referred to the next meeting cycle as the development  
301 agreement regarding the land for the booster station has not been finalized. Jarrod noted this is  
302 the land that would be annexed for the booster station for the Crestwood Lane Project, and he  
303 again asked that this item be referred to the next meeting cycle as staff awaits the finalization of  
304 the agreement.

305

306 Motion and second withdrawn.

307

308 Motion by Ald. Binash, second by Ald. Olson, to refer Ordinance 1624-2019 – to annex land  
309 located in the Southeast ¼ of the Southwest ¼ in Section 1, Township 16 North, Range 7 West  
310 from the Town of Medary to the City of Onalaska (Manske Annexation) – to the February 12  
311 Common Council meeting.

312

313 Ald. Every referred to the December 11 Common Council meeting and noted Ald. Wulf had  
314 made a motion that Ald. Binash had seconded to suspend the rules and give this ordinance its  
315 First, Second, Third and Final Reading.

316

317 Katie said the ordinance to which Ald. Every had referred (Ordinance 1623-2018) was for the  
318 Burch Annexation, which was part of the original annexation. Katie said, “Burch was part one.  
319 Manske is part two. We’ve been running them separately as we needed the development  
320 agreement with the one and not the other. That one was formally approved in December. This  
321 one has not yet been finalized.”

322

323 On voice vote, motion carried.

324

325 **Item 11 – BOARD OF PUBLIC WORKS**

326

327 A. Abbey Road Project:

328

- 329 1. **Resolution 2-2019** – Preliminary Resolution Regarding Assessments for Sanitary  
330 Sewer, Water, Curb and Gutter, Concrete Sidewalk and Concrete Apron for Abbey  
331 Road Project Along Abbey Road Between Commerce Road (Northerly Junction) and  
332 2,000 Feet Northwest of East Avenue

332

333 Motion by Ald. Smith, second by Ald. Gjertsen, to move to a public hearing at the February 5  
334 Board of Public Works meeting Resolution 2-2019 – Preliminary Resolution Regarding  
335 Assessments for Sanitary Sewer, Water, Curb and Gutter, Concrete Sidewalk and Concrete  
336 Apron for Abbey Road Project Along Abbey Road Between Commerce Road (Northerly  
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337 Junction) and 2,000 Feet Northwest of East Avenue.

338

339 Jarrod stated for clarification that the resolution, as discussed at the January 3 Board of Public  
340 Works meeting, only would affect the parcels located within the City of Onalaska. Jarrod noted  
341 the preliminary assessment sheets for this project were included in the packets this evening, and  
342 he said, “The ones that would actually go out for this public hearing, and for the preliminary  
343 assessments, would be the first three on the first page, and there are two other city residents at  
344 the beginning of the project that would be Nos. 37 and 42 on your assessment sheet list. We  
345 would only have the resolution for the parcels that are within the City of Onalaska.” Jarrod also  
346 noted the Council discuss the remainder of the parcels under Item 11-B.

347

348 Ald. Every asked if this is the 7.5 percent interest charged on top of the cost.

349

350 Jarrod told Ald. Every the City of Onalaska’s policy is to assess a one-time 7.5 percent charge  
351 for administrative fees. This one-time fee is added to the cost of the project to cover the bidding,  
352 staff time by the Engineering Department, and also for the Finance Department to run the  
353 assessments.

354

355 Ald. Every asked, “Don’t we normally get that paid through our taxes? We pay for that one  
356 time, and now we’re asking – especially the people already in the city – to pay it again.”

357

358 Fred said, “When we have special assessments, the 7½ [percent] administrative costs covering  
359 the Engineering [Department] plans and all those costs is strictly to try to recoup the dollars from  
360 the abutting property owners who are being assessed so that the taxpayers are not having to pay  
361 for the costs that would not have been assessed if we didn’t charge the administrative fee.”

362

363 Ald. Every said, “They’re already city residents. They’re paying the 7½ percent, plus they’re  
364 paying their taxes.”

365

366 Fred said, “The 7½ percent is strictly trying to neutralize the dollars that were spent; in other  
367 words, breaking even. If the costs would have been spent, they wouldn’t be recouped if we  
368 didn’t bring it back. What it amounts to is you’re breaking even. When you have the costs  
369 incurred, we’re trying to recoup some of those costs to break even, otherwise you would have  
370 had the costs and not been able to be reimbursed for those costs. That’s why we charge it back  
371 as a special assessment.”

