

MONONA CITY COUNCIL MINUTES
April 3, 2023

The regular meeting of the Monona City Council was called to order by Mayor O'Connor at 7:01 p.m.

Present: Mayor Mary K. O'Connor, Alderpersons Teresa Radermacher, Patrick DePula, Brian Holmquist, Nancy Moore, and Doug Wood

Also Present: Interim Administrator/Finance Director Marc Houtakker, City Attorney Bill Cole, Director of Planning & Community Development Doug Plowman, Public Works Director Dan Stephany, Fire Chief Jeremy McMullen, Police Chief Brian Chaney, CDA Chair Tom Stolper, Angie Black (Legal Counsel, Compass Properties), Matthew Murtos (Compass Properties), and Director of Administrative Services Leah Kimmell

ROLL CALL AND PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

There were no minutes for approval.

APPEARANCES

Mayor O'Connor read a Proclamation Recognizing April 28, 2023 as Arbor Day.

Ruth Reifeis, Monona resident, appeared before the Council to speak for informational purposes regarding the Bloom Project.

Eric McKay, Monona resident, appeared before the Council to speak against approving a development agreement between the City of Monona and Springhaven Ave, LLC (the Bloom Project).

Nicole Gruter, Monona resident, appeared before the Council to speak against approving a development agreement between the City of Monona and Springhaven Ave, LLC (the Bloom Project).

Jeanne Edmunds, Monona resident, appeared before the Council to speak against approving a development agreement between the City of Monona and Springhaven Ave, LLC (the Bloom Project).

PUBLIC HEARING

There was no public hearing.

CONSENT AGENDA

There was no consent agenda.

UNFINISHED BUSINESS

- G1a. 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 (4711-4601 Monona Drive, Springhaven Ave, LLC Development Agreement; Potential Real Estate Purchase).**

Motion by Alder Wood, seconded by Alder Moore, 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 (4711-4601 Monona Drive, Springhaven Ave, LLC Development Agreement; Potential Real Estate Purchase). On a roll call vote, all members voted in favor of the motion.

G1b. Reconvene in Open Session Under Wisconsin Statute Section 19.85(2).

Upon reconvening in Open Session:

G1c. Consideration of a Development Agreement Between the City of Monona and Springhaven Ave, LLC (Community Development Authority).

Compass Properties is now the lead developer on the project and requested some changes to the development agreement. Mayor O'Connor emphasized that while the lead developer has changed, Compass Properties has been involved in the project all along. Attorney Cole summarized that the agreement is for a mixed-use development with a guaranteed value of \$27 million. In exchange, the developer will receive a CDA-owned lot for \$1 and financial assistance in the form of pay-go financing. The deadline for completion of the building will be extended in the case of a Force Majeure event, but taxes will still need to be paid on the \$27 million value if the building is not finished. If the building is not built, the developer must pay the City the fair market value of the lot.

CDA Chair Stolper answered members' questions. The CDA determined that the project met the "but-for" test for TIF funding because of the need for underground parking, at an average cost of \$30,000 per stall, along with probable contamination on the site. This project will have one of the shortest paybacks of any City project, and once the TIF loan is paid back, the City can use the district as a donor for other districts.

Members addressed concerns expressed by residents. Alder Moore emphasized that the Plan Commission spent more than a year and half on this project and made changes based on resident concerns, including the inclusion of townhomes and the restriction of vehicular access to minimize traffic on Gordon Avenue. Staff also went above and beyond what was required in terms of noticing meetings. Alder Wood added that this is exactly the type of project the City hoped for after completing the redesign/reconstruction of Monona Drive. In addition, Dane County is rapidly growing, and housing needs to become denser to accommodate the population growth.

Mr. Murtos and Ms. Black from Compass Properties answered members' questions. Compass is still planning to include the green initiatives which were planned by the Neutral Project.

Motion by Alder Moore, seconded by Alder Wood, to approve a Development Agreement Between the City of Monona and Springhaven Ave, LLC. On a roll call vote, all members voted in favor of the motion.

G1d. Consideration of Resolution 23-3-2619 Expressing the City Council's Desire to Rename Squaw Circle to Kathy Thomas Circle (Alder DePula, Alder Holmquist).

The Public Works Committee will meet on Wednesday and will consider this resolution as they determine their process for the renaming of Squaw Circle.

Motion by Alder Holmquist, seconded by Alder Radermacher, to approve Resolution 23-3-2619 Expressing the City Council's Desire to Rename Squaw Circle to Kathy Thomas Circle. Motion carried.

NEW BUSINESS

G2a. Consideration of Resolution 23-4-2620 Award of Design and Bidding Services for the 2023–2024 Street and Utility Improvements Project (Public Works Committee).

Director Stephany explained that the low bid was provided by MSA. Staff is confident in MSA's proposal, despite the large difference in bids.

REPORTS

1. Updates/Discussion on Diversity, Equity, and Inclusion (DEI) Efforts.

There were no updates.

2. Update/Discussion on Sustainability Efforts.

There were no updates.

3. Committee Reports.

Alder Radermacher reported that the Sustainability Committee's spring campaign will promote protecting pollinators, with No Mow May being one strategy. An e-cycling event is scheduled for April 15 in the parking lot of the Monona Grove School District's administrative building on Nichols Road. The Monona Go app is currently available in a pilot phase. The app will make watching Monona videos easier than watching on YouTube. The members of the Landmarks Commission will visit the pagoda at their next meeting.

Alder Wood reported that the CDA has been working on agreements for the Bloom Project and the Broadway Lofts project.

Alder Moore reported that 872 responses to the transit survey were received. Results are currently being processed. The next Transit Commission meeting is scheduled for April 12.

Alder DePula reported that he viewed a very informational presentation at the last Dane County Housing Committee meeting regarding the disparity in generational wealth between white people and people of color.

Fire Chief McMullen reported that IFAKs (individual first aid kits) and Narcan are being issued to police officers, and the officers will be trained to use them by the Department's medical director. Since police officers are often the first to arrive at an emergency, this initiative will allow them to administer help before an ambulance arrives. The Monona Fire Department's investigation of the Monona Hill's fire is now complete. The State's investigation continues.

Mayor O'Connor reported that the San Damiano Steering Committee will hold a public information meeting on April 19. Master plan concepts will be on display with an opportunity for feedback. The City Council Organizational Meeting is scheduled for April 18. Alders are asked to submit their committee assignment preferences as soon as possible.

APPOINTMENTS

There were no appointments.

ADJOURNMENT

Motion by Alder Wood, seconded by Alder DePula, to adjourn. Motion carried. (9:12 pm)

Leah Kimmell
Director of Administrative Services