

MONONA CITY COUNCIL MINUTES
May 21, 2018

The regular meeting of the Monona City Council was called to order by Mayor O'Connor at 7:03 p.m.

Present: Mayor Mary K. O'Connor, Alderpersons Jennifer Kuhr, Molly Grupe, Nancy Moore, Chad Speight, Doug Wood, and Andrew Kitslaar

Also Present: City Administrator April Little, City Attorney William Cole, City Planner/Economic Development Director Sonja Kruesel, Public Works Director Dan Stephany, Operations Lieutenant Curt Wiegel, and City Clerk Joan Andrusz

ROLL CALL AND PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Alder Moore wished to clarify that during consideration of liquor licenses at the last meeting the Council was getting into a discussion on the merits of the type of liquor, "craft cocktails" versus regular drinks, and the type and size of glass; it made her uncomfortable that the Council was getting into those distinctions and it didn't move the discussion forward.

A motion by Alder Wood, seconded by Alder Kuhr to approve the Minutes of the May 7, 2018 City Council meeting, was carried.

APPEARANCES

There were no Appearances.

PUBLIC HEARING

There was no Public Hearing.

CONSENT AGENDA

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

1. Approval of Application for 2018/2019 Operator License:
 - a. Darin J. Wimann, Snicks Sportman's Bar

2. Approval of Renewal Applications for 2018/2019 Operator Licenses:
 - a. Austen R. Williams, The Pizza Oven
 - b. Norma C. Holt, Tower Inn
 - c. Damon A. Okeson, Tower Inn
 - d. Jeff D. Zumstein, Tower Inn

3. Approval of Renewal Applications for 2018/2020 Operator Licenses:
 - a. Stephanie A. Pyke, Snicks Sportman's Bar
 - b. Kelly A. Hamel, Tully's II
 - c. Cathy Howland, Tully's II/O'Connell's Liquor
 - d. Jill A. Tollefson Blaney, Tully's II

e. Tonya L. Yancey, Tully's II

UNFINISHED BUSINESS

There was no Unfinished Business.

NEW BUSINESS

A motion by Alder Wood, seconded by Alder Speight to suspend the rules and take action on the 2018 Temporary Class "B" Fermented Malt Beverage and Temporary "Class B" Wine Retailer's License Application for Monona Pee Wee Football 50th Year Celebration, President Morrie Haukereid, 5513 Winnequah Road, Monona, Wisconsin, 53716, for the Period of August 11, 2018, was carried.

Alder Wood reported the event is in celebration of Morrie Haukereid's 50 years working with the Monona Pee Wee Football league. It will be held at Ahuska Park with a band, double fencing, and licensed Operators.

A motion by Alder Wood, seconded by Alder Speight to approve the 2018 Temporary Class "B" Fermented Malt Beverage and Temporary "Class B" Wine Retailer's License Application for Monona Pee Wee Football 50th Year Celebration, President Morrie Haukereid, 5513 Winnequah Road, Monona, Wisconsin, 53716, for the Period of August 11, 2018, was carried.

A motion by Alder Kitslaar, seconded by Alder Grupe to suspend the rules and take action on Resolution 18-5-2265 Approval of Participation in a Wisconsin Bureau of Transportation Safety Grant Titled: 2018 SPEED Task Force Grant, was carried.

Operations Lieutenant Wiegel reported this is a \$35,000 grant divided between the 7 Task Force jurisdictions. Monona will receive \$5,000 with a 25% match offset by hours, mileage, and benefits. There will be nine 4-hour shifts in each of the 3 months starting June 1 through August 31.

A motion by Alder Kitslaar, seconded by Alder Kuhr to suspend the rules and take action on Resolution 18-5-2265 Approval of Participation in a Wisconsin Bureau of Transportation Safety Grant Titled: 2018 SPEED Task Force Grant, was carried.

