

**Common Council
of the City of Onalaska**
Tuesday, August 11, 2020

1

1 The Meeting of the Common Council was called to order at 7:00 p.m. on Tuesday, August 11,
2 2020. 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 Kim Smith, Ald. Tom Smith,
5 Ald. Jim Olson, Ald. Dan Stevens, Ald. Diane Wulf, Ald. Steven Nott

6
7 Also Present: City Administrator Eric Rindfleisch, City Clerk JoAnn Marcon, Police Chief
8 Charles Ashbeck, Fire Chief Troy Gudie, City Attorney Amanda Jackson. Human Resource
9 Director Hope Burchell, City Engineer Jarrod Holter, Parks and Recreation Director Dan Wick,
10 Financial Services Director/Treasurer Fred Buehler and Planning Manager Katie Aspenson
11 participated remotely.

12

13

14 **Item 2 – Pledge of Allegiance**

15

16 The Pledge of Allegiance was recited.

17

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

20

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

28

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

30

31 Mayor K. Smith called for anyone wishing to provide public input.

32

33 **Frances Lee Edwards**

34 **2426 Thomas Court**

35 **Onalaska**

36

37 “I appreciate this time to talk. I have concerns about the changing of the zones as it comes to
38 dealing with the parcels just beyond Thomas Court. We at this time have been included to listen
39 to a proposal by Nick Roush of Roush Rentals to develop, with promises of increasing the tax
40 base of Onalaska to possibly \$30 million, with this to be shown yet in fruition to be determined.
41 I went to the Plan Commission on this, and I also attended the invitation by Nick Roush to the
42 property in question. It seems Nick Roush would want us to be good neighbors because we
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43 probably would be the ones watching over the property for him. ... I am open to this
44 development, with much reservation. Some of my concerns are that we brought up the TIF
45 District idea and whether that was a viable option considered by anybody, and we don't think
46 that it would be. One comment at the talk with the developer brought up was that that isn't a
47 viable option only if the property is not developable, and then it was dropped. My idea is that
48 possibly ... We should have asked the developer if he was going to ask the city for any financial
49 assistance and what that would look like. I'm kind of going over a letter I sent in that some of
50 you have maybe seen. I sent it in later [Tuesday] afternoon, and I appreciate being able to
51 highlight it knowing that I only had three minutes. Another topic that was brought up was the
52 possibility of a new exit out of the area for a double roundabout. I don't think that that's
53 probably something that economic needs and resources would be able to support at this time
54 even though traffic is a major concern. I've heard that Thomas Court, the park might have a[n]
55 upgrade to it, and I wonder what the financial assistance would be for single-family dwellings
56 provided to lessen the impact of people crossing their property.

57
58 I know that sidewalks would probably be necessitated in installation for safety purposes. I am
59 still concerned about Thomas Court and opening that up because of fire. I'd like to know what
60 the Fire Department says. I've seen them on my walks up there with the long crane ladder to see
61 how far their water can be extended. I'd like to know their ideas or assessment, and what
62 evidence they base it on.”

63
64 Hope informed Frances she had reached her three-minute speaking limit.

65
66 **Jamie Dewitt**
67 **2418 Thomas Court**
68 **Onalaska**

69
70 “I, like Frances Lee Edwards, also attended the meeting when Mr. Roush was speaking. He's a
71 very good speaker. He did a great job, but I still have some concerns, and right now I still
72 oppose it. Some of my concerns are, like Fran said, the traffic – not only vehicle, but also foot
73 traffic. What does that look like? We talk about a \$30 million tax revenue increase. When Mr.
74 Roush spoke, [he mentioned] two phases. Phase One would be one building, and he talked about
75 eight to 10 years. So that one building goes in – what does the tax base now look like for one
76 building versus all of them? Is that the full \$30 million? Is it a portion? What does that look
77 like? [I still have] a lot of questions yet that I would need answered to feel comfortable to have it
78 rezoned. I just hope we can talk through that and figure that out for the community. That's all I
79 have right now. I will follow up with a letter as we continue to work through this and figure it
80 out. Thank you for your time.”

81
82 Mayor K. Smith called three times for anyone else wishing to provide public input and closed
83 that portion of the meeting.

