



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Tuesday, August 16, 2016

4:15 PM

3rd Floor Conference Room

CIP Meeting

Call to Order, Roll Call

The meeting was called to order by Mayor Tim Kabat at 4:15 p.m.

Present: 7 - Richard Becker, Randy Turtenwald, James Cherf, Tim Kabat, Corliss Tischer, Elaine Yager, Paul Schoenfeld

Excused: 2 - Ryan Cornett, Scott Neumeister

CITY STAFF PRESENT:

Kelly Branson, Finance Department

Polly Marcou, Finance Department

Amy Felber, Finance Department

Jason Gilman, Planning Department

Sara Olson, Planning Department

Warren Thomas, Fire Department

Dale Hexom, Public Works Department

Clinton Torp, Airport

Stephen Matty, Attorney's Office

Steve Carlyon, Parks & Recreation Department

Art Fahey, La Crosse Center

Mike LaFleur, Public Works Department

Brenda Buddenhagen, Attorney's Office

Bob Haines, Public Works Department

Mark Johnson, Water Department

Bernie Lenz, Engineering Department

OTHERS PRESENT:

Brad Williams, WIZM

Council Member Gary Padesky

Approval of Minutes

A motion was made by Cherf, seconded by Turtenwald, to approve the July 26, 2016 meeting minutes. The motion carried by voice vote.

Agenda Items:

1. [16-0722](#) 2017-2021 Capital Improvement Program Budget

Attachments: [PROPOSED CIP 2017-2021 06 28 16.pdf](#)
 [PROJECT BUDGET 2017-2021 07 26 16.pdf](#)
 [Proposed Streets Projects as of 8-16-16.pdf](#)
 [PROPOSED PROJECT BUDGET 2017-2021 as of 08 16 16.pdf](#)

Comments from the Mayor and Director of Finance and Purchase/Treasurer

Mayor Kabat commented that the meeting would follow the agenda as outlined to complete the department presentations. Kelly Branson noted there was \$60.6 million of new borrowing requested. We did \$12 million of reductions at the last meeting. We have \$32 million yet to cut to meet the \$40 million historical goal.

CIP Presentations

A motion was made by Council Member Cherf, seconded by Council Member Becker, to move out item 32 – library flooring, carpet and shelving. The motion carried by voice vote.

Airport – Clinton Torp presented on several airport projects. Item 1 - The car rental service facility would be covered by airport serviced debt. The \$2.5 million runway is a federal requirement. Council Member Cherf inquired about savings by upgrade LED lighting in item 3 and 5; Clint said it would be 50% savings. Clint also noted that there may be available a Focus on Energy grant to supplement the LED lighting project.

Public Works Department

□ Streets Department – Mike LeFleur asked to remove item 216. A motion was made by Council Member Becker, seconded by Commissioner Tischer, to delete item 216. The motion was withdrawn and the item will remain. A motion was made by Commissioner Turtenwald, seconded by Commissioner Tischer, to add the Losey Court street project, items 137-139 from 2016-2020 CIP budget, back into the 2017-2021 CIP budget. The motion carried by voice vote. Mike noted that items 181, 182 and 182A might be a duplicate, but will leave them in for now. A motion was made by Council Member Becker, seconded by Commissioner Turtenwald, to add item 130 from the 2016-2020 CIP budget back into the 2017-2021 CIP budget. The motion carried by voice vote. A motion was made by Commissioner Turtenwald, seconded by Commissioner Yager, to amend item 163 to include Rublee St from George St to Liberty St for \$247,000. The motion carried by voice vote. A motion was made by Council Member Becker, seconded by Commissioner Turtenwald, to add 10th St S from Division St o Ferry St for \$152,000 to the 2018 budget. The motion carried by voice vote. Mike commented that the City would need to pave 6-7 miles a year to stay status quo and 10-12 miles a year to catch up. Some projects are covered under operating budget and the rest under CIP. Mike noted to look at remarks for pavement grades for what items between 139-209 are most critical. A motion was made by Commissioner Turtenwald, seconded by Council Member Cherf, to remove item 177. The motion carried by voice vote. Council Member Cherf questioned if item 139 is a sustainable solution to Bliss Rd. Bob Haines responded that they will first repair the drainage system and then will fix the land slide. A motion was made by Commissioner Turtenwald, seconded by Council Member Becker, to change the funding source of item 139 from a 10 to a 4. The motion carried by voice vote. Mayor Kabat advised CPC to review Mike's handout; the Mayor will work with department heads to determine a recommendation on remaining Streets Department requests. A motion was made by Council Member Cherf, seconded by Council Member Becker, to direct Public Works, Streets, Mayor and Finance staff to work together on the streets budget to get more accurate

estimates. The motion carried by voice vote.

