



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final

City Plan Commission

Monday, September 10, 2018

4:00 PM

3rd Floor Conference Room

CIP Meeting

Call to Order

The meeting was called to order at 4:03pm.

Present: 8 - Paul Medinger, Randy Turtenwald, Tim Kabat, Scott Neumeister, Elaine Yager, Paul Schoenfeld, Jacqueline Marcou, Cassandra Woodward

Excused: 1 - Corliss Tischer

Agenda Items:

1. [18-0913](#) 2019-2023 Capital Improvement Program Budget

Mayor Kabat provided an overview of where they were at in the process to the public and stated that he would like to be able to have a final budget today that can be recommended to the Common Council by the City Plan Commission. The Mayor asked if the Planning or Finance Departments had any questions. Jason Gilman stated that he a few comments but would go over them during the meeting. Mayor Kabat directed everyone to Page 6 of the budget that had the proposed Equipment Budget and stated that the Board of Public Works had recommended approval at their meeting earlier that morning. Mayor Kabat thanked the staff for working together to reduce the amount of requests. The Mayor stated that the vast majority of the budget would go toward street improvements, alleys, bridges, and infrastructure, which is what he has heard from the community that is where it should go.

Mayor Kabat then stated that he liked the new process as it includes new information and details that will also help with next year's budget and allow for tracking of all of the approved projects. Mayor Kabat then provided an overview of his memo that was provided to the Plan Commission and Common Council. He stated that the proposed budget also included additional infrastructure items/projects that could be funded should the Common Council adopts the proposed wheel tax ordinance. He also stated that the budget also addresses some public buildings including the Pump House Regional Arts Center and the Harry J. Olson Senior Center. He then stated that the budget tried to address several of the quality of life requests that were promoted at the August 20th public hearing.

Cassandra Woodward asked about Memorial Pool and thought construction was beginning this Fall. Mayor Kabat stated that there was already \$1.5 million committed to the project through previous funds, some donations, and reprogrammed neighborhood money. Work this Fall on the pool includes some demolition work, site prep, and some concrete work.

Jacqueline Marcou asked what the Pump House Regional Arts Center remodel consisted of. Mayor Kabat stated that the Executive Director stated that the bathrooms needed improvements, the upstairs theatre needed HVAC and lighting improvements, and the outside sculpture needs to be repainted. Jacqueline Marcou asked if these projects were TIF eligible. Andrea Schnick stated that Ehlers was consulted and they said that it was not TIF eligible but that there could be a way to give the funding to the Redevelopment Authority to use.

Elaine Yager asked what the Item #136 Campbell/State St Streetscaping was for. Mayor Kabat stated that it was to renovate the intersection where the commercial node was with lighting and streetscaping to improve the visual appearance.

Mayor Kabat opened the meeting up to the public.

CM Jessica Olson wanted to clarify the Item #193-Riverside Park Bandshell w/canopy is actually 2 projects that are being combined. Terry Bauer stated that they would like to keep the bandshell restoration and the bandshell canopy as separate projects as they do not want City involvement in raising funds. He stated that he would like to rename the project name to just bandstand, amend the description and eliminate the canopy funds. Jacqueline Marcou stated that this was brought up at the last meeting to change. Jacqueline Marcou moved to rename Item #193 to Bandstand and change the note to delete any canopy reference. Cassandra Woodward seconded. The motion

passed 8-0.

Kate Escher stated that a steering committee was formed to help raise money for Memorial Pool with a goal to raise \$500,000. Purpose was to raise money after the City has invested in the project. Was concerned that it may be difficult to get donations if the City does not commit any funding. Mayor Kabat stated that at the Neighborhood Night Out he had discussed pool funding options and implementation and stated that private donations for public projects would actually help obtain commitment from the City. Kate Escher stated that they had received a verbal commitment from the Ho Chunk and the La Crosse Community Foundation but they want to know what the City's commitment is. If the design is under budget, why do they need to do more fundraising. It is felt that if it can be funded by the City then they could raise \$500,000 by Spring to help with amenities. Feel like there will be a lack of energy if it is pushed off. Mayor Kabat stated that the private dollars were not expected to be used for amenities they were to be used to help build it. Cassandra Woodward stated she sympathized with the neighborhood but there were so many infrastructure projects that a pool seems frivolous. There were many more projects that can be funded that will have a return on the investment. If the City commits funding and there is not enough fundraising who is on the hook for the rest? Jacqueline Marcou stated that she would like to fund the pool but this will be more of a streets budget. Janice Hoeschler stated that the focus should be on roads not the pool. Should put \$1 million in to roads and fix Campbell Road. There is no future in that location for a pool as there is no parking. Mayor Kabat stated that the City tries to balance street improvements between major arterials and neighborhood streets. CM Jessica Olson stated that Memorial Pool was built in 1937 and has been there ever since. It is important to keep and replace an amenity that has been there long before other infrastructure. She does not see it as a negative because there is no parking. Rebuilding the pool is worth every penny of investment and can help bring kids out of their house. Kate Escher asked if the pool was TIF eligible. Mayor Kabat stated that the pool was not located within a TIF district. It was also asked if other projects could be funded by TIF to free up funding for the pool. Mayor Kabat stated that had already been done for other road projects.