84
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85 **Item 5 – REPORT FROM THE MAYOR:**

86
87 A. Appointment of Cindy Genz, 509 Oak Ave. N., Onalaska to Board of Zoning Appeals

88
89 Motion by Ald. Wulf, second by Ald. Nott, to appoint Cindy Genz, 509 Oak Avenue North,
90 Onalaska, to the Board of Zoning Appeals.

91
92 Ald. Stevens said it appears Cindy is well-qualified to serve on the Board of Zoning Appeals
93 based off her history and former positions.

94
95 On roll call vote: Ald. Dan Stevens – aye, Ald. Steven Nott – aye, Ald. Jim Olson – aye, Ald.
96 Tom Smith – aye, Ald. Diane Wulf – aye. Motion carried, 5-0.

97
98 B. Appointment of Stacy Wilk to Onalaska Deputy City Clerk

99
100 Motion by Ald. Stevens, second by Ald. T. Smith, to appoint Stacy Wilk to Onalaska Deputy
101 City Clerk.

102
103 On roll call vote: Ald. Steven Nott – aye, Ald. Diane Wulf – aye, Ald. Jim Olson – aye, Ald.
104 Tom Smith – aye, Ald. Dan Stevens – aye. Motion carried, 5-0.

105
106 **RECOMMENDATIONS FOR APPROVAL AND/OR POSSIBLE ACTION FROM THE**
107 **FOLLOWING COMMITTEES/COMMISSIONS/BOARDS:**

108
109 All items listed under the consent agenda are considered routine and will be enacted by one
110 motion. There will be no separate discussion of these items unless a council member requests
111 removal, in which event the item will be removed from the consent agenda and considered in the
112 order of business in the non-consent agenda.

113
114 **Item 6 – Consent Agenda**

115
116 A. Approval of minutes from the previous meeting(s)

117
118 **FINANCE COMMITTEE**

- 119
120 B. Approval of 2020 Omni Center Financials
121 C. Approval of 2020 General Fund Financials
122 D. Approval of a partially non-budgeted telephone system replacement at City Hall, Omni
123 Center and Public Works Facility with potential partial reimbursement through the
124 CARES grant for COVID related expense
125 E. Approval of a non-budgeted automatic flush valves and faucets at City owned facilities
126 with potential reimbursement through the CARES grant for COVID related expense

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- 127 F. Approval to transfer contractual legal services when needed from O’Flaherty, Heim,
128 Birnbaum, Kirchner & Curtis, Ltd to O’Flaherty Law, LLC at a rate of \$125/hour for
129 legal issues existing prior to July, 2019 and at a rate of \$175/hour for new legal issues
130 arising after July, 2019
131 G. Approval of the existing changes in Part 1 & 2 of the fee structure
132 H. Approval of the City of Onalaska Financial Advisor/Underwriter RW Baird
133 I. Approval of 2020 2nd Quarter Gundersen Health System Parking Ramp Financials
134

135 **PERSONNEL COMMITTEE**

- 136
137 J. Update from Human Resources on staff vacancies
138 K. Approval of Human Resources 2019 Annual Report
139 L. Approval of changes to the Assistant Fire Chief job description
140

141 **JUDICIARY COMMITTEE**

- 142
143 M. Approval of **Ordinance 1675-2020** – to Annex land located in the Northeast ¼ of the
144 Southwest ¼ in Section 29, Township 17 North, Range 7 West from the Town of
145 Onalaska to the City of Onalaska (Leppert Annexation)
146 N. Approval of **Ordinance 1677-2020** – to Rezone Parcel Located in Section 33, Township
147 17, Range 7 In the City Of Onalaska, La Crosse County, Wisconsin From Agriculture (A-
148 1) And Non-Designated To Mixed Use Community (MU-C) (Sand Lake Road)
149 O. Approval of **Ordinance 1678-2020** – to Delete Title 12 Of The Code Of Ordinances of
150 the City Of Onalaska Relating To Parks And Recreation And Create Title 8 Of The City
151 Ordinances Related To Parks And Recreation
152

153 **ADMINISTRATIVE COMMITTEE**

- 154
155 P. Approval of Operator’s Licenses as listed on report dated August 5, 2020
156 Q. Approval of Special Events Permit for:
157 1. La Crosse Community Theatre “All in the Timing Event”, September 7th –
158 September 20th, 2020 at Altra Federal Credit Union parking lot, 1700 Oak Forest
159 Drive, Onalaska
160 R. Approval of Sidewalk Café Permit Application/Hold Harmless Agreement
161

