

**Parks and Recreation Board
of the City of Onalaska**

Monday, June 25, 2018

1

1 The Meeting of the Parks & Recreation Board of the City of Onalaska was called to order at 5:55
2 p.m. on Monday, June 25, 2018 at City Hall. It was noted that the meeting had been announced
3 and a notice posted at City Hall. Dennis Aspenson, Parks & Recreation Board Vice-Chair, noted
4 board members began the meeting at 5 p.m. with a tour of the Great River Landing.

5
6 Roll call was taken with the following members present: Ald. Jim Binash, Dan Stevens, Andrea
7 Benco, Dennis Aspenson, Ohbe Johnson

8
9 Also Present: Parks and Recreation Director Dan Wick, Parks Maintenance Supervisor Mark
10 Hanson, Buildings Manager Brian Babiash

11
12 Excused Absences: Brian Udermann, Steven Nott

13
14 **Item 2 – Approval of minutes from the previous meeting**

15
16 Motion by Andrea, second by Dan Stevens, to approve the minutes from the previous meeting as
17 printed and on file in the City Clerk’s Office.

18
19 On voice vote, motion carried.

20
21 **Item 3 – Public Input (Limited to 3 minutes/individual)**

22
23 Dennis called three times for anyone wishing to provide public input and closed that portion of
24 the meeting.

25
26 **Consideration and possible action on the following items:**

27
28 **Item 4 – 2017/2018 Urban Deer Management Plan**

29
30 Dan Wick noted a copy of the 2017/2018 Urban Deer Management Plan has been included in
31 board members’ packets. The program began in 2009/2010. Dan noted there were 23 registered
32 hunters in 2017/2018, compared to 39 in 2016/2017. Dan noted that within the last few years the
33 State of Wisconsin had changed the hunting regulations, pointing out individuals may hunt in
34 urban settings if they own the property. Prior to the state changing the hunting regulations,
35 individuals who wanted to hunt within the city or resided near a wooded area were required to
36 participate in this program. Dan said, “We are still seeing success,” and he also noted 19 deer –
37 the lowest number recorded since the program began – were harvested. Dan told board members
38 few problems have occurred with the program, and also that staff has received fewer calls
39 pertaining to deer sightings in residents’ backyards. Dan said he believes the program will be
40 able to continue and added, “I think if the numbers do continue on a downward trend, maybe
41 then we can reevaluate and maybe not [continue with it], but I think going forward for the

Reviewed 6/27/18 by Dan Wick

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42 2018/2019 season I would continue with it.”

43

44 Motion by Andrea, second by Dennis, to approve the 2017/2018 Urban Deer Management Plan
45 Report and continue the Urban Deer Hunt for 2018/2019.

46

47 On voice vote, motion carried.

48

49 **Item 5 – 2017 Park and Recreation Annual Report**

50

51 Dan Wick described the 2017 Park and Recreation Annual Report, copies of which have been
52 included in board members’ packets, as a recap of the past year, and he welcomed questions.

53

54 Andrea asked Ald. Binash if the Great River Landing is referred to as “Great River Landing.”

55

56 Ald. Binash said it is his understanding it is called “the Great River Landing.”

57

58 Dan Stevens referred to the hotel room statistics listed under the Omni Center report and asked if
59 the profit and loss includes the hotel room tax.

60

61 Dan Wick told Dan Stevens it includes the hotel room tax and said, “With the turnover in staff
62 that we had in 2017, we did miss a few months on our room tax. We have to – and it started in
63 2017 – the state changed its laws and regulations on, if you receive room tax dollars you have to
64 justify every dollar that you get, dollar for dollar, based on that you’re using things
65 appropriately.” Dan further explained he has consistently asked Omni Center staff members to
66 document every hour they are doing with overnight stays because the state requires it. Dan also
67 noted the Omni Center is one of the few facilities in the city that is able to generate hotel room
68 nights, adding, “We do generate a lot of hotel room nights.” Dan pointed to the examples of
69 “Celebrate Onalaska,” a club softball tournament, and a Bassmaster tournament, all of which
70 occurred this past week, and noted the city had generated more than 500 room nights due to these
71 events. Dan said staff is still working on obtaining room night statistics for private events such
72 as weddings and anniversary parties. Dan said, “The events we’re helping with, we’re setting up
73 rooms for them and we can get that data relatively easy.”

