

1 The Meeting of the Common Council was called to order at 7:00 p.m. on Tuesday, November
2 13, 2018. It was noted that the meeting had been announced and a notice posted at City Hall.

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

6
7 Also Present: City Administrator Eric Rindfleisch, City Clerk Cari Burmaster, City Attorney
8 Sean O’Flaherty, City Engineer Jarrod Holter, Financial Services Director/Treasurer Fred
9 Buehler, Human Resource Director Hope Burchell, Parks and Recreation Director Dan Wick,
10 Police Chief Troy Miller, Fire Chief Billy Hayes, Deputy Finance Director Kim Isensee

11
12 **Item 2 – Pledge of Allegiance**

13
14 The Pledge of Allegiance was recited.

15
16 **Item 3 – Rules of the City of Onalaska Common Council and its Sub Committees –**
17 **Harassment Free Forum**

18
19 Mayor Chilsen read the following: “*City Council and Sub-Committee meetings shall be*
20 *conducted in a courteous manner. Citizens, Council and Committee members shall be allowed*
21 *to state their positions in an atmosphere free of slander, insults, obscene remarks, threats of*
22 *violence. Sufficient warnings may be given by the Sergeant of Arms at any time during the*
23 *remarks, and in the event that any individual shall violate the rules of decorum heretofore set*
24 *forth, such person may then be cut off from comment or debate.*”

25
26 **Item 4 – Public Input: (limited to 3 minutes/individual)**

27
28 Mayor Chilsen called for anyone wishing to provide public input.

29
30 **Reverend Kevin Knack**
31 **319 Locust Street**
32 **Onalaska**

33
34 “I would like to thank you for serving our city. Thank you for coming tonight and being diligent
35 in doing that. I would like to offer a prayer over this meeting tonight: ‘*Lord God of Heaven, we*
36 *ask for your help tonight in all the affairs of this very important meeting. Thank you for giving*
37 *us wisdom. Thank you for giving the Mayor and all the Councilpeople your divine wisdom so*
38 *that they may see clearly the issues before them. Answer questions clearly and rightly. Let there*
39 *be a spirit of cooperation and pleasantness, as we’ve already heard tonight declared. Thank you*
40 *for assisting in all that goes on, that all things will be done decently and in order, and that the*
41 *right things would happen. Good things will be determined for our fair city. Thank you for each*
42 *one of these Councilmembers, the Mayor, and all the other attendants who are serving us*”

43 *tonight. I ask your blessing upon them and upon their families that have to leave them for a little*
44 *while as they come and serve. I ask your blessing upon them and all their families, and upon this*
45 *meeting tonight in the name of our savior. Amen.’ ”*

46
47 **Diane Wulf, Second District Alderperson**
48 **910 Orchid Place**
49 **Onalaska**

50
51 “A comment was made at [Monday] night’s [Common Council Budget] meeting that prompted
52 me to be standing before you this evening. I wrote it down – and please correct me if I misheard
53 – but I heard: ‘*We’ve gotten through the homeless crisis. We’ve gotten through the opioid*
54 *crisis.*’ I believe in dealing with cold, hard facts. I didn’t have time to research and get accurate
55 numbers regarding the opioid crisis that has a stranglehold on all of America today. But I did
56 have time to research the homeless topic. This is also a topic that hits close to home for me
57 personally. I only have numbers that pertain to students. Yes, students – not adults. That’s a
58 whole other public input. Here are the facts: We have not gotten through the homeless crisis by
59 any means. As of October 2018, WKBT reported that nearly 20,000 students in Wisconsin are
60 homeless. Over the last decade, the number of homeless students has more than doubled. The
61 School District of La Crosse has one of the highest numbers of homeless students in the state.
62 Roughly one in every 52 students is living with another family, sleeping in cars, or staying in a
63 motel or shelter. Think about that – one in every 52. In the School District of Milwaukee alone,
64 4,576 in the school year 2016-17 were deemed homeless. In the La Crosse School District,
65 [there are] 131. [In] Holmen, [there are] 36. [In] Onalaska, [there are] 19. And [in] West
66 Salem, [there are] 10. So please, if statements are going to be made from a position of power,
67 let’s have our facts straight. Thank you.”

