

**Common Council  
of the City of Onalaska**

Tuesday, February 12, 2019

1

1 The Meeting of the Common Council was called to order at 7:00 p.m. on Tuesday, February 12,  
2 2019. It was noted that the meeting had been announced and a notice posted at City Hall.

3  
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, Commercial Building Inspector Calvin King, Fire Chief Billy Hayes, Parks  
11 and Recreation Director Dan Wick

12  
13 **Item 2 – Pledge of Allegiance**

14  
15 The Pledge of Allegiance was recited.

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

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

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

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

31  
32 **Diane Oldani Wulf, Second District Alderperson**  
33 **910 Orchid Place**  
34 **Onalaska**

35  
36 “A Second District constituent called me last week, and I wanted to relay his comments this  
37 evening. This constituent mentioned he had recently traveled the state for work after the second  
38 snowstorm. And in his opinion, no one comes anywhere close to getting the streets cleaned than  
39 Onalaska. He was very appreciative of the work staff performs, and he wanted me to know how  
40 much he appreciates it. So a big shout-out to our Street Department, and I personally can echo  
41 those sentiments. Thank you.”

42  
Reviewed 2/14/19 by Cari Burmaster

43 **Boondi Iyer**  
44 **518 Stonebridge Avenue**  
45 **Onalaska**  
46

47 “I’m running for Onalaska Common Council in the Third District in the election this spring. I’m  
48 here to introduce myself to the Council and to the city staff. I want to tell you how thankful and  
49 appreciative I am to be living in a well-run city like Onalaska. Thank you.”  
50

51 **Kevin Hintz**  
52 **949 Westview Circle Drive**  
53 **Onalaska**  
54

55 “I would second the comments about the street crews; [they did a] good job this morning. It was  
56 nice and easy to get on to work. Eagle Scouts, good job, guys. Keep it up. I saw in an article  
57 that the [Common] Council may be considering helping to fund the La Crosse Center expansion.  
58 As a city resident I don’t think that’s a good idea. We already have a convention center here  
59 that, for full disclosure, I work there part-time. I think it’s a bad idea to be in the convention  
60 business. And what it sounds like the city is planning to do is get rid of floor space and make  
61 room for maybe weddings, but I don’t think that’s the best place the City of Onalaska could send  
62 its money when we already have a competing center here. Maybe money could be better used to  
63 fund that. Thank you.”  
64

65 Mayor Chilsen called three times for anyone else wishing to provide public input and closed that  
66 portion of the meeting.  
67

68 **Item 5 – REPORT FROM THE MAYOR:**  
69

70 A. Library Statistics  
71

72 Mayor Chilsen reported that 13,143 individuals passed through the library system in January,  
73 88.72 percent of which were residents. There were 14 meeting room reservations with a total of  
74 228 people. Also, \$125 in revenue was collected.  
75

76 B. Introduction of Cub Scouts Troop  
77

78 Mayor Chilsen introduced Boy Scout Troop No. 168 from St. Patrick’s Catholic Church and said  
79 the scouts are attending this evening’s meeting as part of a merit badge process. Mayor Chilsen  
80 noted he had spoken to the troop for approximately one hour earlier Tuesday.  
81

82 C. Direct staff to prepare a needs assessment for Police & Fire Departments with options for  
83 solutions, including a possible 2020 Referendum Election  
84

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85 City Administrator Rindfleisch said some of the Council members have discussed the possibility  
86 of holding a public safety referendum that likely would occur during the November 2020  
87 election. City Administrator Rindfleisch said approving the need for the referendum is the first  
88 step in the process, with the City of South Milwaukee being utilized as a model as a municipality  
89 that completed a successful public referendum in November 2018. City Administrator  
90 Rindfleisch said the appropriate first step to take is for the Common Council to direct city staff to  
91 begin the process of preparing a needs assessment.

92

93 Motion by Ald. Every, second by Ald. Gjertsen, to direct city staff to prepare a needs assessment  
94 for Police & Fire Departments with options for solutions, including a possible 2020 Referendum  
95 Election.

96

97 On voice vote, motion carried.

98

99 D. Appointment of Peter J. Boese to Room Tax Commission, conditional upon passing of  
100 Ordinance 1632-2019 (Agenda Item #10-B)

101

102 Motion by Ald. Wulf, second by Ald. Gjertsen, to approve the appointment of Peter J. Boese to  
103 Room Tax Commission, conditional upon passing of Ordinance 1632-2019.

104

105 On voice vote, motion carried.

106

107 E. Consideration of a request by Terry Weiland to adjust a building permit fee for the  
108 property located at 2215-2223 Abbey Road, Onalaska, WI 54650

109

110 Mayor Chilsen invited Terry Weiland to address the Council.

111

112 Terry told Council members they should have received a timeline from the Commercial Building  
113 Inspector Calvin King regarding the double permit fee for 2215-2223 Abbey Road. Terry noted  
114 he had installed the basement and said he would not be able to obtain a Plan Review from the  
115 State of Wisconsin until December 20, 2018. Terry told the Council he had put an enclosure on  
116 it, for which no permit is necessary, and he explained it was the deck system that would protect  
117 the footings so that a significant amount of snow did not accumulate in the basement. Terry  
118 noted he had been charged a Double Permit Fee, and he explained that no inspection would be  
119 missed by constructing the enclosure. Terry further explained the Commercial Building  
120 Inspector does not visit the site until the roof has been constructed and rough-ins are in place.  
121 Terry said, "There was nothing covered up, so when they do come at that point, everything that I  
122 did was open and [there was] nothing to hide. I had every intent of acquiring the permit. It was  
123 just a timing issue to get my basement protected for the winter season that was coming up."

124

125 Ald. Gjertsen asked Terry if he had contacted Calvin during the framing process.

126

Reviewed 2/14/19 by Cari Burmaster

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127 Terry said he had not.

128

129 Ald. Gjertsen noted the process is a “one, two, three-step situation with the permits.” Ald.  
130 Gjertsen told Terry he understands why he had done what he did, and he said it was his  
131 understanding Terry was farther along than what he had said.

132

133 Terry referred to a photograph and said, “It’s accurate to what I had done. It was just a knee wall  
134 in the floor system. I would like to think of it as I built an enclosure to protect the basement. ... I  
135 made it out of my floor system.”

136

137 Ald. Wulf asked if any city staff members would like to provide input.

138

139 Calvin told Council members everything he had included in the synopsis is accurate, and he  
140 noted other individuals had been fined for beginning work without first obtaining a permit.  
141 Calvin said Terry’s approval from the State of Wisconsin had come through almost a month  
142 prior to Terry coming in to obtain the permit. Calvin said, “He had his approval, but he didn’t  
143 come in and get his permit. He still did start it prior to that. It was the 20<sup>th</sup> [December 20] the  
144 review was done. He got his permit on January 22. It was almost a month he had the review  
145 done and didn’t make it in.”

146

147 Sean referred to Building Code Section 15-1-90 (“Penalties and Violations”) and said the double  
148 fees are pursuant to the Uniform Development Code. Sean noted this is a State of Wisconsin  
149 Ordinance that states fees are doubled when this occurs. Sean noted Section 15-1-90 states there  
150 will be double fees and said it is at the city’s discretion if it wishes to levy a fine. Sean said,  
151 “There was no fine here.”

152

153 Ald. Smith asked Sean if it his legal opinion that it would not be appropriate to waive the double  
154 fees.

155

156 Sean said it would be a policy decision that could be made, adding, “By standard course, it’s not  
157 a fine. It’s something that’s mandated the UDC. The city, as a policy, can give that up. But it is  
158 a UDC issue. It’s not a fine.”

159

160 Ald. Smith asked, “It would set a precedent?”

161

162 Sean said that is not necessarily the case.

163

164 Ald. Every noted he had written down a statement Calvin had made that the city has levied fines  
165 in the past on individuals who had begun work without first obtaining a permit. Ald. Every  
166 asked, “Those fines have not been adjusted or taken back?”

167

168 Katie told Ald. Every the fees were not waived or adjusted.

Reviewed 2/14/19 by Cari Burmaster

169  
170 Ald. Binash asked Terry what he was constructing.  
171  
172 Terry told Ald. Binash it is a five-unit apartment building.  
173  
174 Ald. Binash inquired about the location of the apartment building.  
175  
176 Terry said it is located at 2215 Abbey Road.  
177  
178 Ald. Binash asked Terry, “Your intent was to build this, correct?”  
179  
180 Terry said yes.  
181  
182 Ald. Binash asked Terry, “You understood you needed a permit before you started building?”  
183  
184 Terry told Ald. Binash he had obtained an Early Start Permit, which was for the foundation only.  
185 Terry said, “Everything I did there was within the codes. Enclosing it was the questionable one.”  
186  
187 Ald. Binash noted the double fee was applied because Terry had constructed a structure over the  
188 foundation.  
189  
190 Terry told Ald. Binash he is correct.  
191  
192 Ald. Binash asked Terry if the structure was to be permanent.  
193  
194 Terry said the floor system is permanent.  
195  
196 Ald. Binash asked Terry if the structure he put over the floor was to be permanent.  
197  
198 Terry said the wood floor system will be permanent, adding that is the questionable area.  
199  
200 Terry referred to Calvin’s comments regarding the fact he had not come to City Hall and  
201 obtained the city permit after obtaining state approval, and he said his subcontractor (the builder)  
202 was involved in another project. Terry said the subcontractor could have started before  
203 December 20; however, he started another project and would be unavailable until February.  
204 Terry said, “I was planning on getting him the last week of January, and then he called and said,  
205 ‘I can start.’ Then I came in and got the permits. That’s why there was a delay ... The 21<sup>st</sup> of  
206 December is about the earliest I could have obtained a City Building Permit.”  
207  
208 Ald. Binash asked Terry why there had been a one-month delay in obtaining the building permit.  
209  
210 Terry reiterated his subcontractor was involved in another project and unavailable, stating,  
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211 “There was nobody to build the project for me.” Terry also reiterated the subcontractor had  
212 informed him he would be involved with the other project until February 1.