Jason Gilman stated that the budget has the 10th and Cass Streetscaping project listed under TIF 6 but that TIF had reached the end of its expenditure period. Mayor Kabat asked the Finance Department to clarify as he was under the impression that the money left over when a TIF is closed could still be used for a project whether it was through the Redevelopment Authority or reserve funds. Bobbi Johnson from the Finance Department stated that there were still payments that needed to be made with the remaining TIF money first. Mayor Kabat asked that City staff work together to figure it out.

CM Andrea Richmond asked if Item #76 could be funded under TIF 13. Mayor Kabat stated that there was no money available in that TIF. CM Andrea Richmond stated that Andrea Schnick said there was funding available. Mayor Kabat stated that there were other TIF debt obligations and such that needed to be taken care of so there is no funding available. Bobbi Johnson stated that other TIF districts had borrowed money and now they needed to be paid back in order to close out other TIFs. CM Andrea Richmond asked how the Senior Center was being funded. Mayor Kabat stated that it was being funded with other funding both new and old. CM Andrea Richmond asked about Item #145 Badger Hickey Park and was happy that \$100k was proposed in 2020 and that Item #139 Palace Street Lighting was proposed in 2020.

Jacob Sciammas asked if there was a good handle on the plan to repair roads and is there a good return on the investment. Should we be addressing amenities to attract

new people to community. Mayor Kabat stated that staff does evaluate the condition of the streets every 2 years and that the Utility does the same thing. The Street Department also looks at what they can do on their own. The Mayor stated that he has full confidence in the staff and their plan to move forward. Infrastructure is the backbone of city life and has a ripple effect with economic activity. Plan also includes public buildings and amenities such as Trane Park, tennis courts, and trails.

CM Scott Neumeister asked if the City needs to hire outside contractors. Mayor Kabat stated that staff determines what they can do. Staff can do about 2+ miles and contract out about 3+ miles. CM Neumeister stated that it cost more to higher out and if it was worth putting off to save money. CM Marcou asked Mike LeFleur what he would need to do 5 miles. Mike stated that he would need more people. Janice Hoeschler asked where the State was at in funding roads. Campbell Rd and La Crosse Street were an embarrassment. Mayor Kabat said to contact your Legislature.

CM Marcou stated that she would like Item #142 pedestrian lighting on 8th, 9th, Cass & King Streets to be reconsidered for funding in 2019 as it is extremely dark on those streets and there was a recent shooting and break ins. There are lots of kids and elderly in this area and lighting is needed. She asked if it could be funded in TID 11. Mayor Kabat suggested working with staff on identifying a source of funds. Jacqueline Marcou moved to move Item #142 to 2019 and change the source of funds to TID 11. Scott Neumeister seconded and asked that any remaining funds from the Cass Street project be allocated to Item #142. The motion passed 8-0.

Sally Rudd stated that she was in support of Item #210- Green Island Tennis and Pickle Ball Courts. Although the location was not the first choice she supports the project and thanked the Commission. Jan Lucas also stated that she supports tennis and pickle ball at Green Island Ice Arena.

Fran Formanek stated that he was in support of the Tran Park project and looked forward to continued support.

Cassandra Woodward stated that she would like to move Item #140 Market St Lighting to 2019, at least the section of Market Street from 4th to 6th Streets and piggy back off of CM Marcou's request to fund it with TIF using TIF 14 funding. Bobbi Johnson stated that this may be okay to do. Cassandra Woodward moved to move Item #140 to 2019 and change the source of funds to TID 14. Jacqueline Marcou seconded. The motion passed 8-0. CM Scott Neumeister stated that he hoped that the Commission could find funding for the George Street lighting project. The street is heavily traveled and can be highly dangerous at night. Hopes that the Commission can be creative in identifying funding sources. Mayor Kabat stated that they would try to find something.

CM Jessica Olson asked what the funding sources were for Item #218 Trane Park. She stated that she thought the project was to funded mostly through donations but the funding source is listed as "other" in the budget. Valerie Fenske stated that the budget source is listed as "10" which is for grant and not donation. Mayor Kabat stated that the funding source needs to be clarified in the budget. CM Olson stated that she wanted to talk to Andrea Schnick about borrowing and wanted a more thorough explanation on Item #25. Was under the impression that this project was to be funded with no new borrowing. Mayor Kabat stated that this project was not going to be funded with borrowing. It was to funded with private donations and TID cash. CM Olson asked if there were road projects that could be funded with that TID. Mayor Kabat stated that Losey Blvd might be able to be funded but would need to look at it more. CM Olson stated that she thought the park was to be funded primarily from donations and streets

should be a priority for TID cash funding over the park. Mayor Kabat stated that if Losey Blvd frees up any funding it would be allocated to the George Street lighting project. Fran Formanek stated that the Trane Park project is a collaboration between the City and the County and will heavily funded by donations. The goal is to finish fundraising in the next few months.

Paul Medinger moved to approve the recommended plan with the amendments and the to try and fund the George Street Lighting project. Cassandra Woodward seconded. The motion passed 8-0.

Adjournment

Jacqueline Marcou moved to adjourn the meeting. Paul Medinger seconded. The motion passed 8-0. The meeting was adjourned at 5:22pm.

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.