68
69 Mayor Chilsen called three times for anyone else wishing to provide public input, then he
70 addressed the Council.

71
72 **Joe Chilsen, City of Onalaska Mayor**
73 **500 10th Avenue North**
74 **Onalaska**

75
76 “Oftentimes it gets very difficult to get things passed, and sometimes they’re quite contentious.
77 What you did in the last two days is commendable, and I commend each and every one of you
78 for having the willingness to see the other side, and to give a little and to get a little. So from all
79 the citizens in the City of Onalaska, thank you very much for what you did six minutes ago.”

80
81 **Item 5 – REPORT FROM THE MAYOR:**

82
83 A. Library Statistics
84

85 Mayor Chilsen reported that year-to-date, 157,777 individuals have gone through the library.
86 Mayor Chilsen also reported that from January through October, 179,506 individuals went
87 through the library.
88

89 B. Introduction of Full Time City of Onalaska Firefighters Mitch Schulte and Jordan
90 Hensler
91

92 Fire Chief Hayes noted that sitting behind him there is a “small representation of our
93 organization,” meaning the men and women serving on the City of Onalaska Fire Department.
94 Fire Chief Hayes said, “While there has been a lot of discussion about the future of our fire
95 department, the addition of personnel, perhaps the addition of another station, which gets me
96 really excited – and I’m sure these folks back here are really excited – I want to talk about who
97 we have now.”
98

99 Fire Chief Hayes first introduced Mitch Schulte, noting that Mitch had joined the Fire
100 Department in early October and had grown up on French Island. Fire Chief Hayes next
101 introduced Jordan Hensler, noting that Jordan had joined the Fire Department in mid-October
102 and had relocated from Waterloo, Wisconsin. Fire Chief Hayes told the Council that Mitch and
103 Jordan had filled the vacancies within the department, noting that staffing is at four firefighters
104 per shift for the “A,” “B,” and “C” shifts. Fire Chief Hayes said he looks forward to presenting
105 both Mitch and Jordan their badges after their probationary period ends in one year.
106

107 C. Swearing in and recognition of probation completion by Austin Manglitz as a Part-Time
108 City of Onalaska Firefighter/EMT
109

110 Cari swore in Austin Manglitz as a Part-Time City of Onalaska Firefighter/EMT, and Austin’s
111 father, Kent, pinned his badge on him.
112

113 **RECOMMENDATIONS FOR APPROVAL AND/OR POSSIBLE ACTION FROM THE**
114 **FOLLOWING COMMITTEES/COMMISSIONS/BOARDS:**
115

116 All items listed under the consent agenda are considered routine and will be enacted by one
117 motion. There will be no separate discussion of these items unless a council member requests
118 removal, in which event the item will be removed from the consent agenda and considered in the
119 order of business in the non-consent agenda.
120

121 **Item 6 – Consent Agenda**
122

123 A. Approval of minutes from the previous meeting(s)
124
125
126

127 **FINANCE COMMITTEE**

- 128
129 B. Authorization to approve 2019 Capital Projects Timeline and Methodology for borrowing
130 C. Accept Omni Center Financials for 2018
131 D. Accept General Fund Financials for 2018
132 E. Accept Gundersen Health System Parking Ramp Financials for 3rd Quarter 2018
133 F. Authorization to approve a non-budgeted Fire Department expenditure in the Equipment
134 Replacement Fund using fund balance for tire replacement on vehicle #R-1 not to exceed
135 \$1,700
136 G. Authorization to approve a non-budgeted City department expenditure in the Equipment
137 Replacement Fund using fund balance for postage machine not to exceed \$4,500
138