A motion by Alder Kuhr, seconded by Alder Moore to suspend the rules and take action on Resolution 18-5-2266 Approval to Submit 2017 Compliance Maintenance Annual Report (CMAR) Review and Recommendations, was carried.

Public Works Director Stephany reported this is an annual sanitary sewer system "report card" required by the DNR. The City received a Grade A. Financial backing is available for pump and lift station maintenance and the work done is compliant with DNR regulations. The report was reviewed, including future planning, work on McKenna Road, the goals of the utility, cleaning, and televising. There are 39.2 miles of sanitary sewer under the streets, a lot for a small community. Four sources of Infiltration and Inflow – a roof drain system, a hole in the casting to the grinder station, seams that weren't grouted, and drain tile issues – were all repaired. The 2018 study will begin soon. Last year was the first year usage was required to be reported. Usage is consistent this year; comparisons will be able to be made in future.

A motion by Alder Kuhr, seconded by Alder Kitslaar to approve Resolution 18-5-2266 Approval to Submit 2017 Compliance Maintenance Annual Report (CMAR) Review and Recommendations, was carried.

A motion by Alder Kitslaar, seconded by Alder Speight to suspend the rules and take action on Resolution 18-5-2267 Approving the Plan Commission Recommendation for the Yahara Commons Development Revised GDP and Phase III PIP, was carried.

City Planner Kruesel reported Council approval is required by a section of the Zoning Code. On May 14 the Plan Commission approved the replacement of office use by a hotel and the hotel plans. The hotel has to meet the 40% standard for stormwater; they were showing only 16% but can easily meet and exceed per Strand Associates' review. The CDA approved parking stalls as planned; location of stalls and street parking was reviewed and green space discussed. Stalls removed for tree planting will be replaced elsewhere. Four stalls were removed from street parking because they were too close to Bridge Road.

A motion by Alder Kitslaar, seconded by Alder Speight to approve Resolution 18-5-2267 Approving the Plan Commission Recommendation for the Yahara Commons Development Revised GDP and Phase III PIP, was carried.

A motion by Alder Moore, seconded by Alder Grupe to suspend the rules and take action on Resolution 18-5-2268 Authorization of New Construction Proposed Within Redevelopment Area #9 for Yahara Commons Revised GDP and Phase III PIP, was carried.

City Planner Kruesel reported this is a separate requirement for Council approval. The CDA will review this tomorrow night and that body's approval is part of this Resolution.

A motion by Alder Kitslaar, seconded by Alder Speight to approve Resolution 18-5-2268 Authorization of New Construction Proposed Within Redevelopment Area #9 for Yahara Commons Revised GDP and Phase III PIP, was carried.

A motion by Alder Speight, 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 (West Broadway Hotel Associates, LLC Development Agreement and Amendment #2 to the Development Agreement with Yahara Riverfront Development, LLC, et. al, both of which pertain to the Monona Riverfront Redevelopment Project). On a roll call vote, all members voted in favor of the motion.

Upon reconvening in Open Session:

A motion by Alder Grupe, seconded by Alder Kitslaar to suspend the rules and take action on Resolution 18-5-2269 Approving a Revised Development Agreement with West Broadway Hotel Associates, LLC, was carried.

A motion by Alder Kitslaar, seconded by Alder Moore to amend Resolution 18-5-2269 Approving a Revised Development Agreement with West Broadway Hotel Associates, LLC as follows: Exhibit F, Phase 2 Infrastructure: section #1 language will be as approved by the City Council on April 16, 2018 and Park Parcel infrastructure in section #3 and Park Parcel amenities in section #4 will be completed by the Phase 3 completion deadline, was carried.

A motion by Alder Kitslaar, seconded by Alder Kuhr to approve Resolution 18-5-2269 Approving a Revised Development Agreement with West Broadway Hotel Associates, LLC, as amended, was carried.