74

75 Dan Stevens asked how staff determines how many rooms are utilized based off what the activity
76 is.

77

78 Dan Wick told Dan Stevens groups are asked and cited the example of the softball tournament,
79 noting this information was obtained via teams’ registration material. Dan noted Omni Center
80 staff works closely with Tornado Youth Hockey and said teams that come to Onalaska to
81 compete in tournaments are given a quarter-sheet of paper with questions such as team name, the
82 zip code of the town or city from which it is coming, room nights, and at which hotel the team is

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3

83 staying.

84

85 Dennis asked Dan Wick what percentage of the room tax the Omni Center receives.

86

87 Dan Wick said the Omni Center receives 1 percent of the maximum 8-percent share. Dan said
88 that a few years ago the Omni Center was receiving approximately \$120,000 a year at 1 percent.
89 The Omni Center received approximately \$96,000 in 2017. Dan attributed the decrease to the
90 increase of hotels in the area and said, "I will tell you that as we are working on the 2019 budget,
91 I am making some additional requests that way."

92

93 Dennis asked Dan Wick if he will ask the Common Council for a higher percentage.

94

95 Dan Wick said staff is currently working with City Administrator Eric Rindfleisch and told
96 Dennis, "That will really go through the Room Tax Commission. It will all be presented to the
97 Parks and Recreation Board." Dan also said he is uncertain as to whether the Parks and
98 Recreation Board will discuss the 2019 budget at its July 23 meeting or its August 27 meeting.

99

100 Motion by Dennis, second by Andrea, to accept and place on file the 2017 Park and Recreation
101 Annual Report.

102

103 Dennis referred to a letter from a parent that was included in the report expressing gratitude for
104 the way his/her son, who has Asperger's Syndrome, was welcomed and treated by the players
105 and coaches on the baseball team for which he played. Dennis complimented Dan Wick and the
106 Parks and Recreation Department staff for this.

107

108 On voice vote, motion carried.

109

110 **Item 6 – Blufflands Coalition**

111

112 a. Memorandum of Understanding

113

114 Dan Wick noted the Parks and Recreation Board had previously examined and approved the
115 MOU at its April 23 meeting and said City Attorney Sean O'Flaherty had reviewed it. Dan told
116 board members Sean had made a few suggestions, along with his recommendation to go forward.
117 Dan said Sean's recommendations are as follows:

118

- 119 • Section V ("Responsibilities of the Parties"), letter "A", should read: "*Signing parties*
120 *will continue to actively participate in the Blufflands Coalition, and work toward the*
121 *preparation of a Bluffland project implementation plan consistent with the provisions of*
122 *Exhibit B.*"

123

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124 Andrea asked for a definition of “actively participate.”

125

126 Dan Wick told Andrea he cannot answer that question as it is Sean’s recommendation going
127 forward.

128

129 Dennis asked Dan Wick if staff agrees with Sean’s proposed changes.

130

131 Dan Wick said yes.

132

- 133 • Section V, letter “C”, should read: *“Signing parties will participate in creating a yearly*
134 *budget for funding the necessary administration and implementation projects generally*
135 *described in Exhibit B. The yearly budget for the following year shall be completed on or*
136 *before August 1 in each year to allow time for the budget to be incorporated in the*
137 *signing parties’ municipal or organizational budget process for the following year.*
138 *Where an agreement cannot be reached with the respect to the allocation of a yearly*
139 *budget among the signing parties, each municipality shall fund their percentage of the*
140 *Blufflands Coalition administration and implementation costs consistent with the*
141 *percentage of Bluffland acreage, subject to the Bluffland project implementation plan*
142 *within their municipality. For example, if 34 percent of the acreage within Exhibit B lies*
143 *within the City of Onalaska, the City of Onalaska shall agree to budget for and fund up to*
144 *34 percent of the annual expense, subject to City of Onalaska Common Council*
145 *approval.”* Dan said, “The biggest thing is, it gives us the latitude and it comes back to
146 the Council where the funding source is coming from. That was always my concern
147 coming into this. Ultimately, the Council is going to make that decision. We can make
148 the recommendation, and the Council can say ‘Yes, we will fund it,’ or ‘No, we won’t.’ ”

149

150 Dennis asked how the situation would be addressed if only the City of La Crosse, the City of
151 Onalaska, and only two or three other municipalities participate in the Blufflands Coalition.