139 **JUDICIARY COMMITTEE**

- 140
141 H. Approval of **Ordinance 1621-2018** to amend Chapter 4 of Title 7 of the Code of
142 Ordinances of the City of Onalaska relating to Direct Sellers (Third and Final Reading)
143

144 **ADMINISTRATIVE COMMITTEE**

- 145
146 I. Approval of Operator's Licenses as listed on report dated November 7, 2018
147 J. Approval of Special Events Permits for:
148 1. La Crosse Area Family YMCA Winter Walk Run Series on 12/15/18,
149 1/12/19 and 2/9/19 starting at 400 Mason Street, Onalaska
150 2. Sunrise Service at Dash-Park, 200 Main Street, Onalaska on Sunday,
151 April 21, 2019 starting at 6 a.m.
152 K. Approval of Second-Hand Dealer License for 2019 licensing year:
153 1. Gasoline Alley Toys, LLC, 110 3rd Avenue South, Onalaska
154 2. ecoATM, LLC, 3107 Market Place, Onalaska
155 3. Pawn America, 1235 Crossing Meadows Drive, Onalaska
156 L. Approval of Wisconsin Municipal and Related Records Retention Schedule
157

158 **BOARD OF PUBLIC WORKS**

- 159
160 M. Authorization of 2019 Capital Improvements Budget and establish public hearing date on
161 December 4, 2018 at the 6:30 p.m. Board of Public Works meeting
162 N. Approval of professional services for Irvin Street design by Hoisington Koegler Group,
163 Inc. not to exceed \$3,460
164 O. Approval of and placement on file of Snow and Ice Control Policy
165 P. Approval of \$2,000 fee for replacement of trees in right-of-way at 733 Stonebridge
166 Avenue
167 Q. Approval of 2018 Final Special Assessment Costs for curb and gutter
168

169 **PLAN COMMISSION**

170

171 R. Conditional Use Permit application filed by Phillip Branson of Morrie’s Automotive
172 Group, 12520 Wayzata Boulevard, Minnetonka, MN 55305 on behalf of Don Weber,
173 Weber Holdings, LLC, 328 Front Street South, La Crosse, WI 54601 to allow the
174 construction of an automotive dealership/vehicle sales/repairs facility at 331 Theater
175 Road, Onalaska, WI 54650 (Tax Parcel #18-3568-36) (FIO)

176 S. Approval of an annexation application of Tax Parcel #9-13-5 and Crestwood Lane Right-
177 of-Way (26.17 acres), and a portion of Tax Parcel #9-23-0 (.12 acres (5,382 SF) (total
178 26.29 acres) filed by Jacob Burch, Logistics Development Group, LLC, 2102 State Road
179 16, La Crosse, WI 54601, and on behalf of JD Manske Family Land Holdings, LLC,
180 4833 Sheboygan Avenue #320, Madison, WI 54705

181

182 **UTILITIES COMMITTEE**

183

184 T. Accept Shared Ride Transit Financials

185 U. Accept MTU Financials

186

187 Motion by Ald. Binash, second by Ald. Every, to approve the Consent Agenda.

188

189 On voice vote, motion carried.

190

191 **Non-Consent Agenda**

192

193 **Item 7 – RECAP ITEMS PULLED FROM THE CONSENT AGENDA**

194

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

196

197 **Item 8 – FINANCE COMMITTEE**

198

199 A. Vouchers

200

201 Motion by Ald. Smith, second by Ald. Olson, to approve the vouchers expended since the last
202 Common Council meeting on October 9, 2018, in the amount of \$5,886,318.64.

203

204 On voice vote, motion carried.

205

206 B. **Resolution 26-2018** – Authorizing Participation in the Wisconsin Economic
207 Development Corporation’s (WEDC) Community Development Investment Grant
208 Program

209

210 Motion by Ald. Smith, second by Ald. Wulf, to approve Resolution 26-2018 – Authorizing

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211 Participation in the Wisconsin Economic Development Corporation's (WEDC) Community
212 Development Investment Grant Program.