162 **BOARD OF PUBLIC WORKS**

- 163
164 S. Approval of Change Order #3 for 6th and Quincy Lift Station Project in the amount of (-)
165 \$15,753.00
166 T. Approval of one-year extension to water and sewer hookup for 2660 Abbey Road
167 U. Approval of 2020 Supervisory Control and Data Acquisition upgrades by Altronex
168 Control Systems in the amount of \$116,741.00

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- 169 V. Approval of Onalaska Code recodification by General Code in the amount of \$10,325.00
170 with first year of maintenance in the amount of \$1,195.00
171 W. Approval of 6th and Quincy Lift Station project bypass pumping equipment purchase
172 from the McTool & Repair in the amount of \$5,779.06
173

174 **PLAN COMMISSION**
175

- 176 X. Approval of an Annexation Petition submitted by Kraig and Marcella Leppert, W6750
177 Cloverdale Road, Onalaska, WI 54650 to annex W6750 Cloverdale Road from the Town
178 of Onalaska to the City of Onalaska (Tax Parcel #10-2365-0)
179 Y. Approval of a Preliminary Plat filed by Jacob Burch of Logistics Development Group,
180 LLC, 2102 State Hwy 16, La Crosse, WI 54601 for the Crestwood Estates Plat, a 15-
181 parcel lot land division along Crestwood Lane located at “State Road 16” at the end of
182 Crestwood Lane, Onalaska, WI 54650 (Tax Parcel #18-4483-1)
183 Z. Approval of a rezoning application submitted by Adam Aspenson of Traditional Trades
184 Inc., 1641 Sand Lake Road, Onalaska WI 54650 on behalf of Elmwood Partners Limited
185 Partnership, 1859 Sand Lake Road, Onalaska, WI 54650, to rezone agricultural land and
186 land without a zoning designation to Mixed Use Community (MU-C) to allow for a new
187 mixed-use development to contain a combination of townhomes, multi-family dwellings,
188 and commercial uses located at Sand Lake Road, 1500 Sand Lake Road, and Sand Lake
189 Road, Onalaska, WI 54650 (Tax Parcels # 18-4515-0, 18-4516-0, and 18-4521-0)
190 AA. Approval of a Final Plat filed by submitted Jacob Burch of Logistics
191 Development Group, LLC, 2102 State Hwy 16, La Crosse, WI 54601 for Crestwood
192 Estates Plat, a 15-parcel lot land division along Crestwood Lane located at “State Road
193 16” at the end of Crestwood Lane, Onalaska, WI 54650 (Tax Parcel# 18-4483-1)
194 BB. Approval of a Special Exception Permit to the City of Onalaska Sign Code
195 submitted by Scott Butler of Fitzpatrick, Skemp, and Butler, LLC, 1123 Riders Club
196 Road, Onalaska, WI 54650 on behalf of FSB3 Properties, LLC, 1123 Riders Club Road,
197 for the property located at 1123 Riders Club Road, Onalaska, WI 54650 (Tax Parcel #
198 18-5038-0)
199

200 **UTILITIES COMMITTEE**
201

- 202 CC. Approval of Shared Ride Financials
203 DD. Approval for funding by La Crosse County in the amount of \$7,500 placed in the
204 2021 budget for the Scenic Mississippi Regional Transit (S.M.R.T.) Commuter Bus
205 Service
206 EE. Approval of MTU Transit Financials for 1st & 2nd Quarters of 2020
207

208 **PARKS, RECREATION & LIBRARY BOARD**
209

- 210 FF. Approve contract with RecDesk Software for registrations, reservations, and point of sale
211 operations
212 GG. Approve aquatic center slide repairs to Fischer Brothers in the amount not to
213 exceed \$10,350. This was a 2019 project.
214 HH. Approve contract with LiveBarn to provide automated online broadcast services
215 at the Omni Center, subject to review and revision by the City Attorney's office
216 II. Approve Omni Center participation in Global Bio Risk Advisory Council (GBAC)
217 Accreditation program
218

219 Motion by Ald. Stevens, second by Ald. Wulf, to approve the Consent Agenda.
220

221 On voice vote, motion carried.
222

223 **Non-Consent Agenda**
224

225 **Item 7 – RECAP ITEMS PULLED FROM THE CONSENT AGENDA**
226

227 As there were no items removed from the Consent Agenda, Item 8 was addressed next.
228

229 **Item 8 – FINANCE COMMITTEE**
230

231 A. Vouchers
232

233 Motion by Ald. Stevens, second by Ald. Olson, to approve the vouchers expended since the last
234 Common Council meeting on July 14, 2020 in the amount of \$2,128,571.49.
235