152

153 Dan Wick said, “Based on the percentage of land, they probably have 3-to-1 the bluffland
154 acreage we have, [or] 4-to-1. So using this percentage that Sean has ...”

155

156 Dennis asked, “Have you put a pencil to that?”

157

158 Dan Wick said he has not because he does not know the amount of acreage, adding that Sean had
159 randomly selected 34 percent. Dan said, “La Crosse County and the Blufflands Coalition hasn’t
160 developed what that administrative cost is. Is it \$100,000? Is it \$50,000? It’s very difficult.
161 This plan, as we are looking at it a number of other areas are looking at it. And when Sean
162 responded, I sent it to Charlie [Handy] at [La Crosse] County so that Charlie could look at it and
163 say, ‘How do we want to continue to move this forward?’ I’m sure the City of La Crosse looks
164 at it, and their legal team may say it wants to change [something]. ... This is going to be a little

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165 bit. When I talked to [Charlie Handy], he said, ‘Let’s take the recommendations by your legal
166 team and let’s move it forward. If we get approvals, then that’s how we’re going to have to
167 continue to work with this.’ This could be a process that may come back and forth when other
168 agencies take a look at it.”

169

170 Andrea noted every participating municipality must sign the same MOU.

171

172 Dan Wick told Andrea she is correct.

173

174 • Sean suggested wording Section VI (“Term of the MOU”), to read as follows: *“The term*
175 *of this MOU shall be effective upon the signatures of the parties and remain in effect until*
176 *July 15, 2023, unless terminated earlier. Any party may withdraw from the MOU,*
177 *without cause, upon 90 days written notice, which shall be delivered by hand or certified*
178 *mail to the Coalition staff. This MOU may be amended, terminated or extended at any*
179 *time by mutual written agreement by all of the parties.”* Dan noted the wording in
180 Section VI previously included the sentence *“This MOU may be terminated, without*
181 *cause, by any party upon 90 days written notice,”* and he said Sean had interpreted that to
182 mean the agreement would be terminated for everyone. Dan said, “If we elect to remove
183 ourselves from the Blufflands Coalition, we can do that. But it doesn’t terminate what
184 other groups and other agencies have already signed.”

185

186 Andrea asked Dan Wick how Charlie Handy feels about that.

187

188 Dan Wick responded he believes Charlie is “in the middle, but I also think he understood.” Dan
189 noted Charlie’s first comment was it is between the Blufflands Coalition and the City of
190 Onalaska. However, Dan noted Sean had said the agreement would be terminated for everyone
191 under the previous wording.

192

193 Andrea said she wonders if the original intent had been to dissolve the Blufflands Coalition if
194 any of the agencies withdrew.

195

196 Dennis asked Ald. Binash if the Common Council had had any issues with the MOU.

197

198 Dan Wick told Dennis the Common Council had not seen the MOU because it had been sent to
199 Sean.

200

201 Dennis asked if the Common Council has been kept informed.

202

203 Dan Wick said the Common Council had set aside some funding for the Blufflands Coalition.

204 Dan also noted the City of Onalaska and La Crosse County are the only entities to date that have
205 assisted with funding the Blufflands Coalition.

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206

207 Andrea said she believes the Town of Medary also has assisted with funding.

208

209 Ald. Binash said he does not believe the Blufflands Coalition had requested a percentage last
210 year.

211

212 Dan Wick said the Blufflands Coalition had requested “so many funds” and that he does not
213 believe a flat number had been put in the budget.

214

215 Dennis asked Dan Wick how much he expects to be budgeted for 2019.

216

217 Dan Wick said he does not know and told Dennis the process has been slowed. Dan said,
218 “We’re trying to move forward with it so we can develop a budget.”

219

220 Dan Stevens noted he had previously asked questions pertaining to membership, voting, and
221 funding. Dan said it is his understanding there are 19 different entities that have an equal vote.
222 Dan also said, “As far as funding goes, funding is going to be proportional to ownership of the
223 trail. If Onalaska owns 34 percent, and presumably the only larger one would be the City of La
224 Crosse, we only get 6.5 percent of the say in what happens. What happens with relation to a 34
225 percent financial responsibility?”