213

214 Ald. Binash asked who had started the project.

215

216 Terry said the same subcontractor started the project.

217

218 Ald. Every referred to Council members’ notes and pointed out City Administrator Rindfleisch  
219 had reduced the fee by \$960, and he asked for an explanation as to why that had occurred.

220

221 City Administrator Rindfleisch said, “On hearing the news and understanding that Mr. Weiland  
222 was not pleased with that, Katie and I sat down. And in order to obtain compliance for a builder  
223 who has built in the area quite a bit – but more importantly, to get the understanding that you  
224 need to get the permit and what we felt was most legally defensible based on the fact that the  
225 garage area was not done – we basically did a percentage of the double fee, as mentioned in that  
226 timeframe. Technically that is not appropriate because that is a penalty and we do not assess a  
227 penalty. It’s actually a double fee, so technically Mr. Weiland does owe another \$960 beyond  
228 what he currently pays because that would be the full double fee cost. If asked to do the same  
229 thing in the future, I would not knowing what the ordinances are.”

230

231 Ald. Binash asked if double permit fees are a regular occurrence, also asking if it has occurred in  
232 the past.

233

234 Katie said yes.

235

236 Ald. Binash asked if staff has observed city policy when the policy has been challenged.

237

238 Katie said yes and pointed out it is a city ordinance.

239

240 Terry noted the double fees typically are smaller and pointed out this double fee was reduced  
241 from \$3,900 to \$2,900.

242

243 Ald. Binash inquired about the normal cost of a permit.

244

245 City Administrator Rindfleisch said it is \$3,900.

246

247 Terry said this scenario typically occurs when a deck is constructed and the contractor was  
248 unaware a fee is required.

249

250 Ald. Every asked Sean if he said it is State of Wisconsin Statute, or if the city could adopt the  
251 state statute as its ordinance, but has not done so.

252

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253 Sean told Ald. Every the city has adopted the Uniform Development Code and said the double  
254 fees for commencing a project without a permit are part of the UDC. Sean said, “We’ve also  
255 reiterated them in our ordinance, but they’re as a result of us adopting the Uniform Development  
256 Code.”

257  
258 Ald. Gjertsen asked Sean if the city is not required to levy a double permit fee on Terry in this  
259 situation.

260  
261 Sean said the Common Council may make a policy decision not to do so. Sean said, “The  
262 ordinance and the statute say that the fee shall be doubled ...”

263  
264 Ald. Gjertsen said, “If we decide to enforce it.”

265  
266 Motion by Ald. Gjertsen, second by Ald. Every, to waive the double permit fee for Terry  
267 Weiland for the property located at 2215-2223 Abbey Road, Onalaska, WI 54650, with the  
268 understanding the permit fee shall be increased times four if this situation arises in the future.

269  
270 Mayor Chilsen asked Sean if Ald. Gjertsen’s motion is permissible.

271  
272 Sean said yes and asked Ald. Gjertsen, “Is it that there would be no fee paid, or there would be  
273 one fee paid instead of double?”

274  
275 Ald. Gjertsen said, “No fee. [Terry] paid the permit already, and we’re going to double it. He’s  
276 already paid the fee. What we’re talking about is him doubling that fee for a penalty. I’m  
277 talking about excusing that and making that a policy that all the contractors – specifically, we  
278 have Terry in front of us – to send a message to them that we will work with them. But they  
279 need to know that if you’re constantly coming through our doors here that we are going to get  
280 serious with our fees and our penalties.”

281  
282 Ald. Wulf addressed Ald. Gjertsen’s motion and told Sean it is her assumption the proposal to  
283 quadruple the fine would have to come before the Administrative and Judiciary Committee.

284  
285 Sean told Ald. Wulf his understanding of the motion is the second fee would be excused in this  
286 case, with the understanding that if Terry begins work early on any subsequent project, the fee  
287 would be quadrupled instead of doubled. Sean said it is his understanding based on Ald.  
288 Gjertsen’s motion the policy point is that while the city is willing to work with contractors, it will  
289 not be taken advantage of multiple times.

290  
291 Ald. Wulf asked if this only would apply in this particular instance.

292  
293 Sean said yes.

294  
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295 Ald. Gjertsen said, “One time, to Terry. I would add to that the construction community is like  
296 any other community. Everybody knows everybody. You’re actually working with a  
297 community by doing this. Terry most certainly in his daily roundabouts would be able to send  
298 what I think is a very good message from this Council.”

299  
300 Ald. Binash said, “I agree with part of what Ron has in that under the extenuating circumstances  
301 I can see paying the permit and not doubling the permit. I don’t agree with the other part. I  
302 think there are extenuating circumstances, and that’s why we have the leeway here to adjust the  
303 policy, per the circumstances of the incident. I think quadrupling the fine without real precedent  
304 ... We already have something on the books, and we already know about the Unified  
305 Development Code. I think Mr. Weiland is aware of what can happen when you do begin  
306 something, and with all good intentions, things can happen. I agree in part with Ron, but not the  
307 other part about quadrupling it. I think that sets a dangerous precedent myself.”

308  
309 Ald. Every said, “I’m not sure what message that will send. Hopefully it will send the right  
310 message. Our staff says they have fined other people for starting early. It happens. Apparently  
311 we’ve sent the message before, but it hasn’t accomplished what we wanted it to. In this case I  
312 think it would be fine. We are very lucky to have people like Terry who want to build in our  
313 community and want to do things for us. We have rules and regulations that we have to follow  
314 as well, but we are lucky to have people who want to do business here. We have to do it within  
315 our policies. We have to support what our staff says. I’m a little uncomfortable with a complete  
316 forgiving, but that is the motion.”

317  
318 Ald. Wulf asked Sean if another motion may be brought to the floor if the current motion on the  
319 floor fails.

320  
321 Sean said yes.

322  
323 Ald. Smith said that while she agrees with the spirit of what Ald. Gjertsen has stated, “I don’t  
324 think the details of it are quite appropriate.” Ald. Smith said she appreciates Ald. Every’s  
325 comments, as well as Terry and the work he has done in the community. However, Ald. Smith  
326 also said, “I think in fairness to the other builders, we really need to stand our ground with this.  
327 Many other builders have been assessed a double fee. Construction is all about logistics and  
328 trying to remember all the right details at all the right times. Things can go wrong – the weather,  
329 et cetera. In this case, I will be voting ‘no,’ and I think that we should proceed with the double  
330 fees as stated in our Building Code.”

331  
332 City Administrator Rindfleisch reminded the Council the motion and the topic specifically relate  
333 to Terry Weiland and his construction project. City Administrator Rindfleisch noted the term  
334 “sending a message” has been utilized this evening, and he said, “As staff – both as  
335 administrator, planner and inspector – I don’t know under what guidelines we would ever double  
336 fee anybody, because if the message is, ‘Come to the Council and be waived,’ there is no longer

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337 a standard that can be applied with the motion. I think staff likely will look at amending our  
338 UDC to reflect the motion that we have on hand. Again, I don't know what standing we would  
339 ever have to double fee somebody else."

340  
341 Motion by Ald. Olson, second by Ald. Binash, to call the question.

342  
343 On voice vote, motion carried.

344  
345 On roll call vote: Ald. Kim Smith – nay, Ald. Ron Gjertsen – aye, Ald. Diane Wulf – nay, Ald.  
346 Jim Olson – nay, Ald. Jim Binash – nay, Ald. Jerry Every – aye. Motion failed, 4-2.

347  
348 Motion by Ald. Wulf, second by Ald. Olson, to deny a request by Terry Weiland to adjust a  
349 building permit fee for the property located at 2215-2223 Abbey Road, Onalaska, WI 54650.

350  
351 Ald. Smith said it is her understanding that with this motion Terry Weiland's fee will be double  
352 and not the discounted amount.

353  
354 Mayor Chilsen asked Ald. Wulf to restate her motion, also asking her if that was the intent of her  
355 motion.

356  
357 Ald. Wulf noted Item 5E states Terry Weiland is requesting the adjustment of a building permit  
358 fee, and she asked, "What was his request?"

359  
360 Terry said he is requesting to pay \$2,900.

361  
362 City Administrator Rindfleisch explained that the double permit fee was adjusted less the amount  
363 for the garage space, which was not covered.

364  
365 Mayor Chilsen again asked Ald. Wulf what the intent of her motion was.

366  
367 Ald. Wulf said, "To be doubled."

368  
369 Mayor Chilsen asked, "Of everything? Or double, minus the garage?"

370  
371 Ald. Wulf said, "I would refer to staff on that."

372  
373 Mayor Chilsen told Ald. Wulf, "We can't refer to staff. We have to have a motion."

374  
375 Motion and second withdrawn.

376  
377 Ald. Binash how much Terry has paid to date.

