

MONONA CITY COUNCIL MINUTES
January 22, 2019

The regular meeting of the Monona City Council was called to order by Mayor O'Connor at 7:00 p.m.

Present: Mayor Mary K. O'Connor, Alderpersons Jennifer Kuhr, Molly Grupe, Nancy Moore, Chad Speight, and Doug Wood. Alderperson Andrew Kitslaar attended via cellphone for the Closed Session only.

Also Present: City Administrator Bryan Gadow, City Attorney William Cole, Finance Director Marc Houtakker, Public Works Director Dan Stephany, Michael Hacker from Bray Architects, Project Coordinator Brad Bruun, Police Chief Walter Ostrenga, Parks & Recreation Director Jake Anderson, and City Clerk Joan Andrusz

ROLL CALL AND PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

A motion by Alder Grupe, seconded by Alder Speight to approve the Minutes of the January 7, 2019 City Council meeting, was carried.

APPEARANCES

Carl Sandsnes, 4705 Shore Acres Road, appeared before the Council and spoke for informational purposes during the discussion of the Whitehorse property 4-Lot CSM.

PUBLIC HEARING

There was no Public Hearing.

CONSENT AGENDA

A motion by Alder Speight, seconded by Alder Wood to approve the following, was carried:

1. Approval of Application for 2018/2019 Operator License:
 - a. Stefanie N. Hamacher – Ken's Meats & Deli
2. Approval of Application for 2018/2020 Operator License:
 - a. Kaitlin E. Nedza – Mr. Brews Taphouse

UNFINISHED BUSINESS

Public Works Director Stephany reported there were no changes to the following Resolution since the Council's first reading. City Attorney Cole stated the easements at the private drive that go to a public road are unbuildable. Mr. Sandsnes reported this outlet is a private drive to serve all the lots to allow access to Broadway.

A motion by Alder Kuhr, seconded by Alder Speight to approve Resolution 19-1-2317 Approval of a 4-Lot Certified Survey Map (CSM) for Lot 2 and Lot 3 of CSM 8819 – Whitehorse, was carried.

Public Works Director Stephany reported City Administrator Gadow collected information from the Police and Fire Departments on the impact of closing the Yahara River bridge on Bridge Road during construction. Both agreed they preferred that a one-way southbound lane remain open. This will cost \$35,000 and adds 3 to 4 weeks to the project. Strand Associates estimated the cost of a temporary signal at \$50,000. A decision is needed to finalize the bid information.

Alder Moore requested information on the third option of closing the bridge. Police Chief Ostrenga reported squad cars are more maneuverable than fire trucks. They can take alternate routes on their return trips. Having the one-way lane would reduce impact on side streets. A traffic light would be difficult to enforce; people get impatient. City Administrator Gadow added that traffic would back up and emergency vehicles would be unable to get through. A motion by Alder Moore, seconded by Alder Kuhr to approve Traffic Measures for Bridge Road Reconstruction was withdrawn.

A motion by Alder Speight, seconded by Alder Wood to approve Traffic Measures for Bridge Road Reconstruction with the one-way option southwest out of Bridge Road during construction, was carried.

Public Works Director Stephany reported there is no new information on the following Ordinance. When construction is complete there will be a 4-way stop at the intersection of Winnequah and Bridge Roads. Alder Grupe stated there were public comments against this but residents need to look forward to future traffic needs.

A motion by Alder Kuhr, seconded by Alder Grupe to approve Ordinance 1-19-713 Requiring a Four Way Stop Controlled Intersection at Winnequah Road and Bridge Road, was carried.

Finance Director Houtakker reported the Fee Schedule gets updated once per year. Building permits fee increases were based on the Building Inspector's research that showed the City's were too low and some even lost money. The Park & Recreation Board approved higher program fees. All changes been approved by committees and are calculated within the budget.

A motion by Alder Wood, seconded by Alder Grupe to approve Ordinance 1-19-712 Updating the Fees, Fines and Penalties Schedule, was carried.

NEW BUSINESS

Mr. Hacker provided a Presentation and Discussion of Public Facilities – Bray Architects. Bray was brought on in 2011 for a study of all facilities. Current condition, use, and needs were identified. The study has been refreshed. Test fits for a public safety building on different sites was studied. A combined Police and Fire facility and a combined Senior Center and Community Center were looked at as well as separate facilities for each.

The current public safety building is just under 39,000 net square feet total. The new building is designed with 53,800 net square feet total, with the first floor footprint at 44,000 square feet. Preliminary construction costs plus soft costs, like survey fees, permits, etc., is \$14.5 million for fall of 2019, and would increase 4.5% each year. This doesn't include land acquisition cost.