226

227 Dan Wick said he and Charlie Handy had talked at length about that topic as the city’s legal
228 counsel had asked the same question. Dan said he believes there are some elected officials that,
229 if there is any type of weight involved, “they would like the voting to go that way.” Dan said the
230 Blufflands Coalition has stated from the beginning it is seeking equal representation there. Dan
231 also said, “Eliminate the administrative part of the process. Any funding that goes into the
232 Blufflands will really stay within the agency that is putting those funds forward. If the
233 Blufflands wants to try to do something and Onalaska funds some money, it’s not going to go to
234 Shelby. It’s supposed to stay within the agency’s realm of responsibility.”

235

236 Dan Stevens said it still seems as though a very disproportionate amount of power will go to the
237 minor entities, and there also will be more of an onus on the City of Onalaska.

238

239 Dan Wick noted he had forwarded that concern to Charlie, and Charlie told him the Blufflands
240 Coalition it is seeking equal representation. Dan said the City of Onalaska may state that it
241 wants its percentage of the vote to be equal to the amount it is funding, which he noted is in the
242 purview of the Parks and Recreation Board and the Common Council.

243

244 Dan Stevens asked a question pertaining to Section V of the Memorandum of Understanding
245 between the Wisconsin Department of Natural Resources and the City of Onalaska for the Great
246 River State Bike Trail. This item will be discussed under Item 9.

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247
248 Dennis asked Dan Wick if he is seeking any changes the board would like to make and then
249 recommending approval to the Common Council.

250
251 Dan Wick said he recommends adopting the recommendations made by the city's legal counsel.

252
253 Motion by Dennis, second by Ohbe, to approve the Blufflands Coalition Memorandum of
254 Understanding, with the changes recommended by the city's legal counsel.

255
256 On voice vote, motion carried.

257
258 b. Coalition Bylaws

259
260 Dan Wick told board members Sean also had reviewed the Coalition Bylaws and had not made
261 any changes to them.

262
263 Motion by Dennis, second by Andrea, to approve the Blufflands Coalition Bylaws.

264
265 Ald. Binash referred to Article III ("Members") and inquired about the number of voting
266 members as it had been left blank.

267
268 Dan Wick said an entity becomes part of the Blufflands Coalition once the MOU is approved and
269 told Ald. Binash that the number will be determined.

270
271 Motion by Ald. Binash, second by Dennis, to make a friendly amendment to the previous motion
272 and note the number of voting members will be determined by the Memorandum of
273 Understanding.

274
275 Vote on the amendment:

276
277 On voice vote, motion carried.

278
279 Original motion restated:

280
281 To approve the Blufflands Coalition Bylaws, with the understanding the number of voting
282 members will be determined by the Memorandum of Understanding.

283
284 On voice vote, motion carried.

285
286 **Item 7 – Possible use options for the house at the Great River Landing**

287

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288 Dan Wick noted board members had toured the house at the Great River Landing earlier Monday
289 evening. Dan noted that through the 2018 Capital Improvements Budget process Mark had
290 requested \$50,000 to improve the building. Dan told board members Mark had obtained quotes
291 for the roof, siding, and windows, and he said since that time the Room Tax Commission, of
292 which Ald. Binash is a member, had requested that the funding be withdrawn from the Tourism
293 account. The Common Council approved the request, and there is \$50,000 in the Tourism
294 account to be utilized for repairs.

295
296 Ald. Binash noted there is only \$47,000 available as \$3,000 had been budgeted for security
297 cameras for the Great River Landing.

298
299 Dan Wick said it is possible to purchase insurance for the building, and he noted Mark has
300 worked with the city's Inspection Department, which has examined the building and determined
301 the repairs may proceed. Dan said questions had been raised pertaining to how the building
302 would be utilized, and that "we have come up with ideas for program space, for rentable space,
303 and concession space." Dan then welcomed input from board members.

304
305 Dennis asked if the Great River Landing Committee is involved in the process.

306
307 Dan Wick said he does not believe the Great River Landing Committee has ever reviewed this
308 process. Dan also said, "It was a park before anything was done, before the Great River Landing
309 Committee was established to do anything. We've been maintaining that building."

310
311 Dan Stevens asked if the jurisdiction of the cabin should be decided by the Parks and Recreation
312 Board or the Great River Landing Committee.