378  
Reviewed 2/14/19 by Cari Burmaster

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10

379 Katie said Terry has paid \$11,526.05, and she told Council members they would add \$960 to that  
380 total if they are seeking a full double fee.

381

382 Ald. Binash asked Katie if the \$11,526.05 Terry has paid is part of the double fees.

383

384 Katie told Ald. Binash he is correct and explained that if the Council wishes to double the permit  
385 fee, \$960 would be added to the double fee amount. Katie said it would encompass the full  
386 double fee.

387

388 Terry said he had first suggested to Katie creating a building permit for the work he had done if  
389 the fee has to be doubled. Terry said, "I enclosed it with my enclosure, my floor system –  
390 whatever you want to call it. That value isn't the value of a complete building. I stopped; there  
391 was nothing else done. I only did it to protect the foundation. [Katie] indicated to me they  
392 didn't have a system to come up with a price. Their compromise, knowing that I didn't do any  
393 work in the garage area, is to eliminate that portion of the building permit. They would issue me  
394 a building permit for the building and, per se, issue me one for the garages later. The value of  
395 the work I did is nowhere near the completed value."

396

397 Motion by Ald. Smith, second by Ald. Olson, to deny a request by Terry Weiland to adjust a  
398 building permit fee for the property located at 2215-2223 Abbey Road, Onalaska, WI 54650, and  
399 that the total fee remain that has already been paid (\$11,526.05).

400

401 Ald. Every asked Katie if Terry already has paid the \$11,526.05.

402

403 Katie said that amount has been paid.

404

405 Ald. Every asked if an additional \$960 is being requested.

406

407 Mayor Chilsen said no.

408

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

410

411 F. Consideration of a request from City of La Crosse Mayor Tim Kabat for funding for the  
412 La Crosse Center expansion

413

414 Mayor Chilsen said Item 5F will be deferred until the March 12 Common Council meeting.

415

416 **RECOMMENDATIONS FOR APPROVAL AND/OR POSSIBLE ACTION FROM THE**  
417 **FOLLOWING COMMITTEES/COMMISSIONS/BOARDS:**

418

419 All items listed under the consent agenda are considered routine and will be enacted by one  
420 motion. There will be no separate discussion of these items unless a council member requests

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421 removal, in which event the item will be removed from the consent agenda and considered in the  
422 order of business in the non-consent agenda.

423

424 **Item 6 – Consent Agenda**

425

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

427

428 **FINANCE COMMITTEE**

429

430 B. Authorization to approve the 2019-20 City of Onalaska financing plan/timeline

431

C. City of Onalaska Financials:

432

1. Approval General Fund – 2018

433

2. Authorization to approve transfer of funds within each department to  
434 comply with Government Accounting Standards Board

435

(GASB)/Generally Accepted Accounting Principles (GAAP) standards –  
436 2018

437

D. Designated Fund Balance (DSFB) General Fund and/or Special Revenue Funds 2018:

438

1. Authorization to adjust existing DSFB – 2018

439

2. Authorization to establish new DSFB – 2018

440

E. Approval of the 2019 contractual commercial appraisal services of Real Estate  
441 Appraisals, Inc.

442

F. Approve Joint Municipal Court:

443

1. Financials for 2018

444

2. Joint Municipal Court Allocation – 2018

445

3. 2013-2018 outstanding citations balance for the City of Onalaska

446

4. Purge the 2012 outstanding balance for the City of Onalaska

447

G. Gundersen Health Systems Parking Ramp:

448

1. Approve 4<sup>th</sup> Quarter and annual financials for 2018

449

2. Authorization to install a single Electric Charging Station in the Parking  
450 Ramp located at 3121 Gundersen Drive

451

H. Authorization to write off the uncollectible personal property for the year 2016 in the  
452 amount of \$3,968.52, and 2017 in the amount of \$17,777.29

453

I. Approve 2018 Omni Center Financials

454

455 **PERSONNEL COMMITTEE**

456

457 J. Authorization to approve a non-budgeted City of Onalaska expenditure in the  
458 Undesignated Fund Balance in the Equipment Replacement Fund for the purchase of  
459 TimeClock Plus OnDemand electronic timesheet and scheduling software programs not  
460 to exceed \$58,713.60 by using General Fund Designated Funds from Tyler Software  
461 Account #207-34109

462

1. Review and consideration of costs to purchase and implement

- 463 TimeClock Plus  
464 2. Review and consideration of costs to purchase interface with Tyler  
465 Technologies for TimeClock Plus integration  
466 3. Review and consideration of approval of TimeClock Plus OnDemand  
467 electronic timesheet and scheduling software programs agreement with  
468 attorney-approved changes  
469 K. Approval to increase Part-Time Firefighter/EMT Captain Molzahn's hours to exceed 600  
470 Wisconsin Retirement cap not to exceed greater than 800 hours in a rolling calendar year  
471

472 **JUDICIARY COMMITTEE**  
473

- 474 L. Approval of **Ordinance 1627-2019** to annex land located in the Southwest ¼ of the  
475 Northeast ¼, Southeast ¼ of the Northwest ¼, Northeast ¼ of the Southwest ¼,  
476 Northwest ¼ of the Southeast ¼, Southwest ¼ of the Southeast ¼, Southeast ¼ of the  
477 Southeast ¼ in section 29 and the Northwest ¼ of the Northeast ¼, Northeast ¼ of the  
478 Northeast ¼, Southeast ¼ of the Northeast ¼ in Section 32, and the Southwest ¼ of the  
479 Northwest ¼ in Section 33, all in the Township 17 North, Range 7 West from the Town  
480 of Onalaska to the City of Onalaska (Highway 53 Right of Way Annexation) (Third and  
481 Final Reading)  
482 M. Approval of **Ordinance 1628-2019** to amend Article E of Chapter 1 of Title 10 of the  
483 Code of Ordinances of the City of Onalaska relating to Enforcement and Penalties (First  
484 and Second Reading)  
485 N. Approval of **Ordinance 1629-2019** to rezone property located in Section 12, Township  
486 16, Range 7 in the City of Onalaska, La Crosse County, Wisconsin from Light Industrial  
487 (M-1) with I-90 Economic Development Overlay to Light Industrial (M-1) (Kenworth  
488 Rezoning) (Third and Final Reading)  
489 O. Approval of **Ordinance 1630-2019** to amend Section 10 of Chapter 2 of Title 11 of the  
490 Code of Ordinances of the City of Onalaska relating to Disorderly Conduct (First and  
491 Second Reading)  
492 P. Approval of **Ordinance 1631-2019** to amend Section 6 and 7 of Chapter 3 of Title 2 of  
493 the Code of Ordinances of the City of Onalaska relating to Police and Fire Chiefs (First  
494 and Second Reading)  
495

496 **ADMINISTRATIVE COMMITTEE**  
497

- 498 Q. Approval of Operator's Licenses as listed on report dated February 6, 2019  
499 R. Approve codification date of 2/12/19 for Code of Ordinances for the City of Onalaska  
500 S. Approval of Temporary Class "B"/"Class B" Retailer's License for the La Crosse Area  
501 Builders Association (LABA) for the LABA Home Show, March 8-10, 2019 at the  
502 Onalaska Omni Center, 255 Riders Club Road, Onalaska, WI  
503

504 **BOARD OF PUBLIC WORKS**

Reviewed 2/14/19 by Cari Burmaster

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13

- 505  
506 T. Approval of two-hour parking from 7:30 a.m. to 4:30 p.m. (on school days only) along  
507 the north side of Irvin Street from east right-of-way of alley to east right-of-way on 4<sup>th</sup>  
508 Avenue South  
509 U. Approval of placing Urban Forestry Management Plan and Urban Forestry Tree Planting  
510 Plan on file  
511 V. Green Coulee Road Intersection Alternatives Evaluation:  
512 a. Approval to place report from MSA Professionals on file  
513 b. Recommendation of moving forward with Alternative 2 – Traffic Signal at Green  
514 Coulee Road and East Main Street, and notification to Wisconsin Department of  
515 Transportation of project  
516 W. Approval of design amendment for Abbey Road reconstruction project by Short Elliott  
517 Hendrickson in the amount of \$8,400  
518 X. Approval of professional engineering services for construction of portion of 6<sup>th</sup> Avenue  
519 North and Quincy Street lift station project by Strand Associates not to exceed \$33,000  
520 Y. Approval of professional architect services for Public Works facility expansion by HSR  
521 Associates not to exceed \$81,500  
522 Z. Approval of vehicle purchases for Public Works Department from Ewald Automotive  
523 Group:  
524 a. Pick-up truck in the amount of \$29,930  
525 b. Van in the amount of \$23,354  
526 AA. Approval of bid received for 6<sup>th</sup> Avenue North and Quincy Street pumping station  
527 rehabilitation project by Olympic Builders in the amount of \$989,678  
528 BB. Approval of final design of Irvin Street project streetscaping enhancements  
529

530 **PLAN COMMISSION**

- 531  
532 CC. Approval of a request by John Pierce of HOM Furniture, Inc. to host two (2)  
533 thirty (30) day tent sale events in 2019 at 9519 State Road 16, Onalaska, WI 54650 (Tax  
534 Parcel #18-3625-4)  
535 DD. Approval of a request to extend the Final Plat submittal requirement for one year,  
536 as requested by Kevin Fry, on behalf of Elmwood Partners, 1859 Sand Lake Road,  
537 Onalaska, for the 4<sup>th</sup> Addition to the Country Club Estates Plat (Tax Parcels #18-3566-  
538 100 & 18-4479-0)  
539 EE. Approval of a Final Implementation Plan for a Planned Unit Development (PUD)  
540 application filed by Jacob Burch of Logistics Development Group, LLC, 2102 State  
541 Hwy. 16, La Crosse, WI 54601 for a new residential subdivision to contain eighteen (18)  
542 buildable lots for single-family dwellings located at “State Road 16” at the end of  
543 Crestwood Lane, Onalaska, WI 54650 (Tax Parcel #9-13-5)  
544 FF. Approval of a Preliminary Plat submitted by Jacob Burch of Logistics Development  
545 Group, LLC, 2102 State Hwy. 16, La Crosse, WI 54601 for the Crestwood Estates

546 Development, and 18-parcel lot land division along Crestwood Lane located at “State  
547 Road 16” at the end of Crestwood Lane, Onalaska, WI 54650 (Tax Parcel #9-13-5)

548  
549 **UTILITIES COMMITTEE**

550  
551 GG. Approval of Shared Ride Transit Financials

552  
553 **PARKS & RECREATION**

554  
555 HH. Approve payment to Blufflands Coalition for the 2018 payment in the amount of  
556 \$7,200

557  
558 Motion by Ald. Binash, second by Ald. Every, to approve the Consent Agenda, as amended.