Mr. Hacker answered member's questions. There was no matrix comparison made with other City's projects but when space programming was done they considered best practices for a community this size. Most Police and Fire Departments don't have garages but they want that, so it was factored in. Office and personnel space size is standard practice. Though there is no detail yet, best recommendations were used.

Current combined is 16,500 net square feet, new is 38,000 net square feet; it is common to double this when this type of project is done. Alder Wood stated the current space is inadequate and the size increase shows that.

Finance Director Houtakker provided a Presentation and Discussion of Public Facilities – Hutchinson, Shockey, Erley & Co. in Financial Consultant Jeff Belongia’s absence due to inclement weather. Debt capacity is 5% of equalized value. Growth is conservatively assumed at 3%; the expectation is 4.2%. The City is close to the limit now. Currently, over 50% of the City’s debt is TIF. He calculated current debt plus 2019 Capital Budget borrowing. He did not include Bond Anticipation Notes (BANS) for the Riverfront property purchase and construction cost which can be paid with TIF increment. Taxable notes have higher interest rates but don’t affect the debt limit. The current BANS don’t go against the debt limit and will be refinanced in 2023 to General Obligation notes or TIF Revenue Bonds. TIF grants could be done the same way. The tax bill impact of a \$15 million Public Safety building on an average home of \$317,000 assessed value will be \$286.

Finance Director Houtakker also reported interest rates are decreasing so borrowing will be done early in March.

A motion by Alder Wood, seconded by Alder Speight to accept the Presentation of Public Facilities – Bray Architects, was carried.

A motion by Alder Moore, seconded by Alder Grupe to Convene in Closed Session under Wisconsin Statute Section 19.85(1)(e), Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. (Land acquisition related to Public Facilities Study) and section 19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved (Four Lakes Yacht Club v. City of Monona, et al; McCann’s Rooter Sewer & Drain Cleaning Service, Inc. v. City of Monona). On a roll call vote, all members voted in favor of the motion.

Upon reconvening in Open Session:

Recreation Director Anderson provided information on Resolution 19-1-2318 Purchase Approval – Park Mower. This Toro mower is in the 2019 Capital Budget and replaces a John Deere model. It will also be used for snow removal at buildings, the ice rink, and at the Riverfront. The Department has Toro equipment for other uses and they have been proven to be more durable than the John Deere equipment used by the Public Works Department. Parts are standardized so there is no need to have the same brand.

Recreation Director Anderson provided information on Resolution 19-1-2319 Approval of Frost Woods Park Management Plan. This was approved by the Parks & Recreation Board. The wooded area adjacent to Frost Woods Park has invasive species in it. The Frost Woods Neighborhood Association wants to clean this up for use by children and Park visitors. It is donated land. He would supervise the project and staff with involvement from the Woodland Park volunteer. Alder Speight suggested grant funds could be available.

Recreation Director Anderson provided information on Resolution 19-1-2320 Acceptance of Donation for Winnequah Park Observation Deck. The family of late former longtime Firefighter/EMT Gary Clark want to donate funds from their “Go Fund Me” account as a memorial in his honor. UniverCity Year study and the Parks & Recreation Board support this. The Lagoon deck will be like the deck at Wyldhaven Park. The balance of the project costs will come from other donation sources.

REPORTS

Alder Moore reported she attended the Renew Wisconsin full-day conference last week and came away inspired and with new ideas. Governor Evers spoke at the opening breakfast. She will be in Appleton on Thursday for the Powering Local Leadership Conference Summit.

Alder Grupe reported Saturday is the “Loud in the Library” fundraising event from 7:00 to 9:00 p.m. There will be cotton candy and a paddleboard raffle.

Alder Kuhr reported Active Shooter training will be provided in this room on Wednesday at 6:00 p.m. as part of the Public Safety Committee meeting.

Recreation Director Anderson reported attendance was great at last Saturday’s “Lace Up On the Lagoon” event. He thanked Parks Department staff Kevin Heckert, Matt Ballweg, Ryan Staege, Dan Kuntzsch, and Hunter Moroni for their work on the Lagoon ice and Recreation Supervisor Missy Kedzorski and Afterschool Coordinator Jensen Buehler for their work at the event.

City Administrator Gadow thanks staff for their meetings with him and their help during the transition.

Mayor O’Connor reminded members the next meeting will also be a long one. She thanks staff for their work on the Public Safety building packet for tonight’s meeting.

APPOINTMENTS

A motion by Alder Kuhr, seconded by Alder Wood to approve the Appointment of Mike Clark – Election Inspector, effective immediately–December 31, 2019, was carried.

ADJOURNMENT

A motion by Alder Grupe, seconded by Alder Speight to adjourn, was carried. (10:53 p.m.)

Joan Andrusz
City Clerk