313
314 Ald. Binash said it is his understanding the cabin, which is located to the west of the railroad
315 tracks, is not part of any of the phases discussed by the Great River Landing Committee. Ald.
316 Binash said, "It was something brought up by the Parks and Recreation Department, and the
317 Room Tax Commission would have funds available to upgrade that building. The Great River
318 Landing really doesn't have an issue with the Room Tax Commission and the Parks and
319 Recreation Board actually doing something to that building. There are different phases that they
320 want to concentrate on with the Great River Landing, so I don't think we would be [interfering
321 with] anybody's commissions or boards if the Parks and Recreation Board and the Room Tax
322 Commission move forward to take care of that building."

323
324 Andrea noted she had served on the Great River Landing Committee and said at that time the
325 committee was charged with creating a concept for the area, constructing a building, and creating
326 phases of development. Andrea noted the Parks and Recreation Department was charged with
327 programming and utilization of the space in the future, and she said, "It was going to become a
328 park, and we were going to use it however we felt appropriate. I'm sure that's still the same

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329 charge with the Great River Landing Committee now because they took over the building and
330 the development of pieces like the fishing piers and the dock. But that was it.”

331

332 Dennis inquired about the vision for that building and the area.

333

334 Andrea said the building was not part of the vision for the Great River Landing and told Dennis
335 the vision included the trailhead at the Great River Landing as well as fishing piers and some
336 type of a boat dock concept.

337

338 Dan Wick noted the city never would be able to construct a new building at the site if the current
339 structure was ever razed, and he said, “What we are discussing tonight is the uses of that
340 building.”

341

342 Andrea said she believes the Great River Landing “should be wrapping up” unless more building
343 phases are planned.

344

345 Ald. Binash said the Great River Landing Committee is coordinating an effort to possibly install
346 public art at the site. Ald. Binash addressed the structure located to the west of the railroad
347 tracks and said the Great River Landing Committee “is not involved in anything with that.” Ald.
348 Binash said in 2017 the Common Council approved \$50,000 for the renovation of the building
349 located to the west of the railroad tracks. This item was included in the 2018 CIB. Ald. Binash
350 said, “We’ve waited for two things. One, to get insurance, which we know we can get, and two,
351 what would be the uses of the building. Why do you want to put in ‘x’ amount of dollars if the
352 building has no use? We’ve seen that the building does have some use, and it can incorporate
353 camping and other [activities] down in that area. So, as the Parks and Recreation Board, if we
354 agree tonight there are certain things that building can be used for, we can put it on the [July 10]
355 agenda for the Common Council, and then we can give the OK for the Parks and Recreation
356 Board to begin renovations down at that building and use it for purposes ...”

357

358 Dennis asked Ald. Binash if the funds had remained in the 2018 CIB.

359

360 Ald. Binash said yes.

361

362 Dennis asked, “It won’t impact this year’s budget, correct?”

363

364 Dan Wick told Dennis the funds are available and said action must be taken soon if renovations
365 are to take place.

366

367 Andrea said she believes board members have always agreed that the building is an asset and
368 may be utilized in many different ways.

369

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370 Dan Stevens said the board must determine how to best utilize the building so that it generates
371 the most value for the city's residents, and it must determine if this involves creating
372 programming spaces or perhaps as an alternative converting it into an enterprise project that
373 could subsidize other programs.

374

375 Ald. Binash said he believes it will be a work in progress to see which direction the building
376 goes once the remodeling process has been completed and the city advertises the structure. Ald.
377 Binash also noted there is some additional Room Tax Commission funding available and said
378 anything that drives tourism only will enhance what is already present, meaning the Great River
379 Landing, Dash-Park, and any potential future development.

380

381 Mark noted he had received two bids – one in the mid-\$30,000 range and one in the mid-\$40,000
382 range – and said he will need to obtain updated bids as he had obtained the aforementioned bids
383 in the fall of 2017. Mark also said the building's exterior must be addressed, "otherwise it's
384 going to be beyond disrepair."

385

386 Dan Stevens asked if perhaps the board should determine how the building will look before any
387 funds are expended.

388

389 Andrea said it is her understanding that while the building's exterior may be repaired, it may not
390 be altered.

391

392 Dan Wick said he does not believe the building's footprint may be changed.

393

394 Andrea said it is her understanding that while the roof and siding may be changed, rooms may
395 not be realigned and floors may not be added.