559  
560 On voice vote, motion carried.

561  
562 **Non-Consent Agenda**

563  
564 **Item 7 – RECAP ITEMS PULLED FROM THE CONSENT AGENDA**

- 565
- 566 • Item J: Personnel Committee – Authorization to approve a non-budgeted City of  
567 Onalaska expenditure in the Undesignated Fund Balance in the Equipment Replacement  
568 Fund for the purchase of TimeClock Plus OnDemand electronic timesheet and scheduling  
569 software programs not to exceed \$58,713.60 by using General Fund Designated Funds  
570 from Tyler Software Account #207-34109
    - 571 1. Review and consideration of costs to purchase and implement  
572 TimeClock Plus
    - 573 2. Review and consideration of costs to purchase interface with Tyler  
574 Technologies for TimeClock Plus integration
    - 575 3. Review and consideration of approval of TimeClock Plus OnDemand  
576 electronic timesheet and scheduling software programs agreement with  
577 attorney-approved changes
  - 578 • Item P: Judiciary Committee – Approval of **Ordinance 1631-2019** to amend Section 6  
579 and 7 of Chapter 3 of Title 2 of the Code of Ordinances of the City of Onalaska relating  
580 to Police and Fire Chiefs (First and Second Reading)

581  
582 **Item 8 – FINANCE COMMITTEE**

583  
584 A. Vouchers

585  
586 Motion by Ald. Smith, second by Ald. Every, to approve the vouchers expended since the last

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15

587 Common Council meeting on January 8, 2019, in the amount of \$21,377,627.25.

588

589 On voice vote, motion carried.

590

591 B. **Resolution 11-2019** – To transfer funds to/from various departments in the 2018 General  
592 Fund Budget

593

594 Motion by Ald. Smith, second by Ald. Gjertsen, to approve Resolution 11-2019 – To transfer  
595 funds to/from various departments in the 2018 General Fund Budget.

596

597 On voice vote, motion carried.

598

599 C. **Resolution 12-2019** – To transfer from the General Fund Budget to Special Project Fund  
600 – Dare Account in the amount of \$3,500

601

602 Motion by Ald. Smith, second by Ald. Gjertsen, to approve Resolution 12-2019 – To transfer  
603 from the General Fund Budget to Special Project Fund – Dare Account in the amount of \$3,500.

604

605 On voice vote, motion carried.

606

607 D. **Resolution 13-2019** – To transfer from the 2018 General Fund Budget to the Special  
608 Projects Fund – Equipment Replacement Fund in the amount of \$275,000

609

610 Motion by Ald. Smith, second by Ald. Gjertsen, to approve Resolution 13-2019 – To transfer  
611 from the 2018 General Fund Budget to the Special Projects Fund – Equipment Replacement  
612 Fund in the amount of \$275,000.

613

614 Ald. Every said he will vote ‘no’ on this item as he does not agree with the handling of the  
615 surplus amount. Ald. Every stated he believes these funds belong to the taxpayers and thus  
616 should be refunded to them, and he also said he understands adjustments are being made so that  
617 the audit may be completed and the city’s records may be corrected.

618

619 On voice vote, motion carried, 4-2 (Ald. Every, Ald. Gjertsen).

620

621 E. **Resolution 16-2019** – Providing for the Sale of Approximately \$3,935,000 General  
622 Obligation Refunding Bonds

623

624 Motion by Ald. Smith, second by Ald. Olson, to approve Resolution 16-2019 – Providing for the  
625 Sale of Approximately \$3,935,000 General Obligation Refunding Bonds.

626

627 On roll call vote: Ald. Jerry Every – aye, Ald. Ron Gjertsen – aye, Ald. Jim Olson – aye, Ald.  
628 Jim Binash – aye, Ald. Diane Wulf – aye, Ald. Kim Smith – aye. Motion carried, 6-0.

Reviewed 2/14/19 by Cari Burmaster

629  
630 F. **Resolution 17-2019** – Providing for the Sale of Approximately \$8,600,000 Water System  
631 and Sewerage System Revenue Bonds  
632

633 Motion by Ald. Smith, second by Ald. Gjertsen, to approve Resolution 17-2019 – Providing for  
634 the Sale of Approximately \$8,600,000 Water System and Sewerage System Revenue Bonds.  
635

636 On roll call vote: Ald. Ron Gjertsen – aye, Ald. Jim Olson – aye, Ald. Jim Binash – aye, Ald.  
637 Diane Wulf – aye, Ald. Kim Smith – aye, Ald. Jerry Every – aye. Motion carried, 6-0.  
638

639 G. **Resolution 18-2019** – Providing for the Sale of Approximately \$2,165,000 Storm Water  
640 System Revenue Bonds  
641

642 Motion by Ald. Smith, second by Ald. Gjertsen, to approve Resolution 18-2019 – Providing for  
643 the Sale of Approximately \$2,165,000 Storm Water System Revenue Bonds.  
644

645 On roll call vote: Ald. Jim Olson – aye, Ald. Jim Binash – aye, Ald. Diane Wulf – aye, Ald. Kim  
646 Smith – aye, Ald. Jerry Every – aye, Ald. Ron Gjertsen – aye. Motion carried, 6-0.  
647

648 **Item 9 – PERSONNEL COMMITTEE**  
649

650 A. Review and consideration of authorization to replace, post and advertise a Sergeant  
651 position, and if promoted within the department, a Patrol Officer Position  
652

653 Motion by Ald. Smith, second by Ald. Olson, to approve authorization to replace, post and  
654 advertise a Sergeant position, and if promoted within the department, a Patrol Officer Position.  
655

656 On voice vote, motion carried.  
657

658 **The following item was pulled from the Consent Agenda, to be addressed at this time in the**  
659 **Non-Consent Agenda.**  
660

661 B. Authorization to approve a non-budgeted City of Onalaska expenditure in the  
662 Undesignated Fund Balance in the Equipment Replacement Fund for the purchase of  
663 TimeClock Plus OnDemand electronic timesheet and scheduling software programs not  
664 to exceed \$58,713.60 by using General Fund Designated Funds from Tyler Software  
665 Account #207-34109

- 666 1. Review and consideration of costs to purchase and implement  
667 TimeClock Plus  
668 2. Review and consideration of costs to purchase interface with Tyler  
669 Technologies for TimeClock Plus integration  
670 3. Review and consideration of approval of TimeClock Plus

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671 OnDemand electronic timesheet and scheduling software programs  
672 agreement with attorney-approved changes  
673

674 Motion by Ald. Smith, second by Ald. Olson, to authorize approval of a non-budgeted City of  
675 Onalaska expenditure in the Undesignated Fund Balance in the Equipment Replacement Fund  
676 for the purchase of TimeClock Plus OnDemand electronic timesheet and scheduling software  
677 programs not to exceed \$58,713.60 by using General Fund Designated Funds from Tyler  
678 Software Account #207-34109, Items 1, 2, and 3.  
679

680 Ald. Every reiterated a point he had made at the February 6 Finance and Personnel Committee  
681 that “this is an excellent purchase,” adding, “We need to do this.” However, Ald. Every also  
682 said, “My objection to it is the spending of non-budgeted funds, undesignated funds. I looked  
683 back during the year. I just picked one out randomly. This happens to be \$58,000. The one I  
684 looked at was \$49,000 of non-budgeted money. That’s \$100,000 [\$107,000] of taxpayer money  
685 that we spent without going through the regular channels like we should. Because it was surplus,  
686 we could use it to buy something we wanted to have. This happens to be a good buy. It still is a  
687 good buy, and I would vote for it. What I object to is the spending of the non-designated funds.”  
688

689 On voice vote, motion carried.  
690

691 **Item 10 – JUDICIARY COMMITTEE**  
692

693 A. **Ordinance 1624-2019** to annex land located in the Southeast ¼ of the Southwest ¼ in  
694 Section 1, Township 16 North, Range 7 West from the Town of Medary to the City of  
695 Onalaska (Manske Annexation) (Third and Final Reading)  
696

697 Motion by Ald. Binash, second by Ald. Every, to approve Ordinance 1624-2019 to annex land  
698 located in the Southeast ¼ of the Southwest ¼ in Section 1, Township 16 North, Range 7 West  
699 from the Town of Medary to the City of Onalaska (Manske Annexation) (Third and Final  
700 Reading).  
701

702 On voice vote, motion carried.  
703

704 B. **Ordinance 1632-2019** to amend Sections 7 and 9 of Chapter 4 of Title 2 of the Code of  
705 Ordinances of the City of Onalaska relating to Room Tax Commission and Board of  
706 Electrical Examiners (First and Second Reading)  
707

708 Motion by Ald. Binash, second by Ald. Olson, to suspend the rules and give Ordinance 1632-  
709 2019 its First, Second, Third and Final Reading.  
710

711 On voice vote, motion carried.  
712

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18

713 Motion by Ald. Binash, second by Ald. Olson, to approve Ordinance 1632-2019 to amend  
714 Sections 7 and 9 of Chapter 4 of Title 2 of the Code of Ordinances of the City of Onalaska  
715 relating to Room Tax Commission and Board of Electrical Examiners (First, Second, Third and  
716 Final Reading).