372

373 Ald. Every said, “It seems to me to be excessive, number one. But that aside, we are considering  
374 doing some changes regarding our sewer charges and joining with some other [municipalities] so  
375 that we can negotiate a fair rate because we feel like we might be bullied. To me, I think we  
376 need to be very careful when we do this that we’re not accused of bullying ourselves. That’s my  
377 only point. If Fred says it’s fair, I’ll take his word that it’s fair.”

378

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379 Ald. Smith stated for clarification that her motion is to approve Resolution 2-2019, which means  
380 a public hearing will be held in February. Ald. Smith added she had slightly misspoken when  
381 she had made her motion.

382  
383 Jarrod said this project is slightly different due to the staffing levels in the Public Works and  
384 Engineering departments, noting a consultant had been hired for the project. Jarrod said funds  
385 are being expended on and actual engineering design, which he pointed out is not the norm on a  
386 majority of the projects. Jarrod said, "Part of what I look at in relation to, it's an opportunity of a  
387 lost cause of other projects that we could not have done that are benefitting a certain area. The  
388 whole reason we are assessing it is it's a new improvement. When I go through and do a project  
389 on an existing portion of the city that has had curb and gutter, sewer and water, we look at those  
390 areas and we do not assess them because improvements were already existing. That's where I  
391 look at those funds that are coming in are going to do those resources that we already had. This  
392 one is a little bit different. We had to pay for the engineering costs, which is different than a lot  
393 of our projects. But I look at it as an opportunity of a lost cause of other projects that couldn't  
394 get done going toward the project."

395  
396 City Administrator Rindfleisch said he understands the terms "city residents" and "non-city  
397 residents" are being utilized and stated, "The project is based on the annexation of the three  
398 parcels that make up Kwik Trip. The only city property we're dealing with that we're assessing  
399 right now is Kwik Trip on Abbey Road."

400  
401 Jarrod pointed out there are two properties for the portion of the assessments for the curb and  
402 gutter that are located along Abbey Road in the City of Onalaska that currently do not have curb  
403 and gutter. Jarrod also said part of the assessment sheet will be the Kwik Trip property.

404  
405 Ald. Every said, "The reason I make the point is if we would like these people to eventually  
406 annex, that adds another \$2,000, \$3,000 onto some of these bills, and that's a big amount. The  
407 other thing is I looked at the statute we have on the books now – and I don't know if you're  
408 aware of it or not – but the very last line reads that any revenue left over in this user portion, the  
409 sewer, has to be used to offset next year's budget. I don't know if we've been doing that, but  
410 you might want to take a look at that statute."

411  
412 Ald. Binash said, "When we read this resolution, you go down to where it says 'sidewalk and  
413 concrete apron,' it goes all the way from Abbey Road to Commerce Drive. Are we approving  
414 sidewalks for the Town of Onalaska residents in this resolution?"

415  
416 Jarrod referred to the assessment sheets and said they would be changed for the sidewalk portion  
417 to only be the parcels located within the City of Onalaska.

418  
419 Ald. Binash said, "If we approve the resolution tonight, we actually need to have this rewritten to  
420 state exactly what this resolution is supposed to be. If we approve this, we're actually approving

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421 wording that is incorrect.”

422

423 Jarrod said it is defining a project area.

424

425 Ald. Smith said it was her understanding “we were approving it to be there. It just wouldn’t be  
426 put in place at this time.”

427

428 Jarrod told Ald. Smith she is correct and said the current project design includes all the items on  
429 the assessment sheets for the project, which will start at the previous City of Onalaska limit line  
430 (2,000 feet from East Avenue) and go to Commerce Drive.

431

432 Ald. Smith said, “It’s important that the resolution state that because we don’t want to install  
433 sidewalk in one area, but not another.”

434

435 Sean said the purpose of having the preliminary resolution is to establish the boundaries of what  
436 may happen. Sean also said the report will be amended after the public hearing and the final  
437 resolution will state in particular where the improvements will be, noting it might change after  
438 the public hearing.

439

440 Ald. Every said, “It will be back again – probably more than once.”

441

442 Sean told Ald. Every he is correct.

443

444 Ald. Binash asked if that should be made part of the motion.

445

446 Sean told Ald. Binash no and said, “This is in the normal course of how these happen. The  
447 Preliminary Resolution sets forth the area for that is going to be assessed, and with staff’s initial  
448 thoughts of where it’s going to be. You have the public hearing, and then by the time of the  
449 Final Resolution you’re going to have the final project plan. You have the initial project plan  
450 now.”

