

MONONA CITY COUNCIL MINUTES  
March 5, 2018

The regular meeting of the Monona City Council was called to order by Council President Wood at 7:05 p.m.

Present: Council President Doug Wood, Alderpersons Nancy Moore, Jennifer Kuhr, Brian Holmquist, and Andrew Kitslaar

Excused: Mayor Mary K. O'Connor and Alderperson Chad Speight

Also Present: City Administrator April Little, City Attorney William Cole, City Planner/Economic Development Director Sonja Kruesel, Public Works Director Dan Stephany, Finance Director Marc Houtakker, Parks & Recreation Director Jake Anderson, and City Clerk Joan Andrusz

ROLL CALL AND PLEDGE OF ALLEGIANCE

Council President Wood announced the passing of long-time resident and past Fire Department member Gene Hanson and expressed condolences to the Hanson family.

APPROVAL OF MINUTES

A motion by Alder Kitslaar, seconded by Alder Moore to approve the Minutes, including those from the Closed Session, of the February 19, 2018 City Council meeting, was carried.

APPEARANCES

Matt Marks, 5205 Mesa Road appeared before the Council and spoke for informational purposes and against certain features of the Wyldhaven Park improvements.

PUBLIC HEARING

There was no Public Hearing.

CONSENT AGENDA

A motion by Alder Kuhr, seconded by Alder Kitslaar to approve the following, was carried:

1. Applications for a 2017/2018 Operator Licenses:
  - a. Jonathan J. Kussow, O'Connell's Liquor
  - b. Tabitha R. Cadeau, Speedway – Monona Drive
  - c. Bryan F. Hartwig, Jr., Speedway – Monona Drive
  
2. Applications for a 2017/2019 Operator Licenses:
  - a. Susan J. Foster, Kwik Trip
  - b. Mary Teresa Peterson-Kanable, Kwik Trip
  - c. Michaela L. Kransel, Kwik Trip
  - d. Jennifer L. Stone, Kwik Trip

## UNFINISHED BUSINESS

There was no Unfinished Business.

## NEW BUSINESS

A motion by Alder Kuhr, seconded by Alder Holmquist to Convene in Closed Session under Wisconsin Statute section 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (Amendment to the Development Agreement with Galway Companies – Riverfront Development). On a roll call vote, all members voted in favor of the motion.

Upon reconvening in Open Session:

A motion by Alder Moore, seconded by Alder Holmquist to amend the Development Agreement with Galway Companies – Riverfront Development as discussed in Closed Session, was carried.

A motion by Alder Kitsaar, seconded by Alder Moore to suspend the rules and take action on Ordinance 3-18-697 Amending Chapter 18 Section 8 of the Code of Ordinances Regarding the Composition of the Landmarks Commission Membership, was carried.

City Planner Kruesel reported this only pertains to the membership and expertise of members. The amendment is required for the Commission to be granted Certified Local Government status from the State of Wisconsin Historical Society and to be able to use the grant that has already been received. It does not apply to other changes that are under consideration.

A motion by Alder Kitsaar, seconded by Alder Kuhr to approve Ordinance 3-18-697 Amending Chapter 18 Section 8 of the Code of Ordinances Regarding the Composition of the Landmarks Commission Membership, was carried.

Public Works Director Stephany provided information on Resolution 18-3-2249 Approval to Contract with MSA Professional Services, Inc. for Municipal Engineering Services. The Public Works Committee reviewed MSA Engineer Gregg Borucki's qualifications on February 7 and recommended approval of a 1-year engineering contract like the City has with Strand Associates and Vierbicher. Mr. Borucki worked on multiple City projects when he was with SCS Engineers, including Belle Isle, so has a positive history with the City. Tonight the Finance & Personnel Committee added another "Whereas" section to state the Council's desire for three contracted engineers. One of those contracts was recently closed.

Public Works Director Stephany reported, in response to Mr. Marks's concern, that he will research the Wyldhaven Park sewer pipe. If it is lined it should last 60 to 90 years. Finance Director Houtakker reviewed the summary page of four Parks & Recreation Department projects under review tonight. In total they are \$186,000 over budget. The Finance & Personnel Committee discussed options, including split up or cut projects, and added \$100,000 to the borrowing. Boat launch funds can be used for related projects, and the fund balance of \$16,000 and \$40,000 from another project can be used. \$80,000 can be added to the borrowing. Parkland funds can be used, or funds can be taken from another fund balance and paid back over several years.

Recreation Director Anderson reported all four projects will be reviewed by the Parks & Recreation Board on March 13 and provided information on Resolution No. 18-3-2245 Approving a Bid for the Wyldhaven Park Improvements Project. The Board reviewed the five bids received and approved the low bid even though it was untimely due to FedEx delivery before the Department was open so it wasn't accepted. This was announced to the bidders; only one requested the project be re-bid. He is confident it

was not tampered with, and after consultation with the City Attorney it will be labeled un-timely. City Attorney Cole stated the City has the discretion to waive the untimeliness and accept the bid. The law concerns modifying the bid to be lower and the Recreation Director has no concern that it was tampered with; it was in FedEx's possession the whole time so the contractor didn't see the other bids and lower theirs.

Recreation Director Anderson stated that if the observation deck is not done the project will have to be re-bid. There could be a concrete pad for ADA access. It is important to consider accessibility for all in the smaller parks as well as the larger ones. The deck provides a great Madison skyline view. Alder Kitslaar reported Mr. Marks did attend the Board's meeting. The walkway is very important. The cantilevered deck was a very popular feature after the Board tour of parks. Alder Moore reported constructing the deck out over the bank increased ADA accessibility. The picnic table back off the shore doesn't allow much enjoyment of the view.