□ *Public Buildings* – Dale Hexom requested a new item be added of \$400,000 to replace the entire City Hall fire alarm system; this new request is a result of recent malfunctions. Dale noted that Finance has been provided the project request. A motion was made by Council Member Becker, seconded by Commissioner Turtenwald, to add the City Hall fire alarm system replacement for \$400,000 to the budget. The motion carried by voice vote.

-City Hall Wellness Center (Item 86)– Steve Carlyon presented an update on the City Hall Wellness Center. The committee is interested in mostly adding bikes, ellipticals, treadmills, etc. To purchase the equipment outright is \$23,000. Steve is recommending we lease instead so we don't have to pay to maintain our owned equipment which is typically 20% of sale price. They will also incorporate existing equipment. There are 5400 potential users. Steve reiterated this would lower health insurance cost, increase productivity and improve morale. Commissioner Yager asked for clarification on how it would be sustained; Steve said it would still be considered in operating budget, as well. Stephen Matty offered some data, such as lowered health insurance claims and dispelling the myth of increased worker's compensation claims. Council Member Becker inquired if LHI owns or leases equipment; they buy and lease, and the hospital rents theirs. Council Member Cherf inquired about LHI's lower healthcare costs were because of on-campus clinic; Stephen said that is the next phase of this initiative. Council Member Cherf also inquired about 5400 potential users only being 10% of La Crosse population, so why not direct users to existing exercise facilities; Mayor Kabat responded that the committee is researching options and offering packages might be in the future of this program. Steve said that LHI's cost savings pays for its clinic and the top employee priority is convenience. Council Member Cherf acknowledged there are many city employees who aren't located at City Hall and other fitness facilities would be just as convenient. Commissioner Yager agreed that onsite facility, especially for law enforcement, would be critical. Commissioner Tischer stated that the facility might be intimidating for certain employees. Stephen responded that it is a complete systemic change and starts with changing the culture. Dale questioned if cost estimate includes upgrading 24/7 access and basement renovations; Mayor Kabat and Steve said it considers HVAC, electrical, etc; Dale also asked about adequate shower facilities if get numbers they are predicting.

- Other - Warren Thomas inquired if item 85 – the 3rd floor remodel – is still in the budget; Mayor Kabat replied it is still in the budget at this time.

Streetscaping – Randy Turtenwald submitted a new item for Pearl Street archways for \$300,000. A motion was made by Commissioner Turtenwald, seconded by Commissioner Tischer, to add the Pearl Street archways request for \$300,000. The motion carried by voice vote. Council Member Cherf questioned how streetscaping maintenance is budgeted, and recommended to Mayor and staff to consider this item.

TIF Districts

□ *Lot C Parking Lot* – Kelly Branson researched the resolution and recommends it needs to stay in CIP so RDA has ability to go out and borrow it.

□ *Other* - Kelly Branson has not been able to reconcile the TIFs, just noted that the funding source of item 244 needed to be changed. A motion was made by Council Member Becker, seconded by Council Member Cherf, to change the funding source of item 244 from 23 to 30.

Harbors/Docks/Waterways – no discussion

Other – A motion was made by Council Member Cherf, seconded by Commissioner Turtenwald, to move items 49 and 50 from 2018 to 2017. The motion carried by voice vote.

Next Meeting Date/Agenda Items

Sara Olson will send email notification to neighborhood groups about the public hearing on August 23rd in addition to standard notification about CPC meetings.

The next meeting is a public hearing on August 23, 2016 at 4:15 p.m. The agenda will include a TIF report from Kelly Branson and the public hearing.

Adjournment

A motion was made by Cherf, seconded by Turtenwald, to adjourn the meeting. The motion carried by voice vote. The meeting was adjourned by Mayor Tim Kabat at 5:30 p.m.

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.