451

452 City Administrator Rindfleisch referred to Section 3 in the resolution and noted it states the  
453 determination for the improvements shall be made and assessed based on the actual cost of  
454 installation. City Administrator Rindfleisch noted the city is not dictating that “at this point in  
455 time,” and he also noted that the district is being established. City Administrator Rindfleisch  
456 next referred to Section 6 of the resolution and said it directs Jarrod to prepare a report consisting  
457 of preliminary plans and specifications for said improvements. City Administrator Rindfleisch  
458 said, “The resolution itself doesn’t need to be modified because while sidewalks within or  
459 without may not be determined yet, it’s an item that may be assessed as well as water and sewer.  
460 When we do the Final Resolution, it will have the actual cost as per the approved plans. As  
461 stated, this is the first step. These are the items we would look at possibly assessing and  
462 completing, but it’s only the first step. There are many more steps to go. In my opinion, the

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463 resolution does not need to be amended to reflect that.”

464

465 Motion restated:

466

467 To approve Resolution 2-2019 – Preliminary Resolution Regarding Assessments for Sanitary  
468 Sewer, Water, Curb and Gutter, Concrete Sidewalk and Concrete Apron for Abbey Road Project  
469 Along Abbey Road Between Commerce Road (Northerly Junction) and 2,000 Feet Northwest of  
470 East Avenue.

471

472 On voice vote, motion carried.

473

474 2. Direct staff to proceed with options for collection of infrastructure funds outside  
475 corporate limits for future presentation at Board of Public Works

476

477 Jarrod noted he had distributed a memo from Sean at the January 3 Board of Public Works  
478 meeting asking that the assessment procedure not be followed for properties located outside the  
479 City of Onalaska. Jarrod said, “It would be very difficult, with recent legal opinions, that we  
480 could do that.” Jarrod said Sean had outlined the following two possible collection methods:

481

- 482 • Establish a hookup/connection charge for each of the projects.
- 483 • Establish a special zone or district for the collection of the improvements related to the  
484 installation of the improvements.

485

486 Jarrod said the Board of Public Works had directed staff to examine the two options and, with  
487 Sean’s assistance, bring forward the most favorable option on recouping costs from individuals  
488 who might be outside the corporate limits to the February 5 Board of Public Works meeting.  
489 Jarrod said, “We are looking for direction on following that. It would be acted upon, with  
490 recommendation of staff, bringing it forward to the Board of Public Works.”

491

492 Ald. Every asked the Council to keep in mind the hookup charge is of the items to which the city  
493 is objecting in its negotiations with the City of La Crosse. Ald. Every added, “I agree they  
494 should be looked at, and bring back the recommendation.”

495

496 Ald. Gjertsen said, “I think one of the concerns is we’re kind of putting ourselves out when  
497 we’re negotiating with La Crosse. The way we’re treating our neighbors right now, you can  
498 expect some reciprocation. I’m worried about getting a bunch of people in here [who are] mad.”

499

500 City Administrator Rindfleisch said he does not disagree with the previous statements regarding  
501 the City of La Crosse and the Sewage District. City Administrator Rindfleisch said the fee only  
502 would apply to those who become City of Onalaska residents, adding that the fee may not be  
503 applied to the Town of Onalaska if those services are not being utilized. City Administrator

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504 Rindfleisch said, “Either a fee or a hookup charge, or what we used to do with deferred  
505 assessments is the utilities are placed in the ground and are accessible to somebody in the town.  
506 Upon annexation, they would pay their portion to tie into the service that was laid in front of  
507 them. That is sort of the intention here. The reason why we’re making changes is because of  
508 state statute changes that make deferred assessments a bit more difficult. We can’t hold them out  
509 there for long periods of time, so [we would] replace that with some other mechanism that when  
510 someone comes into the system, they’re reimbursing the existing users to pay for that  
511 infrastructure to go in in the first place.”

512

513 Ald. Every asked Jarrod if the individuals residing along Abbey Road in the Town of Onalaska  
514 may hook up without annexing.

515

516 Jarrod said current city policy states that one must be a city resident to receive services. Jarrod  
517 also noted that while there are areas where the city has allowed water connections in the past,  
518 “it’s very limited.”

519

520 Mayor Chilsen asked Jarrod to restate his request.

521

522 Jarrod said he is seeking direction for staff to proceed with the memo written by Sean and dated  
523 January 3, 2019 to bring back to the Board of Public Works possible methods of recouping  
524 infrastructure costs along Abbey Road.

