

**CITY OF RIVER FALLS, WISCONSIN
COMMON COUNCIL PROCEEDINGS**

January 8, 2008

Mayor Richards called the meeting to order at 6:30 p.m. in the City Council Chambers located in City Hall.

Members Present: Alderpersons Tom Cafilisch, Dave Cronk, Matt Fitzgerald, Joleen Larson, Jim Nordgren and Michael Woolsey.

Members Absent: Wayne Beebe

Staff Present: Bill Thiel, City Attorney; Carl Gaulke, Utilities General Manager; Julie Bergstrom, Finance Director/Treasurer; Lanny Gleason, Public Works Director; Kristy Treichel, Civil Engineer; Lu Ann Hecht, City Clerk; Roger Leque, Chief of Police; Tom Schwalen, Building Maintenance Technician; Reid Wronski, City Engineer

Others Present: Eric Anderson, Matt Frisbie, others

APPROVAL OF MINUTES

December 11, 2007, Minutes

MSC Woolsey/Fitzgerald to approve minutes as submitted. Unanimous.

December 11, 2007, Closed Session Minutes

MSC Cronk/Larson to approve minutes as submitted. Unanimous.

APPROVAL OF BILLS

City – 12/27/07 \$430,507.69 and 1/8/08 \$3,104,915.54

Utility - \$1,447,705.10

MS Fitzgerald/Woolsey to approve the bills subject to Comptroller. Nordgren noted there was a tax settlement to Pierce/St. Croix Counties and River Falls School District and payment to Monarch Paving which were large bills. **The bills were approved unanimously.**

PUBLIC COMMENT, PETITIONS, REQUESTS AND COMMUNICATIONS:

Eric Anderson is leasing the building at 122 S. Main and he would like to add an art gallery, jazz and wine. Thiel advised him to talk to the City Clerk about a Class C license. Hecht said currently the City couldn't issue a Class C license. There was further discussion about making Class C licenses available.

PUBLIC HEARING:

Stormwater Permit – 2007 Annual Report and Resolution No. 5062 - Authorizing Content of 2007 Annual Report for Permit to Discharge Stormwater

Mayor Richards recessed Council at 6:38 p.m. and went into a public hearing.

Treichel gave an overview of the Stormwater report. Council members asked questions after the presentation. Cronk reminded the public that there are still ponds available for adoption. The Mayor commended Treichel and the Engineering Department for their efforts in preserving the Kinnickinnic.

At 6:52 p.m. with no one wishing to speak for or against this issue, Council reconvened into Open Session for disposition. MS Woolsey/Nordgren to approve ordinance.

MSC Woolsey/Cafilisch motion to amend resolution to add wording 'Wisconsin Department of Natural Resources' in the first paragraph after the word 'notice'. Amendment was passed unanimously.

With no further discussion of original motion, it was passed unanimously.

CONSENT AGENDA

Acknowledge Receipt of the following Minutes:

Police and Fire Commission – 11/5/07; Ambulance Commission – 10/10/07

Fire Department – 12/3/07; Park and Recreation Advisory Board – 12/19/07 →→***Pulled by Cafilisch***

Resolution No. 5063 - Approving Purchase of Police Patrol Vehicles

Resolution Recommending Approval for Construction of a Wind Test Tower→→***Pulled by Fitzgerald***

MSC Nordgren/Woolsey move to approve remainder of Consent Agenda. Unanimous.

Park and Recreation Advisory Board Minutes– 12/19/07

Cafilisch noted that the Council should be kept informed about the River Falls Freight and Railway Express Warehouse and what happens with it. **MSC Cafilisch/Larson move to acknowledge minutes. Unanimous.**

Resolution No. 5064 - Recommending Approval for Construction of a Wind Test Tower

Fitzgerald pulled item to give Alex DePillis from EcoEnergy an opportunity to speak about it.

DePillis said EcoEnergy had been working with the Utility to gather data for wind test sites. They would gather data for one year. The purpose is to determine whether it makes financial sense for a wind tower to be built in River Falls. DePillis felt if a wind tower were to be erected it would most likely be in 2010. DePillis fielded questions from Council.

MSC Cafilisch/Nordgren to approve resolution. Unanimous.

ORDINANCES AND RESOLUTIONS:

Ordinance 2008-1 - Amending The Official Parking Control Map Of The City Of River Falls, Wisconsin (Map Book Grid Size/No Parking Sign for Roundabout) – First Reading

No comment.