396

397 Dan Stevens asked Dan Wick if he has an opinion regarding what the best use for the building
398 would be.

399

400 Dan Wick said there had been discussions in 2012 or 2013 about attempting to have some type
401 of primitive camping at the site. Dan said, "I think the idea of coming in there and potentially
402 having campsites and then potentially having a cabin that people could rent a couple of nights
403 [or] by the week could be a very nice opportunity for that space. It's going to be low
404 maintenance, and I think [having] somebody come in there and clean when they're done is an
405 intriguing part. I also like the idea of concessions, but with that it's going to require more labor
406 to staff it. When are we going to do it? How is that going to work? Or [it could be utilized as]
407 additional program space. But from a program space, it's going to be small. There are a lot of
408 little rooms in there to try to get it done."

409

410 Ald. Binash said perhaps students in the Onalaska School District could utilize the building, as

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411 could the YMCA and the library. Ald. Binash said, “The potential really is out there. In my
412 opinion, I think we should repair it. We have rental space, hostel use, camping. We could lease
413 it out to a certain organization for camping or whatever. The possibilities are really out there.”

414

415 Dan Stevens asked if the board is deciding to repair the building.

416

417 Ald. Binash said the board is making a recommendation to the Common Council to proceed with
418 repairs to the building.

419

420 Dennis asked if the Common Council will question how the \$47,000 will be utilized.

421

422 Dan Wick explained that the funds are in the 2018 CIB and said, “If I get a direction to go, it’s in
423 there. We’re going to go to the Council, but it’s in our budget right now.”

424

425 Motion by Andrea, second by Dennis, to recommend to the Common Council that the exterior of
426 the house at the Great River Landing be repaired at a cost not to exceed \$47,000, with the intent
427 to utilize the building for some type of revenue-generating function.

428

429 Andrea said she believes the site is the ideal location for camping.

430

431 Dan Wick said this is an item that can be included in the 2019 budget.

432

433 Ohbe asked if the building is structurally sound.

434

435 Mark said it is and told Ohbe the building’s elevation was the primary issue, noting the elevation
436 had to be a 342 elevation to ensure that the building was properly insured. Mark said the
437 building still could flood even though the city has met the elevation criteria.

438

439 Ohbe asked what would happen if it is determined that the structure cannot be repaired after the
440 city spends \$20,000 of the \$47,000 on repairs.

441

442 Mark said he will ask Calvin King in the Inspection Department to examine the structure again
443 and suggested that if necessary perhaps some of the funds can be spent on “a couple of things
444 underneath” rather than on windows.

445

446 Ald. Binash said this might only be the first phase of repairs and that additional funds may be
447 requested from the Room Tax Commission if other repairs are necessary.

448

449 For clarification, Dennis asked Ald. Binash if the Common Council may deny a request for
450 additional funds through the budget process even if the Room Tax Commission approves the
451 request.

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452
453 Ald. Binash told Dennis commissions such as the Room Tax Commission, Plan Commission and
454 the Community Development Authority carry more authority than a board or committee. Ald.
455 Binash said, “I don’t think there would be too much of an issue with the Council. Of course,
456 they could always ask for further review, but I think the commission might carry a little bit more
457 weight.”

458
459 On voice vote, motion carried.

460
461 **Item 8 – Omni Center fluid applied roofing bid – deadline is June 25th at 11:30 a.m.**

462
463 Dan Wick told board members the lower portion of the Omni Center roof was bid out in 2016
464 and said a fluid applied roofing was chosen after being introduced to it by a vendor working at a
465 trade show at the facility. Dan said the most appealing feature at the time was that the vendor
466 would give the city an 18-year warranty on the product. Dan said the product sprays on, and he
467 told board members staff has been “extremely happy” as the areas that once leaked no longer do.
468 Dan said, “It was kind of a trial for us at the time, and we came back knowing the main arena
469 needs some work. We thought through the 2017 budget process that it would make it through
470 the budget. We have \$90,000 set aside for the Arena [No.] 1 roof, [which is] roughly 30,000
471 square feet, to do the project.”

472
473 Dan noted he had met with contractors and said he had discovered the company that supplied the
474 material switched the way it does its product on the 18-year warranty. Dan said that in the past it
475 was possible to purchase any color, which allowed the roof to be painted very close to the shade
476 of blue of the Omni Center roof. However, Dan noted white is the only color available, and he
477 said what is before board members this evening is a lump sum bid of \$70,150 for a white roof.
478 Dan said there is another product that carries an eight-year warranty on the color, and there are
479 eight color options, including blue. However, Dan said it is very unlikely this shade of blue will
480 look like the present shade of blue. Dan said staff asked for the 18-year warranty when the
481 project was bid out, and the alternate is to paint the roof blue for an additional \$29,000. Dan
482 said, “Basically we’re looking at coming in \$19,000 under budget or going \$10,000 over budget
483 if we want a blue roof.”