236 On voice vote, motion carried.
237

238 **Item 9 – JUDICARY COMMITTEE**
239

240 A. **Ordinance 1670-2020** – to amend Title 2 of the Code of Ordinances of the City of
241 Onalaska relating to Government and Administration
242

243 Ald. Nott said edits had occurred to the sections addressing salaries and expenses for upcoming
244 elections. Ald. Nott noted that starting April 20, 2021 or the subsequent election, depending
245 upon the alderperson as he/she may not vote on his/her own pay raise, the salary will move to
246 \$6,000, and standard expenses will be eliminated. Ald. Nott also said that commencing April 16,
247 2024, the Mayor shall be compensated \$23,000, and common expenses will expire at that time.
248

249 Motion by Ald. Nott, second by Ald. T. Smith, to approve Ordinance 1670-2020 – to amend
250 Title 2 of the Code of Ordinances of the City of Onalaska relating to Government and
251 Administration.

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252
253 Ald. Stevens referred to the minutes from the Administrative and Judiciary Committee meeting
254 and noted there had been a discussion regarding the mayoral compensation being less, as well as
255 a discussion about “making it whole from this year.” Ald. Stevens asked if there has been any
256 development on that.

257
258 Amanda explained that the Mayor’s expenses will not change until 2024. The Mayor’s salary
259 and expenses will be the same until April 2024, at which time the new salary will be instituted
260 and the incentives will be eliminated. Amanda said, “How we’re going to capture the removal of
261 expenses is through a resolution next month.”

262
263 Ald. Stevens stated he wants to ensure that the mayoral compensation is not less in 2020 than it
264 was in 2019, adding, “By making [Mayor K. Smith] whole, I’m just saying that we’re not trying
265 to have a decrease in the salary, which was not what the intention of Council was last October.”

266
267 Amanda explained the only thing that would be changing is the \$100 COVID-19 expense, which
268 will be ending for both the Mayor and the alderpersons. Amanda said Mayor K. Smith’s
269 expenses will remain at \$250 per month.

270
271 Mayor K. Smith said that while her compensation has not changed from 2019, she is being
272 compensated less than her predecessor, Joe Chilsen, as former Mayor Chilsen was receiving
273 WRS contribution and she is not.

274
275 On voice vote, motion carried.

276
277 **B. Ordinance 1679-2020** – to amend Chapter 4 Of Title 6 of the Code of Ordinances of the
278 City of Onalaska relating to Sidewalks

279
280 Ald. Nott noted the only edit had occurred to Section 6.04.13, Subsection B, Item 4(g), which
281 now reads as follows: “*Outdoor furniture will not be easily windborne (i.e., plastic tables/chairs,
282 lawn chairs, lightweight wicker.*”

283
284 Motion by Ald. Nott, second by Ald. Wulf, to approve Ordinance 1679-2020 – to amend Chapter
285 4 of Title 6 of the Code of Ordinances of the City of Onalaska relating to Sidewalks.

286
287 On voice vote, motion carried.

288
289 **Item 10 – ADMINISTRATIVE COMMITTEE**

290
291 A. Approval of **Resolution 34-2020** – to dissolve the Onalaska Arts Commission

292
293 Motion by Ald. T. Smith, second by Ald. Wulf, to approve Resolution 34-2020 – to dissolve the
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294 Onalaska Arts Commission.

295

296 Ald. T. Smith noted the Onalaska Arts Commission will be returning in a different form and
297 said, “We’re definitely supportive of the Arts Commission and the artwork. But it was discussed
298 that it would be easier for the committee not to have to follow the stringent rules of the city and
299 all the things that go with that.”

300

301 Ald. Nott said dissolving the commission in its current form and having it return in a different
302 form will foster a more collaborative approach as opposed to the restrictions the commission
303 faced.

304

305 Ald. Stevens stressed that this is not stepping away from a commitment to arts and culture in the
306 City of Onalaska and said, “Rather, we’re trying to find a way to embrace it to the wider public.”