525

526 Motion by Ald. Every, second by Ald. Gjertsen, to direct city staff to proceed with the options  
527 outlined in a memo written by City Attorney Sean O’Flaherty and dated January 3, 2019, collect  
528 them and present them to the Board of Public Works prior to presenting them to the Common  
529 Council.

530

531 On voice vote, motion carried.

532

533 **B. Resolution 1-2019** – Preliminary Resolution Regarding Assessments for Concrete  
534 Sidewalk and Concrete Apron for Troy Street Project Between State Highway 35 and 4<sup>th</sup>  
535 Avenue North

536

537 Jarrod said this is for sidewalk installation between State Trunk Highway 35 and 4<sup>th</sup> Avenue  
538 North as part of the 2019 Utilities Projects. Jarrod said, “These are all city residents, all typical  
539 assessment procedures. This is the norm of what we usually see. This resolution would bring  
540 forward a public hearing for the next [February 5] Board of Public Works meeting.”

541

542 Motion by Ald. Every, second by Ald. Gjertsen, to approve Resolution 1-2019 – Preliminary  
543 Resolution Regarding Assessments for Concrete Sidewalk and Concrete Apron for Troy Street  
544 Project Between State Highway 35 and 4<sup>th</sup> Avenue North.

545

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546 On voice vote, motion carried.

547

548 C. **Resolution 6-2019** – Relating to the Capital Improvement Projects for 2019

549

550 Jarrod said this would authorize the 2019 Capital Projects.

551

552 Motion by Ald. Smith, second by Ald. Wulf, to approve Resolution 6-2019 – Relating to the  
553 Capital Improvement Projects for 2019.

554

555 On voice vote, motion carried.

556

557 D. Review and consideration of Irvin Street streetscaping concept combination of B and C

558

559 Jarrod noted the Council packets include copies of concept proposals done by Hoisington  
560 Koegler Group, Inc. regarding the Irvin Street streetscaping and alley improvements for the area  
561 that was included within the 2019 Capital Improvements Budget. Jarrod noted the Common  
562 Council had passed Parking Option A (parallel parking to the street) as part of the Consent  
563 Agenda. Jarrod said city staff is examining the design of the roadway as well as sidewalk  
564 improvements, streetlights, bollard lighting, and trees. Jarrod noted HKGi had presented  
565 alternatives and said the Board of Public Works had recommended having a combination of  
566 Concept Alternatives B and C. Staff would examine the alternatives and bring forward a final  
567 draft to the Board of Public Works.

568

569 Motion by Ald. Every, second by Ald. Gjertsen, to approve Irvin Street streetscaping concept  
570 combination of B and C.

571

572 Ald. Binash encouraged the Council to examine Concept Alternative A1 (angled parking, one-  
573 way street) and said, “What we’re going to be looking at here in near future is the development  
574 that’s going to be taking place on 1<sup>st</sup> Street just to the south of the Great River Landing. You’re  
575 going to be having more traffic entering on Highway 35. This particular concept allows for  
576 traffic to go up to 3<sup>rd</sup> [Avenue] and either make a left or right turn until we decide what we’re  
577 going to be doing about the traffic patterns that may be developing with this 98-unit complex  
578 that’s going to be coming in. Having dealt with insurance accidents for many years, I think this  
579 may be the best proposal for having traffic flow and hopefully a lack of accidents because if we  
580 intend to have more development in the downtown area, I think this may be a temporary solution  
581 until a parking complex may be built or used in that area. I think any other way that you do this,  
582 you’re going to be putting more traffic onto the highway. I think if you divert it away from the  
583 highway, I don’t see it being a great deal of traffic, but I think you may find it to be a better  
584 traffic pattern than using a different system.”

585

586 Ald. Gjertsen said, “Basically we have more than one problem there. There’s no doubt the flow  
587 is important, and the direction of traffic is important. But going to angled parking creates

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588 another situation: blind spots and tight parking.” Ald. Gjertsen then asked Police Chief Miller to  
589 address angled parking.

590

591 Ald. Smith asked if she may speak before Police Chief Miller addresses the Council and said,  
592 “Respectfully, I have a point of order. Under the Consent Agenda, Board of Public Works, Item  
593 Q, we approved the Irvin Street Parking Concept A, which was discussed and approved at the  
594 [January 3 Board of] Public Works [meeting]. What we’re discussing now is a different item, so  
595 although it’s on the agenda we’ve already voted on it, and I’m not sure the point of order ... I’m  
596 sure there’s a way to bring it back if we want to discuss it further. I’m not trying to shut down  
597 the discussion. I’m just trying to get to the correct place.”