717  
718 On voice vote, motion carried.

719  
720 **The following item was pulled from the Consent Agenda, to be addressed at this time in the**  
721 **Non-Consent Agenda.**

722  
723 C. Approval of **Ordinance 1631-2019** to amend Section 6 and 7 of Chapter 3 of Title 2 of  
724 the Code of Ordinances of the City of Onalaska relating to Police and Fire Chiefs (First  
725 and Second Reading)

726  
727 Motion by Ald. Binash, second by Ald. Wulf, to approve Ordinance 1631-2019 to amend Section  
728 6 and 7 of Chapter 3 of Title 2 of the Code of Ordinances of the City of Onalaska relating to  
729 Police and Fire Chiefs (First and Second Reading).

730  
731 Ald. Every noted he had looked up the existing ordinance and said, “They’re quite lengthy  
732 compared to what we’re being asked to pass here. The only difference is you’ve added a  
733 residency requirement to the chiefs, and I don’t think we’ve had that before. Is that our policy?”

734  
735 Hope said Police Chief Miller had brought it to staff’s attention the ordinance stated the Police  
736 Chief must reside within the City of Onalaska limits. Hope noted the city may no longer require  
737 this based on State of Wisconsin Statutes. However, Hope said the city may require that the  
738 Police and Fire Chiefs must live within 15 miles of the jurisdictional limits. Hope also noted  
739 there was significant information related to the Police and Fire Chiefs’ job descriptions, and she  
740 said, “We felt that was really inappropriate for that to be in an ordinance, so we moved some of  
741 that language out of there because that’s already addressed in the job description. That’s why we  
742 made those changes.”

743  
744 Ald. Every asked if anyone is being required to move due to the ordinance change.

745  
746 Hope said no and told Ald. Every the Police and Fire Chiefs must reside within 15 miles of the  
747 City of Onalaska’s border.

748  
749 Ald. Every asked Sean if this requirement is due to State of Wisconsin Statutes.

750  
751 Sean told Ald. Every he is correct.

752  
753 On voice vote, motion carried.

754  
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755 **Item 11 – ADMINISTRATIVE COMMITTEE**

756

757 A. **Resolution 10-2019** – Resolution to approve Special Events Fee Schedule for 2019

758

759 Motion by Ald. Binash, second by Ald. Wulf, to approve Resolution 10-2019 – Resolution to  
760 approve Special Events Fee Schedule for 2019.

761

762 On voice vote, motion carried.

763

764 **Item 12 – BOARD OF PUBLIC WORKS**

765

766 A. **Resolution 9-2019** – Final Resolution regarding assessments for concrete sidewalk along  
767 the South side of Troy Street between State Highway 35 and 4<sup>th</sup> Avenue North

768

769 Motion by Ald. Smith, second by Ald. Gjertsen, to approve Resolution 9-2019 – Final  
770 Resolution regarding assessments for concrete sidewalk along the South side of Troy Street  
771 between State Highway 35 and 4<sup>th</sup> Avenue North.

772

773 On voice vote, motion carried.

774

775 B. **Resolution 8-2019** – Final Resolution regarding assessments for curb and gutter, sanitary  
776 sewer, water, concrete sidewalk and concrete apron along Abbey Road between  
777 Commerce Drive (Northerly Junction) and 2,000 feet northwest of East Avenue

778

779 Motion by Ald. Smith, second by Ald. Olson, to approve Resolution 8-2019 – Final Resolution  
780 regarding assessments for curb and gutter, sanitary sewer, water, concrete sidewalk and concrete  
781 apron along Abbey Road between Commerce Drive (Northerly Junction) and 2,000 feet  
782 northwest of East Avenue.

783

784 Ald. Binash said that while he approves of the Abbey Road extension and the annexation, he is  
785 concerned about the installation of a sidewalk. Ald. Binash said, “When you annex the city road,  
786 you also have enough property that you can also put in a sidewalk so that it would be city-owned  
787 sidewalk. However, these are still Town of Onalaska residents, and I would like to have a little  
788 more information from the owners of these properties as to [whether] a sidewalk they’re not  
789 going to be responsible for is something that they want to see in their neighborhood at this time.  
790 When you look at the cost of what it’s going to be to put in the sidewalks, the liability we’re  
791 going to incur for people using the city sidewalk, who is going to clear the sidewalk – the City of  
792 Onalaska, because that’s not going to be their responsibility – and their desire to have a sidewalk  
793 in this particular area, and eventual recovery of any monies that the City of Onalaska spends for  
794 this sidewalk, which could be quite awhile. I understand there are a couple of businesses that  
795 may be annexed into the city, but it could be quite awhile before we end up having any of the  
796 residents in the Town of Onalaska annexing into the City of Onalaska. The only objection I

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20

797 would have with this particular resolution is the sidewalk issue. I don't think it's something the  
798 city should be attempting at this time.

799

800 I do understand the safety issues behind that. I think that's the main reason that we may be  
801 considering a sidewalk. But again, we should consider the residents who are actually going to be  
802 ... The Town of Onalaska residents and the five things I mentioned about this particular  
803 sidewalk issue."

804

805 Jarrod noted the Board of Public Works had endorsed the sidewalk for the reasons Ald. Binash  
806 had stated, including safety. Jarrod said, "With the construction project and having the entire  
807 right-of-way disturbed at that time, that is the reason it is getting installed. It's a policy decision  
808 of the Council whether that sidewalk should be installed at this time." Jarrod noted a public  
809 information meeting had been held regarding this project, and he admitted a majority of the  
810 township residents along that route did not endorse the sidewalk. However, Jarrod also said he  
811 has been a City of Onalaska employee for more than 20 years and stated, "I haven't seen a  
812 sidewalk project yet that any homeowner wants because they have to maintain it, they have to  
813 shovel it, they typically have to pay for it, and it usually is a contentious project."

814

815 Ald. Smith said, "I think [the installation of a sidewalk] is really important for public safety for  
816 the cost to the city. It would be more cost-effective to put the sidewalk in at this time when  
817 we're already digging up the area. I think it would be terrible not to have a sidewalk there with  
818 the residents and the Kwik Trip and increased traffic, as there always is. And we've seen time  
819 and time again, which Jarrod and most residents can attest to, we've had many cases come before  
820 this Council of times when we've forgone the sidewalk, trying to be nice or not wanting to take  
821 responsibility for it, and all we end up with later is a big fight about it – where it's going to be, if  
822 it's going to be there, who's going to pay for it. And really, in my opinion the only thing to do is  
823 to put it in right now when the road is dug up."

824

825 Ald. Gjertsen said he agrees with Ald. Binash and disagrees with Ald. Smith, stating, "You have  
826 to look out for these people who have to pay these bills."

827

828 Ald. Every noted this is part of the city's 2019 Capital Improvements Budget, which already has  
829 been approved, and he asked if the funds are available.

830

831 Jarrod said the funds are available, noting the Common Council had passed the Water and Sewer  
832 portions earlier this evening. Jarrod also said, "The General Fund has already been brought  
833 through."

834

835 Ald. Every said he does not know how it would be separated out, and he told both Ald. Binash  
836 and Ald. Gjertsen he agrees with the points they had made. However, Ald. Every also said he  
837 agrees with most of the points Ald. Smith had stated. Ald. Every said, "I think I would be in  
838 favor of that."

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839

840 Ald. Wulf said she was going to state prior to Ald. Gjertsen's comments that she agreed with the  
841 remarks both Ald. Smith and Ald. Gjertsen had made at the February 6 Board of Public Works  
842 meeting until Ald. Gjertsen had changed his position. Ald. Wulf said she believes Ald. Gjertsen  
843 had voted for the resolution at the Board of Public Works meeting.

844

845 Ald. Gjertsen said, "On the safety."

846

847 Ald. Wulf said she "wholeheartedly" stands behind Ald. Smith's remarks and stated she is urging  
848 the Council to support this resolution going forward.

849

850 Ald. Every said he opposes the 7.5 percent administrative cost, calling it a "rip-off."

851

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

853

854 C. Review and consideration of Irvin Street parking concepts

855

856 Jarrod noted the Board of Public Works had passed this item, and it was brought forward at a  
857 previous Common Council meeting. However, it was brought back to the Board of Public  
858 Works for future consideration. Jarrod referred to Exhibit 12-C in Council members' packets  
859 and noted it outlines the three parking concepts along Irvin Street between State Trunk Highway  
860 35 /2<sup>nd</sup> Avenue and 3<sup>rd</sup> Avenue South. Jarrod described each of the three concepts:

861

- 862 • **Concept No. 1:** Parallel parking along the road, with two-way traffic.
- 863 • **Concept No. 2:** Angled parking with one-way traffic from 2<sup>nd</sup> Avenue to 3<sup>rd</sup> Avenue.
- 864 • **Concept No. 3:** Two-way traffic with angled parking.