Ordinance 2008-2 – Amending the Official Traffic Control Map of the City of River Falls, Wisconsin (Map Book Grid Size/Regulatory Signs for Knollwood and Roundabout) – First Reading

No comment.

Ordinance 2008-3 - To adopt Ch 12.22 of the City Code; Regulations for Fertilizer Application and Sale – First Reading

No comment.

Resolution No. 5065 - Authorizing Construction Drawings for New City Hall

Matt Frisbie from Frisbie Architects gave a presentation. He said the idea was to move ahead with design, development and construction drawings to get construction bids. Frisbie went over the design including parking and the building on Maple Street. He discussed the square footage of the new building and also the square footage of the buildings that would be taken off line. Frisbie answered questions about the new City Hall building.

Frisbie discussed the renovation of the current City Hall on Elm Street. He has spoken to four contractors. Frisbie went over estimated costs. He talked about LED certification and said it was being pursued.

Fitzgerald asked if the City wanted to comment about the services being provided in the Ingram building. Larson noted the only City service provided in Ingram Center was recreation. Van Osdale said he has talked extensively with the senior citizens. He thinks the issues with that group have been resolved. Van Osdale noted that the health services were through the county.

MS Woolsey/Nordgren to approve resolution.

Cafilisch asked about cost. He said the City needs a City Hall but also needs an industrial park. He felt that since the City is getting close to filling the industrial park, new options should be pursued concerning purchasing more industrial park land.

Woolsey commended past Councils for not building a City Hall, but he sees opportunities coming together now such as debts that are being paid off which allows the City to build and not have to raise taxes. Woolsey said the cost to build a City Hall in the future will only continue to rise – so if it is not done now, what is the vision for the future? Woolsey agreed that the tax base needs to be expanded but said the prudent thing to do is to have a business interested in space which would drive the business park.

Cafilisch noted that when the City bought the Paulson property only one business was interested in land. He felt the City couldn't afford to have both a new City Hall and an industrial park.

Woolsey asked about repairs that are needed in the current buildings, which would cost the City a lot. He said the City will be making the investment anyway – so why not put it into a new facility?

Fitzgerald noted that there is inefficient space that the City will be tearing down and replacing it with efficient space which will save money in energy costs.

Cafilisch didn't have a problem with that – he had a problem with the City having two needs and that we are looking at one need and not the other.

Fitzgerald noted that construction costs are going down now which may not be the case in the future.

Larson said that there was an opportunity several years ago to build but the City chose to remodel the old City Hall building. She said the City keeps remodeling, and she sees it as a disservice to the taxpayer because money is being thrown down a hole that's getting the City nowhere. Larson said if the City had back all the money it put into the current building, half of a new City Hall would have been paid for. Larson noted that with the debt service being retired, the interest rates low and contractors are looking for work this was the time to go forward with this project due to the convergence of these events. Larson agreed that there are some concerns regarding

the industrial park but there are no prospects wanting space at this time. She noted that it took 13 years to fill the park thus far.

Van Osdale said there are six or seven spots remaining. Cafilisch asked what if the City had a prospect – where would we send them? Larson said there are opportunities for land purchases as no one is going to sell land with prices being so low. She believes now is the time to build City Hall.

Woolsey noted for the record that he did not say the project would not cost the taxpayers anything. He said the transition of the debt would not be perceptible to the taxpayer in the form of a tax increase. He said some of the financing could come from reserves.

The Mayor noted the amount of money put into the Ingram Center was \$500,000 and more would be needed to maintain the building. In addition, the current City Hall needs a new roof and another part of the building has no insulation. The Mayor felt that continuing to put money into the old building didn't make much sense.

Larson said she sees a lot of opportunities building the new City Hall in that location with it being the center of downtown. She thinks it is the perfect site.

Woolsey discussed being torn about an industrial park but thinks it can be worked through. Fitzgerald noted the city was growing and the new building sets the city up for new growth.

Discussion continued by Council members on advantages a new City Hall would bring for the City. Larson noted it was an 'investment in ourselves.'

Nordgren asked if building a City Hall stops the City from pursuing industrial sites and bringing businesses into the City.

Van Osdale said absolutely not. He said that two ideas have been discussed recently with Council in regard to industrial park land.

Woolsey noted that the Utility would be a tenant paying rent in the new building.

With discussion concluded, a vote on the motion was taken. The motion passed with all voting for it except Cafilisch.

MSC Cafilisch/Nordgren to adjourn the meeting at 8:00 p.m. Unanimous.

Respectfully submitted,

Kristi McKahan, Deputy Clerk