598

599 Sean said the Council would need to make a motion to reconsider Item Q from the Consent  
600 Agenda so there may be discussion.

601

602 City Administrator Rindfleisch noted the Board of Public Works had unanimously approved  
603 what is Item Q on this evening’s Consent Agenda, which is why it does not appear on the Non-  
604 Consent Agenda. City Administrator Rindfleisch noted this item had been pulled off because the  
605 vote on the streetscaping at the January 3 Board of Public Works meeting was not unanimous,  
606 and he said the topic should be the streetscaping and not the traffic. City Administrator  
607 Rindfleisch said he agrees with Sean that it would be appropriate for the Council to make a  
608 motion to reconsider Item Q once it has voted on the motion on the floor.

609

610 On voice vote, motion carried, 4-2 (Ald. Binash, Ald. Gjertsen).

611

612 **The following item was pulled from the Consent Agenda, to be addressed at this time in the**  
613 **Non-Consent Agenda.**

614

615 E. Direct staff to proceed with options for collection of infrastructure funds outside  
616 corporate limits for future presentation at Board of Public Works for Crestwood Lane  
617 Project

618

619 Jarrod said this is very similar to the Abbey Road Project, noting the city has a project slated to  
620 be performed along Crestwood Lane. Jarrod said city staff is examining recouping those costs  
621 for the project. Jarrod also said, “With all of those parcels being within the Town of Medary and  
622 outside our corporate limits, we would like to proceed as directed on the previous Abbey Road  
623 following the memo from the City Attorney, bringing it back forward to the Board of Public  
624 Works and Council for further approval.”

625

626 Motion by Ald. Every, second by Ald. Olson, to approve directing staff to proceed with options  
627 for collection of infrastructure funds outside corporate limits for future presentation at Board of  
628 Public Works for Crestwood Lane Project.

629

Reviewed 1/10/19 by Cari Burmaster

630 On voice vote, motion carried.

631

632 **Item 12 – PLAN COMMISSION**

633

634 A. **Resolution 5-2019** – Final Resolution to vacate and discontinue portions of Green Street  
635 and Hickory Street (between 1<sup>st</sup> Avenue South and Court Street South) in the City of  
636 Onalaska, La Crosse County, Wisconsin

637

638 Motion by Ald. Binash, second by Ald. Every, to approve Resolution 5-2019 – Final Resolution  
639 to vacate and discontinue portions of Green Street and Hickory Street (between 1<sup>st</sup> Avenue South  
640 and Court Street South) in the City of Onalaska, La Crosse County, Wisconsin.

641

642 On voice vote, motion carried.

643

644 **Item 13 – CITY ADMINISTRATOR**

645

646 A. Update regarding the La Crosse Area Metropolitan Sewage District

647

648 City Administrator Rindfleisch said there continues to be support from the member communities  
649 that surround the City of La Crosse. City Administrator Rindfleisch said the resolution has been  
650 forwarded to the Wisconsin Department of Natural Resources, adding, “We do not have a date  
651 set yet while we have a 30-day window. However, I would expect that due to the changeover in  
652 leadership in the state – especially in the department that there will likely be a gap now – we’ll  
653 be following up with them to make sure we get a date scheduled. But that may not fall within  
654 the 30-day window as they’re undergoing changes there. Barring that, there is no other update. I  
655 have not received any of the information I asked for back in August, [meaning] the letter that we  
656 had prepared to send out.”

657

658 **Item 14 – CLOSED SESSION**

659

660 To consider a motion to convene in Closed Session under Section 19.85(1)(e) for the purpose of  
661 deliberating or negotiating the purchasing of public properties, the investing of public funds or  
662 conducting other specified public business whenever competitive or bargaining reasons require a  
663 closed session:

664

- 665 • Development Agreement regarding Crestwood Booster Station

666

667 If any action is required in Open Session as a result of the Closed Session, the Common Council  
668 will reconvene in Open Session to take the necessary action and/or continue on with the printed  
669 agenda.

670

671 Motion by Ald. Olson, second by Ald. Gjertsen, to convene in Closed Session.  
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672

673 On roll call vote: Ald. Kim Smith – aye, Ald. Ron Gjertsen – aye, Ald. Diane Wulf – aye, Ald.  
674 Jim Olson – aye, Ald. Jim Binash – aye, Ald. Jerry Every – aye. Motion carried. In Closed  
675 Session at 7:58 p.m.

676

677

678 Recorded by:

679

680 Kirk Bey