307 Ald. Stevens noted someone had made a generous donation to the commission, but the
308 commission was unable to accept it within the city function. Moreover, any expenditures off the
309 donation would have to be voted on by the Common Council. Ald. Stevens announced that a
310 new, non-governmental agency that plans to work with the Common Council will meet Tuesday,
311 September 15, and he encouraged anyone who either wants to participate or obtain more
312 information to contact him. Ald. Stevens said, “We want this to be open to the public, and we
313 want a lot of members to be involved and engaged in this project. We have an agenda we’re
314 pretty excited about going forth and doing some good things for Onalaska. Eliminating an Arts
315 Commission sounds bad, but we really believe this is a good thing and it will be better for the
316 city.”

317

318 On voice vote, motion carried.

319

320 B. Discussion and possible action on moving start time of the Administrative & Judiciary
321 Committee from 6:00 p.m. to 5:30 p.m.

322

323 Ald. T. Smith noted there are other meetings (e.g. Utilities Committee, Finance and Personnel
324 Committee) that follow the Administrative and Judiciary Committee meeting. Ald. T. Smith also
325 noted the Administrative and Judiciary Committee meetings have been running longer, thus
326 delaying the starting times of the meetings that follow. Ald. T. Smith noted he, Ald. Wulf, and
327 Ald. Nott, all of whom sit on the Administrative and Judiciary Committee, support moving the
328 starting time of the meeting to 5:30 p.m.

329

330 Motion by Ald. T. Smith, second by Ald. Nott, to approve moving the starting time of the
331 Administrative and Judiciary Committee meeting from 6 p.m. to 5:30 p.m. beginning
332 Wednesday, September 2.

333

334 On voice vote, motion carried.

335

336 **Item 11 – PLAN COMMISSION**

337

338 A. Approval of a Request to Release a Restriction on the Country Club Villas Plat submitted
339 by Garret & Alyssa Jerue, 704 Country Club Lane, Onalaska, WI 54650 to remove a
340 setback restriction at 704 Country Club Lane, Onalaska, WI 54650 (Tax Parcel #18-
341 4962-0) and associated **Resolution 36-2020** to reduce setback requirements for Parcel
342 18-4962-0 in Township 16, Range 7, Section 2

343

344 Mayor K. Smith noted the Plan Commission had voted to approve the request at its July 28
345 meeting.

346

347 Amanda said this item was placed on the Non-Consent Agenda because there was a unique
348 procedural process in how it had to be approved. Amanda said it was necessary to do a
349 resolution in order to change the setback restriction on the plat. Amanda told the Council there
350 was no procedural resolution at the July 28 Plan Commission meeting because staff did not know
351 what the will of the Plan Commission would be. Amanda explained that this is a new resolution
352 and said it is based on the approval that came forth from the Plan Commission.

353

354 Mayor K. Smith asked if the matter will be resolved if the Council passes Resolution 36-2020.

355

356 Amanda said yes.

357

358 Motion by Ald. T. Smith, second by Ald. Nott, to approve Request to Release a Restriction on
359 the Country Club Villas Plat submitted by Garret & Alyssa Jerue, 704 Country Club Lane,
360 Onalaska, WI 54650 to remove a setback restriction at 704 Country Club Lane, Onalaska, WI
361 54650 (Tax Parcel #18-4962-0) and associated Resolution 36-2020 to reduce setback
362 requirements for Parcel 18-4962-0 in Township 16, Range 7, Section 2.

363

364 On voice vote, motion carried.

365

366 B. Discussion and possible action on the concept of Tax Increment District #6

367

368 City Administrator Rindfleisch noted Councilmembers had received two versions: one dated
369 August 7, and one dated August 11. City Administrator Rindfleisch stressed that the
370 conversation at this moment is meant to be open and informative, and he directed
371 Councilmembers' attention to the first page, which shows the schedule for discussion of TID No.
372 6. The first meeting is scheduled for Tuesday, August 25. City Administrator Rindfleisch said
373 that as he received the project plan, he thought it might be useful to answer some of the questions
374 so that he could submit them to Councilmembers. City Administrator Rindfleisch noted this
375 document will be coming before the Common Council at its September 8 meeting, and he said he
376 is able to discuss some of the bullet points this evening. City Administrator Rindfleisch said the
377 Council is not taking any action on the project plan itself. Rather, at this time it is a tool that

378 may be utilized to answer some of the conceptual questions. City Administrator Rindfleisch
379 noted the Common Council does not get involved until after the August 25 Plan Commission
380 meeting, a public hearing is held, and a Joint Review Board is created for TID No. 6. However,
381 City Administrator Rindfleisch also said he thought the elected officials would want to provide
382 input with reviewing the concept plan. City Administrator Rindfleisch also noted Sean Lentz of
383 Ehlers & Associates is available to answer questions.