484
485 Dennis asked, “If we made it a white [roof] would you redo what you’ve done already?”

486
487 Dan Wick said no, noting it is only for Arena No. 1.

488
489 Ohbe asked which section of the roof is painted blue.

490
491 Dan Wick said the overhang and the front entry.

492
Reviewed 6/27/18 by Dan Wick

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493 Brian said, “The back arena as it is now, Arena [No.] 2, when they built that, it’s just a steel roof.
494 It’s not colored. You really don’t see that. We’ve had this debate a number of times. We
495 debated it when we did the first roof section that is lower. You have the blue walls coming down
496 from Arena [No.] 1, then you have the rest of the locker room spaces and meeting room spaces
497 around the arena, which you can see that. You have the wall, then you have roof and more wall.
498 Painting that blue made a lot of sense.” Brian noted Arena No. 1 will be cooler during the
499 summer months if its roof is painted white and said, “When we started this process of, do we
500 want to put on this applied roofing as opposed to putting on a roof that was put on the shed by
501 Interstate Roofing the year I started ... They put down this insulation material and a rubber roof.
502 My question when we started talking about this other process was, when snow and ice run off the
503 top roof and hits that other roof and we have rubber roofing, how long is that going to last until
504 we have holes? We couldn’t get an answer to that question. That’s why the spray-on roofing
505 was very appealing to us. It’s been on for two winters, and we ran out of little pans to put
506 underneath holes in the roof. We knew it was beyond horrendous. Knock on wood, we have not
507 had an issue with our roof. They do an amazing job around pipes and all the screw holes. The
508 real question is, does it need to be blue, or can it be white? Do you see the top? I understand
509 that with the first roof you are going to see that. It’s only 10 feet high. You see where the roof
510 goes up and meets the interior wall of the arena, so you see all that. But then the other roof sits
511 on top of all that, and it’s sky.”

512
513 Dan Stevens said he believes it would be a “very poor use of funds” to match the color.
514

515 Dan Wick said he agrees and told board members the remaining \$19,000 could be put aside for
516 something else such as having to repair a chiller or the refrigeration system.
517

518 Motion by Andrea, second by Dan Stevens, to approve Seamless Roofs to paint the Omni Center
519 Arena No. 1 roof white at a cost not to exceed \$70,150.
520

521 Dan Wick noted Seamless Roofs’ bid was the only one he had received and said five requests for
522 bids had been sent. Dan said a sixth contractor had contacted City Engineer Jarrod Holter, but
523 the contractor declined to bid. Dan also noted a number of other vendors had represented the
524 same product.
525

526 Brian said the vendors had sent him fliers over the last year, and he told board members the
527 vendors had been contacted via email and sent paperwork. However, none of the vendors
528 responded.
529

530 On voice vote, motion carried.
531

532 **Item 9 – Memorandum of Understanding between Wisconsin Department of Natural**
533 **Resources and City of Onalaska for the Great River State Bike Trail**

**Parks and Recreation Board
of the City of Onalaska**

Monday, June 25, 2018

14

534

535 Dan Wick said staff has been working on this agreement with the Wisconsin DNR since January,
536 and he told board members the draft before them is very similar to what has come before the
537 board in the past. Dan said Lois Larson of the Wisconsin DNR had sent him the agreement the
538 week of June 17-23 and told him she believes “everybody at the DNR is on board.” However,
539 Dan also said Lois told him she has not seen “a completely final draft.” Dan said, “The biggest
540 thing from our standpoint we have agreed to – and Lois has supported through the process and
541 her supervisor is aware – is the trail pass maintenance that we get to collect 70 percent of the trail
542 passes.” Dan noted several trail passes have been sold and said he is attempting to complete the
543 agreement so that the city may send 30 percent to the Wisconsin DNR. Dan told board members
544 the city’s legal counsel has reviewed the MOU and said no concerns have been raised.

545

546 Motion by Ald. Binash, second by Dennis, to approve a Memorandum of Understanding between
547 Wisconsin Department of Natural Resources and City of Onalaska for the Great River State Bike
548 Trail.