865

866 Ald. Binash noted he had previously stated his support for Concept No. 2, also noting there had  
867 been extensive discussions regarding traffic moving onto STH 35 and attempting to reduce the  
868 amount of traffic entering STH 35. Ald. Binash said the city might do something different with  
869 this particular area of Irvin Street in the future, and he stated he believes Concept No. 2 alleviates  
870 some of the issues regarding traffic flow, and it also provides some assistance with parking. Ald.  
871 Binash said, "I feel that's an appropriate use of our parking on Irvin Street."

872

873 Motion by Ald. Binash, second by Ald. Gjertsen, to approve Irvin Street Parking Concept No. 2.

874

875 Ald. Smith asked Jarrod which concept the Board of Public Works had approved.

876

877 Jarrod said the Board of Public Works had voted at its January 3 meeting to proceed with  
878 Concept No. 1.

879

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880 Ald. Smith said, “There were many reasons for that, including traffic flow.”

881

882 Jarrod said traffic flow was one reason, and he also said a drawback to Concept No. 2 is a  
883 motorist who goes past Irvin Street northbound on STH 35 and first turns onto Main Street and  
884 then 3<sup>rd</sup> Avenue South would have to drive to Green Street to drive back toward downtown  
885 because Hickory Street is not a through street. Jarrod noted staff had examined angled parking  
886 as part of the concepts, and he said the number of parking stalls would increase. In addition,  
887 there would be green space in the boulevard.

888

889 Ald. Smith asked, “Wasn’t there a safety concern as well?”

890

891 Jarrod said he believes Police Chief Miller had raised a safety concern at the Board of Public  
892 Works. However, Jarrod also said he cannot remember it at this time.

893

894 Police Chief Miller noted he had spoken with Ald. Binash and expressed concerns regarding  
895 motorists turning left onto STH 35. Police Chief Miller said he cannot recall having any other  
896 specific safety concerns regarding Concept No. 2.

897

898 Ald. Wulf said it is her understanding the Board of Public Works had approved Concept No. 1,  
899 but the motion on the floor is to approve Concept No. 2.

900

901 Mayor Chilsen told Ald. Wulf she is correct.

902

903 City Administrator Rindfleisch said he is uncertain whether it is a safety issue or a property  
904 damage issue, but he noted that angled parking tends to lead to motorists backing into traffic  
905 flows and being involved in accidents in comparison to parallel parking. City Administrator  
906 Rindfleisch acknowledged both Concept No. 2 and Concept No. 3 offer “substantially more  
907 parking” compared to Concept No. 1. However, City Administrator Rindfleisch said motorists  
908 would back directly into each other back-to-back with cross traffic with Concept No. 3. City  
909 Administrator Rindfleisch referred to the lower left side of Irvin Street in Concept No. 2 and  
910 said, “Those spots would be backing into Highway 35 to exit those spots. There are some danger  
911 issues with angled parking that you don’t have in parallel parking, but you certainly have more  
912 parking spots available to you with Concepts 2 or 3.”

913

914 Ald. Binash said, “No matter how you drive, you’re going to have issues,” and he also said he  
915 does not see angled parking being any more of an issue than parallel parking. Ald. Binash also  
916 pointed out the goal is to increase parking in the downtown district, and he said, “This would  
917 give us an opportunity to do that. Yes, I know the Board of Public Works had talked about this,  
918 but I would also mention I would like the Council as a whole to have an opportunity to address  
919 this particular subject. I think [Concept No. 2] is viable. If the Council as a whole feels that  
920 Concept [No.] 1 is the direction they would like to go, that’s fine. I just wanted to make a point  
921 that I felt Concept No. 2 does several things. It gives us the opportunity for more parking. It

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922 alleviates traffic moving onto the highway. And it turns it into a one-way street. At some point  
923 in time, I know we're probably going to do something different with Irvin Street as things  
924 develop in our downtown district. But to me, this seems to be the best option at this time."

925

926 Ald. Gjertsen said he agrees with Ald. Binash and stated, "No matter what concept you go with,  
927 there's going to be a downside. Jarrod would agree. [Police] Chief Miller would agree. I would  
928 agree. I think in light of the parking situation that we're forever going to have with the way  
929 we're operating downtown, if you gain even three [parking spaces] you'd better be taking them."

930 Ald. Gjertsen said he also agrees with Ald. Binash in that the safety issues are the same  
931 regardless of where vehicles are moving.

932

933 Motion restated:

934

935 To accept Irvin Street Parking Concept No. 2.

936

937 On roll call vote: Ald. Ron Gjertsen – aye, Ald. Jim Olson – aye, Ald. Kim Smith – nay, Ald.  
938 Diane Wulf – nay, Ald. Jerry Every – aye, Ald. Jim Binash – aye. Motion carried, 4-2.

939

940 **Item 13 – PLAN COMMISSION**

941

942 A. **Resolution 7-2019** – Approving the Project Plan and Establishing the Boundaries for and  
943 the Creation of Tax Incremental District No. 5, City of Onalaska, Wisconsin

944

945 Motion by Ald. Binash, second by Ald. Smith, to approve Resolution 7-2019 – Approving the  
946 Project Plan and Establishing the Boundaries for and the Creation of Tax Incremental District  
947 No. 5, City of Onalaska, Wisconsin.

948

949 Katie said Sean Lentz of Ehlers, Inc. would like to give the Council a short presentation  
950 regarding the project plan that is before Council members this evening.

951

952 Sean Lentz said he has two handouts for the Council – one being the current version of the  
953 project plan for Tax Increment District No. 5, and the other being an executive summary. Sean  
954 directed Council members to page 3 of the executive summary, entitled "How does TIF work?",  
955 and said when a city is looking to create a TID, it first must select a boundary in the city, and  
956 then attaching value from reviewing the parcels being proposed to be put into the district. That  
957 value is considered the base value of the TID. Sean said the City of Onalaska owns all the  
958 parcels that would be included in TID No. 5, adding he believes the district will go into creation  
959 with a zero value. Sean told the Council tax increment does not take existing value, of which  
960 taxes on that value go to all the taxing jurisdictions, and redirect for another purpose. Rather,  
961 with any new development or redevelopment that increases value up above the base while the  
962 district is in existence, taxes on that increment value go to a fund that the city will be managing.  
963 The fund is comprised of expenses for promoting the redevelopment or the development of the

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964 site, or within one-half mile of the site. Sean noted this will occur during the entire life of the  
965 TID – in this case, up to a 20-year period. At the end of the life of the TID, the increment value  
966 will shift back and become part of the tax base of the City of Onalaska, the Onalaska School  
967 District, Western Technical College, and La Crosse County.

968  
969 Sean Lentz next addressed page 4 (“Eligible Project Costs”), which lists expenses for which the  
970 city may utilize the tax increment revenue from the increment. These expenses include  
971 infrastructure, professional costs, contributions to the Community Development Authority,  
972 development incentives or cash grants, and projects located within the boundaries of the district  
973 as well as within a one-half mile area surrounding the district.

974  
975 Sean Lentz next addressed page 5 (“TID No. 5 – Blight Elimination District”), telling the  
976 Council the purpose of TID No. 5 is to promote blight elimination through a combination of  
977 incentives and public improvements. Sean said the “big-picture goal” of TID No. 5 is to increase  
978 the tax base on the property, provide new housing options in the community redevelop the  
979 waterfront, and CDA urban renewal. Sean noted a contiguous boundary within the city must be  
980 selected, and he said there must be a designation on the property for the purposes of creating the  
981 TID. Districts may be industrial, mixed-use (combination of industrial, commercial, residential),  
982 or rehabilitation or conservation. Sean said discussions with city staff have led them to believe  
983 the blight elimination category appears to be the best fit for the area. Sean noted the plan  
984 includes a cash grant and redevelopment incentives as eligible costs, and he said he anticipates  
985 they will be paid on a “pay-as-you-go” basis. Sean said it is his understanding the Sean  
986 O’Flaherty and the City of Onalaska are working on a development agreement around this  
987 incentive. Sean also noted the plan includes infrastructure improvements, with projects slated  
988 for either within the district or within one-half mile. The projects include a lift station,  
989 waterfront improvements, a potential parking ramp, street and infrastructure improvements, and  
990 contributions to the CDA to promote urban renewal projects within a one-half mile radius of the  
991 district. Sean said being a project expense that is in the plan allows the city to utilize tax  
992 increment to fund those projects. However, Sean also noted that just by being in the plan does  
993 not mean the Common Council has approved the project. That process must go through the  
994 normal approval process. Sean said that while the plan sets out the framework, the  
995 implementation will be similar to other expenditures the city addresses on an ongoing basis.