Recreation Director Anderson provided information on Resolution 18-3-2246 Approving a Bid for Boat Launch Improvements at Winnequah Trail and Tonyawatha Trail. The design work was not complete before the Capital Budget process so an educated guess was taken. There are challenges with access size at Winnequah Park. Five bids were received that were close in cost so he is confident in the prices. The current launches both have only one side that is in reasonable shape. Boat launch funds stay in house and have increased with Lottes Park improvements.

There is a cost savings to doing both launches at once; if split they will have to be re-bid. He doesn't have the fee data to split them out. The launches are used equally and need repairs. The DNR permits are for both. The work will be done so only one will be closed at a time. If there is a delay the cost will increase 10%. The plan was projected on screen; the payment kiosk at the Tonyawatha launch and accessible paths were highlighted.

Recreation Director Anderson provided information on Resolution 18-3-2247 Approving a Bid for the Ahuska Park Tennis Courts Improvement Project. The three courts installed in 2005 are in good shape but the cracks in the five from 2000 are too big to patch. The project includes removing asphalt, grading, adding base, color, and lines. The contractor did a good job at Winnequah Park. The courts are used by the high school so work will be done June 1 to August 1 to be ready for school. There is a joint use agreement with the high school for facility costs.

Recreation Director Anderson provided information on Resolution 18-3-2248 Approving a Bid for the Community Center / Pool Chemical Storage Project. The chemical storage unit is at the end of its useful life. He will now use a bulk access 500-gallon unit. The failed retaining wall will be repaired. Stairs that are difficult to maintain will be removed and replaced with an accessible path to walk around the building without crossing the parking lot and grass. Three bids were received and there is good history with the low bidder. Bid qualification requirements were reviewed. Council President Wood stated acceptance of the low qualified bid is required by law. Alder Holmquist stated the floor drain improvements in the chemical storage building allowed for upgraded safety so staff no longer has to lift 90-pound totes. Chemicals are pumped into the 500-gallon tank. Recreation Director Anderson reported that in addition to that, he was frequently called in to refill the smaller units.

A motion by Alder Kitslaar, seconded by Alder Kuhr to suspend the rules and take action on Resolution No. 18-3-2250 Authorizing the Issuance and Sale of \$2,700,000 General Obligation Promissory Notes, Series 2018A, was carried.

Council President Wood reported the Finance & Personnel Committee voted to increase this to \$2,800,000. Finance Director Houtakker report this provides approval for Financial Consultant Jeff Belongia to begin negotiations for bonds. Approved Capital Budget projects were reviewed. This doesn't include TIF. 2017 projects came in under budget so those funds can be applied to reduce 2018

borrowing. The \$100,000 added by the Finance & Personnel Committee will cover the Recreation Department projects. If it is decided not to do one of the projects, that will reduce borrowing for 2019 projects or funds could be used for this year's Yahara Commons projects. Council President Wood stated if \$2.7 million is borrowed and more funds are wanted, Mr. Belongia would have to do the negotiations over again. Alder Kitslaar stated interest rates are lower now than they will be next year.

A motion by Alder Kitslaar, seconded by Alder Holmquist to amend Resolution No. 18-3-2250 Authorizing the Issuance and Sale of \$2,700,000 General Obligation Promissory Notes, Series 2018A to \$2,800,000. On a roll call vote, all members voted in favor of the motion.

A motion by Alder Holmquist, seconded by Alder Kitslaar to approve Resolution No. 18-3-2250 Authorizing the Issuance and Sale of \$2,800,000 General Obligation Promissory Notes, Series 2018A. On a roll call vote, all members voted in favor of the motion.

## REPORTS

Recreation Director Anderson reported the Easter Egg Hunt/Brunch will be on Saturday, March 31 and volunteers are welcome. New this year will be a hunt at 11:00 a.m. for those of all ages with special needs. Jensen Buehler has accepted the offer and starts as the After School Program Coordinator on April 2. The program is full with 40 enrollees and has a waiting list. Telephone screening of 33 applicants for the Administrative Assistant position starts on April 2.

Alder Kitslaar reported the Library Board celebrated Library Director Ryan Claringbole's one-year anniversary.

City Clerk Andrusz reported the 30% voter turnout for the February 20 Spring Primary is the highest she has heard from fellow Clerks. Good job, Monona voters!

City Administrator Little reported she and Police Chief Wally Ostrenga will attend a seminar, "Advancing Racial Equity", which she anticipates will be a great learning experience.

Council President Wood reported he is glad Mayor O'Connor will be back on Thursday. He appreciates City staff's assistance. There was a lot more work to do this time than just running meetings.

## APPOINTMENTS

A motion by Alder Kitslaar, seconded by Alder Moore to approve the following Appointments, was carried:

1. Kellie Unke to the Long-Range Facilities Advisory Committee (effective immediately).
2. Brad Keil to the Long-Range Facilities Advisory Committee (effective immediately).
3. Mary Farmiloe, Election Inspector, January 1, 2018–December 31, 2019.

## ADJOURNMENT

A motion by Alder Kitslaar, seconded by Alder Kuhr to adjourn, was carried. (8:35 p.m.)

Joan Andrusz  
City Clerk