549

550 Dan Wick told board members he had been contacted by a group of bicyclists from Indiana, and
551 these individuals were upset about the Great River State Trail being in poor condition outside the
552 city’s jurisdiction. Dan said he met with these individuals at the Great River Landing, and he
553 told board members they were complimentary of the Great River Landing and how well the
554 city’s portion of the Great River State Trail located was being maintained. Dan said he had
555 refunded their money, and they dined at a downtown Onalaska restaurant.

556

557 Ald. Binash addressed Section VI (“General”), No. 6, which states, “*The city assumes complete*
558 *responsibility for the development, operation, maintenance, and repair of the trail. The*
559 *department has no obligation to develop, operate, maintain, or repair the trail at any time.*”

560 Ald. Binash asked if it might be prudent to include language stating something might be
561 preexisting, either known or unknown, that the City of Onalaska had no knowledge of or is
562 responsible for. Ald. Binash also asked if it would be worthwhile to video the entire area the city
563 will be maintaining.

564

565 Dan Wick said he will bring forward Ald. Binash’s suggestions to the city’s legal counsel.

566

567 On voice vote, motion carried, 4-0, with one abstention (Andrea).

568

569 **Item 10 – Report from La Crosse County Bluffland Steering Committee**

570

571 No report.

572

573 **Item 11 – Report from Onalaska Enhancement Foundation**

574

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15

575 Dan Wick noted the OEF will meet again Wednesday, July 11.

576

577 **Item 12 – Report from Great River Landing Committee**

578

579 No report.

580

581 **Item 13 – Director’s Report**

582

583 **a. Parks Update**

584

585 Mark reported the following:

586

- 587
- Staff is getting caught up on mowing.
 - Spectators attending a tournament last weekend were complimentary about how the baseball/softball fields looked.
 - The Three Rivers Roleo and a baseball tournament are scheduled for July.

591

592 Dan Stevens asked if the city promotes the Three Rivers Roleo.

593

594 Ald. Binash said Explore La Crosse gives Three Rivers Roleo a grant and also markets the event.

595

596 Dan Wick noted Three Rivers Roleo rents the Great River Landing.

597

598 **b. Recreation Update**

599

600 Dan Wick reported the following:

601

- 602
- A youth baseball tournament was held two weekends ago
 - Approximately 110 children are competing in the track and field program.
 - The Parks and Recreation Department will move away from tackle football at the fifth and sixth-grade level and toward Tackle Bar, a program where players are not taken to the ground. Onalaska High School football coach Tom Yashinsky and the rest of the football coaches in the Mississippi Valley Conference voted not to do tackle football before middle school. Dan noted Onalaska will have the first Tackle Bar program in the area, and he said approximately 35 families had participated in an informational meeting held earlier in June. Dan added he expects the football program to grow.

611

612 **c. Aquatic Center Update**

613

614 Dan Wick reported the following:

615

Reviewed 6/27/18 by Dan Wick

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16

- 616 • The start of the season has gone well despite unpredictable weather (extreme heat, rain).
617 Dan complimented Scott Bahr for the job he does maintaining the pool.
618 • Some Family Fun Zone activities that were part of “Celebrate Onalaska” were moved to
619 the Aquatic Center on June 22. Admission was free, and a little more than 300 people
620 attended the event. There was a family “Build Your Boat Race” as well as an All-
621 American Cookout.

622
623 **d. Omni Center Update**

624
625 Brian and Dan Wick reported the following:

- 626
627 • Elizabeth Poh has been serving as Buildings Coordinator since this past winter.
628 • The Blue Stars held their annual fundraiser banquet earlier in June at the Omni Center.
629 Approximately 185 children slept in the facility after performing, and more than 300
630 people attended the banquet.
631 • A volleyball tournament was held in conjunction with “Celebrate Onalaska.”
632 • A high school girls hockey tournament is scheduled for July.
633 • The Omni Center hosted the Bassmaster registration ceremony.
634 • An individual is renting volleyball court space five days a week. Onalaska High School
635 is utilizing the basketball courts. Parks and Recreation programs are being held at the
636 facility.
637 • A national qualifying softball tournament held in conjunction with “Celebrate Onalaska”
638 attracted 15 teams. There were more than 240 room nights due to the tournament.

639
640 **Adjournment**

641
642 Motion by Ald. Binash, second by Andrea, to adjourn at 7:02 p.m.

643
644 On voice vote, motion carried.

645
646 Recorded by:

647 Kirk Bey
648
649