996  
997 Sean Lentz next addressed page 6 (“TID No. 5 – Preliminary Development & Increment  
998 Assumptions”) and said Ehlers had done a preliminary analysis of potential revenues being  
999 generated from the TID to pay expenses. Sean said the Great River Residences, which are  
1000 expected to begin construction later in 2019, are expected to add \$4,867,319 in value in 2019,  
1001 and another \$4,867,319 in 2020 when the project is fully completed. The district’s maximum  
1002 term is 27 years, and Sean noted page 6 shows the taxes being generated on the new increment  
1003 value, with an inflation factor being included over the life of the district. Sean said the actual  
1004 numbers are a calculation out of the city’s yearly budget and the other taxing jurisdictions. Sean  
1005 said the actual revenues will be updated on an annual basis and will be part of the budgeting

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1006 process for what actual revenues are being generated.

1007

1008 Sean Lentz next addressed page 7 (“Tax Increment No. 5 – Preliminary Cash Flow”) and noted  
1009 the left side of the page shows the same revenues from page 6. There also are two categories of  
1010 expenses. One is a Municipal Revenue Obligation, which is a development incentive in working  
1011 with the Great River Residences development group. Sean addressed financing of tax increment  
1012 finances, noting they fall into two categories. One end of the continuum is a “pay as you go”  
1013 financing, and there a traditional or city-funded financing on the other end of the continuum.  
1014 Sean said the development incentive is being proposed to be financed on a “pay as you go” basis.  
1015 With that model, a development agreement would be prepared, and it would state that if a  
1016 developer follows through on what he/she promises and they create new tax increment revenue,  
1017 the city will appropriate the new collected revenue it receives in its TIF fund to pay back the  
1018 developer for expenditures occurring at the front end to complete the project. Sean said the  
1019 target expenditure is approximately \$1,650,000, and there is an interest rate of 7 percent. Sean  
1020 said one area of the “pay as you go” approach he likes is that in a worst-case scenario, meaning  
1021 the development does not occur and the expected revenue does not materialize, the city’s  
1022 commitment in the development agreements is to take what it collects and utilize it to make  
1023 payments.

1024

1025 Sean Lentz said, “If the revenue isn’t there, you’re not obligated to make those payments. That’s  
1026 the general structure of the ‘pay as you go.’ It allows you to use tax increment financing as a  
1027 tool, but lowers your risk level in that you don’t have to come up with funds from another source  
1028 to make payments in the event that those revenues are not available to you.”

1029

1030 Sean Lentz noted that approach does not encompass all of the projects, and he referred to  
1031 “Payments to General Fund Advance,” an expenditure in which he said Ehlers envisions parking,  
1032 waterfront improvements, lift station, and street and infrastructure costs within a half-mile radius  
1033 of the district, and also abutting the district. Sean said they likely are to be funded with  
1034 expenditures by the city – either a transfer from the General Fund to the TID to complete the  
1035 projects, or potentially with the issuance of debt and the repayment of the debt over time. Sean  
1036 said that in those categories of expenses, the city will want to perform an ongoing review of the  
1037 status of the TID. Sean said, “This is the preliminary plan up front. But really, the  
1038 implementation through the life is what’s most important in determining the viability of making  
1039 sure you can incur those expenses and then have the Tax Increment District pay the city back for  
1040 those within the life of the district.” Sean said Ehlers expects the district to run out over its  
1041 maximum 27-year life if all the projects are included. However, Sean said it is permissible to  
1042 close a district early if the city chooses to do so.

1043

1044 Sean Lentz shared the following timeline with the Council:

1045

1046 • **January 9:** The initial Joint Review Board meeting was held.

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- 1047
- **January 22:** Following a public hearing, the Plan Commission approved the Resolution recommending TID No. 5 creation to the Common Council.
- 1048
- **Tonight:** The Common Council reviews and considers the TID No. 5 Creation Resolution.
- 1049
- **February 27:** The Joint Review Board convenes to vote on the creation of TID No. 5.
- 1050
- 1051
- 1052

1053 Ald. Every addressed the preliminary development and increment assumptions, noting the  
1054 figures he has presented to the Common Council this evening are different than the ones listed in  
1055 a previous handout. To be specific, Ald. Every said it involves when the city receives the  
1056 increment. Ald. Every said, “Everything about this is critical timing. If anything changes, then  
1057 everything changes. We have to be sure the i’s are dotted and the t’s are crossed. We can make  
1058 changes, but we’re limited to what changes. It’s just within the money that we have.” Ald.  
1059 Every noted the previous document showed the city receiving an increment of \$206,583 in the  
1060 first year, while what Sean has presented tonight shows the city will receive \$97,346 in the first  
1061 year.

1062

1063 Ald. Every asked Jarrod if everything the city needs to do in the district has been accounted for  
1064 in the Capital Improvements Budget.

1065

1066 Jarrod said, “The project plan, the TIF, is going to fund a lot of the projects that need to be done  
1067 for this development, such as moving the storm sewer, soil remediation on the site, retaining  
1068 walls, sanitary sewers, [and] looping of the watermain.” Jarrod noted the lift station currently  
1069 located in that area is within the 2019 CIB, and he said it also is listed as a possible future TIF  
1070 project.

1071

1072 Ald. Every inquired about the administrative costs totaling \$5,000 yearly, asking if that total  
1073 could increase if the city provides benefits from the TID to someone who is not within the TID.

1074 Ald. Every also asked if individuals may be taxed, citing the lift station as an example and noting  
1075 will benefit citizens who reside outside the half-mile radius.

1076

1077 Sean Lentz said if the city has an expense it determines that a portion of it is a benefit to the TIF  
1078 and another portion is a benefit to another area, the city may make an allocation and only charge  
1079 the portion it deems appropriate to the TID, and then charge other expenses to other funds of the  
1080 city. Sean said, “I think what’s in here envisions \$175,000 of the expense – that might be all,  
1081 [but] it might not be – is being listed as an eligible cost at this point. At the time you complete  
1082 that project, you can make a determination to do something different than the full amount should  
1083 you choose to.”

1084

1085 Ald. Every noted the CDA will receive \$500,000 for projects, and he also noted Sean Lentz had  
1086 said the Common Council approves the expenditures.

1087

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1088 Sean Lentz said he typically sees two things occur. One is that something included in the plan is  
1089 an eligible expense, but the Common Council would go through a process of allocating funds  
1090 from the TID to the CDA to do a project. Sean said he generally sees this done via a cooperation  
1091 agreement, meaning the Common Council tells the CDA it wants it to do a certain project, and  
1092 the Council is willing to provide the CDA with funds to do that purpose, and both parties agree  
1093 to that. Sean said that in developing that cooperation agreement, it is typical that what the  
1094 Common Council wants to see done is described.

1095  
1096 City Administrator Rindfleisch noted it is an eligible expense within the plan and said that within  
1097 one-half mile the CDA wishes to participate in a plan that is logical for the Common Council.  
1098 City Administrator Rindfleisch said the CDA is able to do so, adding, "There is nothing on the  
1099 drawing board at this point in time for that participation. There is no automatic sending of  
1100 money to the CDA unless there is a project the Council desires."

1101  
1102 Ald. Every asked if the cooperation agreement would be present for each individual project, and  
1103 also if each project would have to come before the Common Council.

1104  
1105 City Administrator Rindfleisch said yes.

1106  
1107 Sean Lentz said the expenditure period, meaning the time in which the Common Council may  
1108 make decisions to do projects and charge it to the TID, is five years before the maximum life.

1109  
1110 Ald. Every asked when the development agreement might be completed.

1111  
1112 Sean O'Flaherty said it should be completed this week.

1113  
1114 Katie noted the development agreement will go before the Plan Commission in March, and the  
1115 Common Council in April.

1116  
1117 On voice vote, motion carried.

1118  
1119 **Item 14 – REPORT FROM CITY CLERK**

1120  
1121 A. Update on General Records Retention Schedule Adoption with the State of Wisconsin  
1122 Historical Society

1123  
1124 Cari said staff has been working on this for some time, and she noted at its November 13, 2018  
1125 meeting the Common Council had approved a schedule the city was going to submit to the State  
1126 of Wisconsin Historical Society, with changes staff deemed appropriate for the city's use. Cari  
1127 said she had submitted the schedule to the State of Wisconsin Historical Society on December 4,  
1128 2018, and she told the Council the historical society is rejecting the submittal as the city was not  
1129 allowed to make changes to the schedule unless the Council wishes to make the retention

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1130 schedule longer. Cari said staff has decided that instead of proceeding with that and adopting it  
1131 as presented by the State of Wisconsin Historical Society, staff will go with the original retention  
1132 schedules that were adopted and approved for the County level. Cari noted those schedules have  
1133 been approved and are in place, and she said those are the schedules the city will work off of  
1134 until the historical society are willing to make some changes to the other retention schedule.

1135

1136 **Item 15 – ALDERPERSON JERRY EVERY**

1137

1138 A. Discussion regarding **Resolution 14-2019** – To Utilize Committee of the Whole

1139

1140 Ald. Every said he is not seeking a vote on this resolution this evening; rather, that it be referred  
1141 to both the Administrative and Judiciary Committee and the Finance and Personnel Committee  
1142 for the March meeting cycle. Ald. Every said he wanted to include this item on this evening's  
1143 agenda so that the Council had the opportunity to examine it. Ald. Every noted the resolution for  
1144 the Committee of the Whole is the same as what the Council has discussed in the past.

1145

1146 Ald. Binash asked Ald. Every if he wishes to advance this resolution to both the Administrative  
1147 and Judiciary Committee and the Finance and Personnel Committee.