384

385 City Administrator Rindfleisch said the following questions had been raised:

386

387 • **Total anticipated project cost:** While that area for future development might require
388 more, at this time city staff has identified approximately \$5.7 million in capital projects
389 that would need to be completed. Some of the projects do not need to start until some of
390 construction phases of the plan are complete, which is 2025 and beyond. If the developer
391 were required to pay \$5.7 million, the return on investment on the project would become
392 such that the project would not occur at this point in time.

393 • **The use of increments with all the partners versus Onalaska acting alone:** Utilizing
394 conservative estimates, there is no automatic growth factor. The incremental value of the
395 proposed TID would increase by \$62.6 million. It would generate increment to be
396 utilized to offset the \$5.7 million in development costs after the full life of the TID,
397 meaning approximately \$16.8 million. The TID collects the increment from all the
398 taxing entities without utilizing TIF and _____ General Fund, and utilizing the current
399 city-only tax rate of \$5.63. The city would collect approximately \$4.8 million over the
400 same timeframe using 28.5 of the total tax rate. City Administrator Rindfleisch said, “So
401 \$4.8 million to offset the \$5.7 million in projects ... would make just including all these
402 capital projects to be funded through the General Fund unsustainable.”

403 • **Cash flow:** City Administrator Rindfleisch said 2034 seems to be the date the city
404 potentially could close the TID early if enough increment is generated to offset the costs
405 and the debt servicing.

406

407 City Administrator Rindfleisch said he is seeking guidance to determine whether or not the
408 Council wishes to proceed.

409

410 Ald. Stevens noted some citizens who reside on Thomas Court still are viewing the meeting via
411 Zoom, and he told them this is not a TID for Century Place. Ald. Stevens asked, “What are the
412 expenditures? I know we had some money invested in this with Ehlers up to this point. If it
413 goes to the ... Say it goes through the Joint Review Board and it does not get support, what is
414 our total outlay? And if it doesn’t get the support from the JRB, does that mean that the
415 development will not happen?”

416

417 City Administrator Rindfleisch said he believes the full outlay would be \$1,750.

418

419 Sean said Ehlers has a contract with the City of Onalaska that is in phases, and he told
420 Councilmembers the contract would terminate at that point if the city does not proceed with the
421 phases. Sean also said he believes the price City Administrator Rindfleisch had stated is correct.
422

423 Ald. Stevens asked, “If this does not get support because there are other entities involved that
424 would have a say, will that doom the project? Or will it still happen regardless?”
425

426 City Administrator Rindfleisch said the Joint Review Board is a representative of the city, and
427 the board would consist of either Mayor K. Smith or someone she designates, a Holmen School
428 District representative, a La Crosse County representative, a Western Technical College
429 representative, and a member at-large who is appointed by the Joint Review Board. Either three
430 of five votes or a majority from those attending the meeting is necessary for approval. City
431 Administrator Rindfleisch said the TID may not be created without a majority vote.
432

433 Mayor K. Smith asked City Administrator Rindfleisch what he is seeking from the Council.
434

435 City Administrator Rindfleisch said his preference is for the Common Council to go on record
436 stating if it wishes to proceed with organizing the Joint Review Board and holding a public
437 hearing at the August 25 Plan Commission meeting. City Administrator Rindfleisch reminded
438 Councilmembers they are not approving the TID or the budget plan.
439

440 Motion by Ald. Stevens, second by Ald. Nott, to proceed with the process of creating Tax
441 Increment District #6.
442

443 City Administrator Rindfleisch told Councilmembers the first four TIDs that were created were
444 of a similar nature, which he described as “Traditional TID Districts” versus “Pay-go.” With the
445 “Pay-go” approach, the developer is forwarding the brunt of the expenses. In exchange of the
446 developer taking the risk, he/she reaps the rewards. City Administrator Rindfleisch said in this
447 case, the city is fronting the costs, issuing the debt, paying for the cost of the infrastructure, and
448 paying back those costs through the increment of a project. City Administrator Rindfleisch said
449 that while he favors the “Pay-go” approach, the project would not proceed in this instance.
450