213

214 On voice vote, motion carried.

215

216 C. Development Agreement between the City of Onalaska and Three Sixty Real Estate
217 Solutions, LLC

218

219 Motion by Ald. Smith, second by Ald. Olson, to approve the Development Agreement between
220 the City of Onalaska and Three Sixty Real Estate Solutions, LLC.

221

222 City Administrator Rindfleisch said this development agreement is only for the receipt and
223 dispersal of the WEDC Community Development Investment Grant funds for which Marvin
224 Wanders intends to apply. City Administrator Rindfleisch also said this is not a development
225 agreement regarding the overall project.

226

227 On voice vote, motion carried.

228

229 D. **Resolution 27-2018** – Providing for Sale of \$4,650,000 Note Anticipation Notes

230

231 Motion by Ald. Smith, second by Ald. Every, to approve Resolution 27-2018 – Providing for the
232 Sale of \$4,650,000 in Note Anticipation Notes.

233

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

236

237 **Item 9 – PERSONNEL COMMITTEE**

238

239 A. Review and consideration of changes to the Lab Technician job description

240

241 Motion by Ald. Smith, second by Ald. Gjertsen, to accept the changes to the Lab Technician job
242 description.

243

244 On voice vote, motion carried.

245

246 B. Approval of **Resolution 25-2018** to Approve Integration of Lexipol Policies into City of
247 Onalaska Policies for Law Enforcement

248

249 Motion by Ald. Smith, second by Ald. Every, to approve Resolution 25-2018 – to Approve
250 Integration of Lexipol Policies into City of Onalaska Policies for Law Enforcement.

251

252 On voice vote, motion carried.

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C. Authorization to replace:
1. Police Officer

Motion by Ald. Smith, second by Ald. Every, to approve authorization to replace the Police Officer position.

Hope noted that there were two resignations in the Police Department the week of November 4-10. Therefore, two positions must be filled.

Motion by Ald. Smith, second by Ald. Every, to approve authorization to replace the two Police Officer positions.

On voice vote, motion carried.

2. Lab Technician

Motion by Ald. Smith, second by Ald. Wulf, to approve authorization to replace the Lab Technician position.

On voice vote, motion carried.

Item 10 – BOARD OF PUBLIC WORKS

A. Authorization to Approve non-budgeted Supervisory Control and Data Acquisition (SCADA) software upgrade in the amount of \$6,280

Motion by Ald. Smith, second by Ald. Wulf, to approve Authorization to Approve non-budgeted Supervisory Control and Data Acquisition (SCADA) software upgrade in the amount of \$6,280.

On voice vote, motion carried.

Item 11 – UTILITIES COMMITTEE

A. Options regarding sewer rates

Fred said that since the November 7 Utilities Committee meeting he had heard back from a Public Service Commission employee and a PSC engineer. Fred said he was waiting for city legal counsel's opinion, which he has received.

Sean said, "The opinion from the PSC's legal opinion is that it would be problematic to charge different rates to different classes of residents or of users within the City of Onalaska, depending

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295 upon which use you fall in. We have searched for some support for being able to treat
296 Residential residences different than Commercial properties, and we cannot find any support for
297 that. Consequently, we think if you went down the road, it is my opinion that if you went down
298 the road of treating residences differently on a categorical level than Commercial properties, then
299 you would draw a complaint with the PSC.”

300
301 Fred noted he had distributed Option Nos. 2 and 3 this evening to the Council. Fred also noted
302 the Utilities Committee had examined a 3-percent adjustment, and he said one of the items that
303 had been discussed was how much the 3-percent adjustment would constitute in funds. Fred
304 explained that raising the Sewer Utility rates 3 percent across the board would constitute
305 approximately \$57,000. Fred said, “We add \$57,000 on a 3 percent [adjustment]. We also
306 talked about what Sean has presented. Then you also look at Options 2 and 3, if you wish to
307 pursue that direction.”