A motion by Alder Kuhr, seconded by Alder Kitslaar to suspend the rules and take action on Resolution 18-5-2270 Approving A Second Amendment to the Development Agreement with Yahara Riverfront Development, LLC; YRFD Phase 1 Land, Inc.; YRFD Phase 2 Land, Inc.; and YRFD Phase 3 Land, Inc., was carried.

A motion by Alder Kuhr, seconded by Alder Grupe to approve Resolution 18-5-2270 Approving A Second Amendment to the Development Agreement with Yahara Riverfront Development, LLC; YRFD Phase 1 Land, Inc.; YRFD Phase 2 Land, Inc.; and YRFD Phase 3 Land, Inc., was carried.

City Planner Kruesel provided information on Ordinance 5-18-699 Amending Chapter 480-20 of the Code of Ordinances Regarding Historic Conservation. There have been improvements and clarifications since the re-codification last fall. The changes are not substantive. Changes were reviewed including the Certification of Appropriateness and the nomination process is defined and clarified. Changes are exactly as recommend by the Landmarks Commission. The Plan Commission wanted removal of language regarding who could nominate a landmark and carry it through. It was decided that anyone could nominate but the Plan Commission would review and approve it.

Alder Wood provided information on this disagreement between Commissions. He wanted it to be any person because a former Monona resident would not be able to nominate a structure and a Plan Commission member may not be interested in a particular style of structure. The nomination still goes through the Plan Commission either way. Alder Moore reported the nomination process is on the owner's part with research and detail provided to the Plan Commission; otherwise, all that work would have to be done by the Plan Commission. Alder Speight stated he disagreed with the Plan Commission on this issue. The process outlined takes care of that concern because the Plan Commission and City Council make the final decision. The process addresses the Plan Commission's concern. Alder Moore stated the Plan Commission struggled with home owner approval. City Planner Kruesel stated to be a Certified Local Government owner consent cannot be required.

REPORTS

Members announced upcoming meeting dates and times.

Alder Grupe reported the Library Board is working on "dementia friendly" kits designed for caretakers of those affected to stimulate brain-boosting activities. "One Story, Many Voices" projects received grants. The summer reading program, "Libraries Rock!", starts June 1.

Alder Speight reported commuter bus service ridership has increased 20%. The Transit Commission will work on advertisements.

Alder Wood reported at tonight's Finance & Personnel Committee meeting the end of the financial report included transit ridership numbers. The May 8 pedestrian/bicycle public information meeting at Winnequah School went very well with 60 to 65 attendees. Tom Lynch from Strand Associates presented information and gathered feedback. His report and slideshow are available on the City's website and on a YouTube video and provides links.

Alder Kitslaar reported the Tourism Commission had a positive meeting and announced that grant opportunities are available. Funds will be awarded to entities for planned activities. \$30,000 is available; more information will follow.

City Clerk Andrusz reported the Board of Review hearing is scheduled for Wednesday, May 30 at 6:00 p.m. in the Library Municipal Room. Intent to Object notifications are due on May 28, Memorial Day. The formal Department of Revenue objection form is due by 8:00 p.m. on the day of the hearing. Property owners who wish to be added to the docket should contact her at 608-222-2525.

Mayor O'Connor reported the Memorial Day Parade is next Monday at 10:00 a.m. Alder Wood noted the high number of participating members; all except Alder Speight, who will be out of town, will be part of the parade. Mayor O'Connor reported she met with City Administrator Little and Finance Director Houtakker regarding the Capital Budget. Department Heads have been notified that she wants to keep borrowing to \$2 million, lower than usual, to free up debt capacity to allow for facility planning. City Administrator Little reminded members that anything not relating to the Riverfront Development is included in this borrowing.

APPOINTMENTS

A motion by Alder Kitslaar, seconded by Alder Wood to approve Robert Larsen, Chair, Board of Review (effective immediately through April, 2019), was carried.

ADJOURNMENT

A motion by Alder Moore, seconded by Alder Grupe to adjourn, was carried. (8:20 p.m.)

Joan Andrusz
City Clerk