1148

1149 Ald. Every said yes.

1150

1151 Ald. Binash told Ald. Every that while he understands that he is passionate about this topic, "I  
1152 think that we've already discussed this a couple of times. And we've shown that it's not  
1153 something that the city is willing to do or necessary or even is appropriate. I'm not sure we need  
1154 to spend any more time on this because we've already discussed it. We've come to an agreement  
1155 that it is not going to work. I would not be in favor of moving this forward. I think I would just  
1156 table this idea, and if some point in the future you want to bring it forward ... Right now, we've  
1157 agreed that this is not going to work. It's not a good idea, and I would not be in favor of moving  
1158 it anywhere else, to any other committees."

1159

1160 Ald. Every told Ald. Binash he has heard comments from some Council members that they  
1161 might be open to discussing this topic, adding, "They've been made on this floor." Ald. Every  
1162 offered to examine the minutes from past meetings and said he can name the Council members  
1163 who had expressed a willingness to discuss the topic. Ald. Every said he believes this is a topic  
1164 that is worth discussing and stated, "The idea here is not to draw lines in the sand, or it's not to  
1165 admonish anybody or to advocate for any particular thing other than it's good to be open with  
1166 our constituency. I think we could do a better job of doing that as well as make it easier on  
1167 ourselves. There are a lot of times when we are gathered here together at a committee meeting  
1168 and the Council members want to ask questions, but aren't allowed to. They're not allowed to  
1169 ask questions, and I don't think that is the way it should be run. That's just my opinion. I  
1170 understand what your situation is, and that's fine. But I have heard some people say they might  
1171 like to discuss it. If you don't want to, that's fine. We have kind of talked about it a couple of

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1172 times.”

1173

1174 Mayor Chilsen asked Cari if this resolution should be going before both the Administrative and  
1175 Judiciary Committee and the Finance and Personnel Committee.

1176

1177 Cari told Mayor Chilsen it affects some of those committees, and she said the city’s ordinance  
1178 defines the city’s standing committees as being the Administrative and Judiciary Committee, the  
1179 Finance and Personnel Committee, and the Utilities Committee. Cari said the aforementioned  
1180 committees would be affected by this resolution and stated, “Whether you want the input from  
1181 those particular committees, otherwise I think the appropriate place [to send it] would be to the  
1182 Administrative Committee because this really doesn’t have any financial purpose for it.”

1183

1184 Sean O’Flaherty said he agrees either the Administrative Committee or the Judiciary Committee  
1185 would be the appropriate committee to which to send this item as it is a resolution and it  
1186 addresses the city’s ordinances. Sean said an ordinance change would be required if the  
1187 resolution were to pass. Sean also said he believes a determination regarding where to send the  
1188 ordinance must be made after tonight’s meeting as there will not be any action for referral  
1189 because it is not an action item.

1190

1191 Mayor Chilsen said, “But there’s nothing that keeps it from going to [Finance and Personnel].”

1192

1193 Sean O’Flaherty said there is no hook to the Finance and Personnel Committee and told Mayor  
1194 Chilsen the Administrative and Judiciary Committee is the correct destination for the ordinance.

1195

1196 Ald. Wulf said, “I’ve looked at this. I spent a little bit of time this last weekend looking at the  
1197 history of this. In June 2017, Alderman Every initially introduced this just as a discussion topic.  
1198 About a half-page of minutes were done, and then it went to Council in July 2017. After 6½  
1199 pages of minutes, it was voted down, 4-2. Then in July 2018, it came before the Council again.  
1200 There were another four pages of minutes, and once again it was voted down, 4-2, with a  
1201 different combination of Council members. And now it’s February 2019, and it’s on Council  
1202 again. My question is, I’m struggling to understand what the difference is between Committee  
1203 of the Whole and our current way we’re doing it. I mean that sincerely because I always try to  
1204 understand the root of the issue of, why? The way I see it right now, we meet the first  
1205 Wednesday before the second Tuesday of every month to have our four standing committees.  
1206 The three first alders meet not in any conflict with the remaining committee meetings that  
1207 evening. The later meetings that occur, those three alderpersons certainly are available to attend  
1208 Administrative and Judiciary, if they so wish. But they typically don’t. That’s their choice; they  
1209 don’t have to attend. Likewise, when the Finance and Personnel and Utilities commence, the  
1210 three who are members of Administrative and Judiciary can also attend. I’m one who typically  
1211 attends. I find it’s easier to attend the meeting versus reading minutes.

1212

1213 To me, it seems like there’s a lot of work to go ahead and have more minutes, and have more

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1214 attorney time. It just seems like we would be spending more money just to change a system that,  
1215 in my opinion, has worked. I don't know how we're going to make it more transparent and make  
1216 it easier on ourselves. Typically when I attend Finance and Personnel, if I were to have any  
1217 questions after a meeting, I'll go up to staff afterwards if I were to have any questions. And I've  
1218 always found that anyone who is chairing the meeting, if any alderpersons were to have a  
1219 question we would be recognized. The only difference that I see is, the way we do it right now,  
1220 none of us are compelled to attend those other meetings. And by this resolution we would be  
1221 compelled to attend the meetings."

1222

1223 Ald. Every said it would be one meeting.

1224

1225 Ald. Wulf noted the one meeting would envelop all of those committee meetings and she said,  
1226 "Right now you can attend that earlier meeting if you so choose."

1227

1228 Ald. Every said, "You could attend three different [meetings] or you could just attend one."

1229

1230 Ald. Wulf said, "But it's all within the same timeframe."

1231

1232 Ald. Every said yes.

1233

1234 Ald. Every said it does not matter to which committee the resolution is sent. Ald. Every also  
1235 said a concern had been raised about pulling items off the Common Council's Consent Agenda  
1236 and onto the Non-Consent Agenda. Ald. Every said he believes that is what happens when an  
1237 alderperson does not attend a meeting, noting that an alderperson has not had an opportunity to  
1238 ask questions if he/she does not sit on a particular committee. Ald. Every also said an  
1239 alderperson still might have questions after reading the meeting minutes if something is unclear.

1240 Ald. Every reiterated that concerns had been raised regarding items being pulled from the  
1241 Consent Agenda and said, "I think that's just part of being open with our constituents if we ask  
1242 questions. And if it can't be done in the committee meetings it should be done right here in  
1243 public, in front of everybody and the TV. And that's nothing to be afraid of. Consider it. If you  
1244 decide not to pass it on, that's fine. We'll go on."

1245

1246 Ald. Binash asked if a decision had been made to move the resolution to the Administrative and  
1247 Judiciary Committee.

1248

1249 Mayor Chilsen reminded the Council this is only a discussion item, and he said it may be moved  
1250 to a committee either at his request or the request of two alderpersons.

1251

1252 Ald. Every said he thought the topic is timely should the Common Council decide it wishes to  
1253 discuss utilizing it for next year's Council. Ald. Every said, "You may have somebody else who  
1254 is interested."

1255

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31

1256 Ald. Olson said, "I hate to say this, but it doesn't sound like there is a lot of interest here."  
1257

1258 Ald. Every said, "There never was. I don't think there ever will be with this Council. But you  
1259 always hold out hope."  
1260

1261 B. Discussion regarding **Resolution 15-2019** – To Establish a Budget Stabilization Account  
1262

1263 Ald. Every said he believes this is an item that Council members need to discuss with each other,  
1264 stating, "I think that's something we haven't been doing here, at least the two years I've been  
1265 here. There's been a very harsh tone and a reluctance to discuss anything. We have our minds  
1266 made up, and that's the way it is. This would be a little different way of doing what we're  
1267 actually doing now in our financing. It just would have some changes. If you look at the  
1268 proposal it's very flexible. There are a lot of moving parts. You can change it around and do  
1269 what you want to with it. It's just a different way of doing what we're doing now that I think, if  
1270 you read it carefully and consider it, would be advantageous to us and we would be in a better  
1271 position than we are right now with what we're doing. Plus, we would gain some favor by our  
1272 constituents knowing that every year, if possible, we're going to refund some of our surplus  
1273 money back to them. That's the idea. I look forward to talking about it with you individually if  
1274 you like and going through it and answering whatever questions I can."  
1275

1276 **Item 16 – CLOSED SESSION**  
1277

1278 To consider a motion to convene in Closed Session under Section 19.85(1)(e) for the purpose of  
1279 deliberating or negotiating the purchasing of public properties, the investing of public funds or  
1280 conducting other specified public business whenever competitive or bargaining reasons require a  
1281 closed session:  
1282

- 1283 • Virnig Property  
1284

1285 If any action is required in Open Session as a result of the Closed Session, the Common Council  
1286 will reconvene in Open Session to take the necessary action and/or continue on with the printed  
1287 agenda.  
1288

1289 Motion by Ald. Gjertsen, second by Ald. Olson, to convene in Closed Session.  
1290

1291 On roll call vote: Ald. Kim Smith – aye, Ald. Ron Gjertsen – aye, Ald. Jerry Every – aye, Ald.  
1292 Jim Olson – aye, Ald. Jim Binash – aye, Ald. Diane Wulf – aye. Motion carried. In Closed  
1293 Session.  
1294

1295 Motion by Alderperson Ron Gjertsen, second by Alderperson Jerry Every to adjourn from closed  
1296 session at 9:05 pm.  
1297

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- 1298 On roll call vote: Ald. Wulf – aye, Ald. Olson – aye, Ald. Binash – aye, Ald. Smith – aye, Ald.  
1299 Gjertsen – aye, and Ald. Every – aye. Motion carried 6-0.  
1300  
1301  
1302 Recorded by:  
1303  
1304 Kirk Bey