308
309 Fred addressed Option No. 2, noting that the Sewer Utility rates is based on winter usage. Fred
310 said under the current method the Sewer Utility rate, once it has been established on the April 1
311 billing, would not change for the next three billings thereafter. The only way it would change is
312 if one uses less consumption than he/she did on the April 1 invoice. Fred also said that under
313 Option No. 2, one would be charged the Sewer Utility in July based on actual usage. Fred said
314 this would generate \$94,665.72.

315
316 Fred next addressed Option No. 3 and said the same methodology may be utilized in addition to
317 utilizing the consumption for the January 1 billing, which runs from September 7 through
318 December 6. Fred said, “It is hitting quite strongly on the Residential. ... We can do a 3-percent
319 [rate increase] across the board, which would generate \$57,000. Keep in mind the \$57,000
320 would be adequate for the bond covenants. The option number that we discussed at the Utility
321 [Committee level] would bring the rate – the one that Sean said was not acceptable – would
322 bring it down roughly 10 percent. But obviously that’s not going to work. But this is a step in
323 the right direction. If you were to take Option 2, for example, \$57,000 compared to \$95,000,
324 you’re almost coming pretty close to doubling the dollars or coming fairly close to generating
325 dollars. The intent of looking at this was so that we would have less impact in 2020 when we go
326 out and do some of these projects and need the funds.”

327
328 Motion by Ald. Every, second by Ald. Gjertsen, to accept Option No. 2.

329
330 Fred said it is his understanding that Sean would not object to Option No. 2.

331
332 Sean said yes and noted that both Option No.2 and Option No. 3 “would stand up to any
333 challenge, and that both Option 2 and Option 3 are used in other places in the state.”

334
335 On voice vote, motion carried.

336

337 **Item 12 – CITY ADMINISTRATOR**

338

339 A. **Resolution 28-2018** – Preliminary Resolution to Vacate and Discontinue Portions of
340 Green Street and Hickory Street Between 1st Avenue South and South Court Street, City
341 of Onalaska, La Crosse County, WI

342

343 Motion by Ald. Binash, second by Ald. Every, to approve Resolution 28-2018 – Preliminary
344 Resolution to Vacate and Discontinue Portions of Green Street and Hickory Street Between 1st
345 Avenue South and South Court Street, City of Onalaska, La Crosse County, WI .

346

347 On voice vote, motion carried.

348

349 **Item 13 – REPORT FROM CITY CLERK**

350

351 A. Recap of 2018 General Election

352

353 Cari noted the turnout for the 2018 General Election was 84.71 percent, compared to 84.99
354 percent turnout for the 2016 Presidential Election. There were 9,085 voters in the City of
355 Onalaska, and of those, 3,462 voted absentee. Of that number of absentees, 2,833 voted at City
356 Hall. Cari complimented the city’s election workers, some of whom worked up to 20 hours.

357

358 **Item 14 – CLOSED SESSION**

359

360 To consider a motion to convene in Closed Session under Section 19.85(1)(g) of the Wisconsin
361 Statutes for the purpose of conferring with legal counsel for the governmental body who is
362 rendering oral or written advice concerning strategy to be adopted by the body with respect to
363 litigation in which it is or is likely to become involved:

364

- Fire Contract

366

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

370

371 Motion by Ald. Olson, second by Ald. Every, to convene in Closed Session.

372

373 On roll call vote: Ald. Jerry Every – aye, Ald. Ron Gjertsen – aye, Ald. Jim Olson – aye, Ald.
374 Jim Binash – aye, Ald. Diane Wulf – aye, Ald. Kim Smith – aye. Motion carried. In Closed
375 Session at 7:30 p.m.

376

377 Recorded by:

378 Kirk Bey