451 City Administrator Rindfleisch also addressed the city’s Moody’s rating and the potential impact
452 the project could have on it, stating, “We won’t know until we actually pay for the rating, do the
453 ratings call, and provide all the evidence we have for that. My general experience with Moody’s
454 has been provided that there is a specific reason for perhaps exceeding our usual debt amount,
455 and that reason is for a one-time purchase or for development purposes and you can show how
456 that’s being paid off, it generally does not impact to a large degree, especially with the debt
457 limits that we are at. We have a long way to go before we become problematic. I would not
458 anticipate this project at this point in time causing any of that issue. The other thing [is], because
459 most of the expense that we have won’t occur until 2025 or after, it is possible to start gaining
460 some increment up front and having cash on hand to help fund those borrowings we may have,

461 which will look favorable for Moody's as well."

462

463 Sean said the development is typically considered a positive from the rating agencies as the tax
464 base grows and there are new housing opportunities. Sean said managing the debt and being
465 able to show a plan of finance that is covered by the revenues from this district will mitigate
466 much of the concern Moody's might have regarding the level of expenses and the obligations the
467 city has outstanding.

468

469 On voice vote, motion carried.

470

471 **Item 12 – UTILITIES COMMITTEE**

472

473 A. **Resolution 33-2020** – for the Shared-Ride Taxi Program in City of Onalaska, Village of
474 Holmen and Village of West Salem for 2021

475

476 Motion by Ald. Olson, second by Ald. Stevens, to approve Resolution 33-2020 – for the Shared-
477 Ride Taxi Program in City of Onalaska, Village of Holmen and Village of West Salem for 2021.

478

479 On voice vote, motion carried.

480

481 B. Discussion and possible action on moving start time of Utilities Committee from 7:00
482 p.m. to 6:30 p.m.

483

484 Ald. Olson said a 6:30 p.m. starting time might be difficult for him in some situations, but it
485 likely would not be difficult in most situations.

486

487 Ald. Stevens noted the Utilities Committee meetings the past couple months have gone
488 significantly longer than normal, and also that some of the committee's meetings last between 5
489 and 10 minutes. Ald. Stevens said he is not certain moving up the starting time to 6:30 p.m. is
490 optimal, and he noted the recent Utilities Committee meetings had not been able to begin until
491 the Administrative and Judiciary Committee meetings had finished. Ald. Stevens said he
492 believes starting the Utilities Committee meeting later than scheduled will be less of an issue
493 now that the Administrative and Judiciary Committee's meetings will begin at 5:30 p.m. starting
494 September 2, and he stated he prefers to leave the starting time for Utilities Committee meetings
495 at 7 p.m., or perhaps begin meetings either at 6:45 p.m. or 6:50 p.m.

496

497 Amanda told Councilmembers she and Financial Services Director/Treasurer Fred Buehler had
498 discussed moving the starting time of Utilities Committee meetings to 6:45 p.m. This would
499 provide committee members with a break between the Utilities Committee and Finance and
500 Personnel Committee meetings, which start at 7:15 p.m., if the Utilities Committee meeting is
501 short. Amanda noted the Utilities Committee meetings have run late the last couple months, and
502 she expressed concern that the city will not be giving citizens appropriate notice for Finance and

503 Personnel Committee meetings. Amanda said, “If we could give a little bit more time for
504 Utilities, I would like that.”

505
506 City Administrator Rindfleisch said that while Utilities Committee meetings typically last
507 between 5 and 10 minutes, the last three have lasted approximately one hour. City Administrator
508 Rindfleisch said committees should engage in discussion if there is business to discuss, and he
509 stated he supports adjusting the timeframe. City Administrator Rindfleisch noted Finance and
510 Personnel Committee meetings are scheduled to start at 7:15 p.m. or after, and he asked if the
511 city is giving citizens appropriate notice if the Finance and Personnel Committee meetings are
512 starting later than 8 p.m.

513
514 Motion by Ald. Stevens, second by Ald. Olson, to move the starting time of Utilities Committee
515 from 7:00 p.m. to 6:45 p.m., effective September 2.

516
517 On voice vote, motion carried.

518
519 **Adjournment**

520
521 Motion by Ald. Nott, second by Ald. Olson, to adjourn at 7:50 p.m.

522
523 On voice vote, motion carried.

524
525
526 Recorded by:

527
528 Kirk Bey