

MONONA CITY COUNCIL MINUTES
September 4, 2012

The regular meeting of the Monona City Council was called to order by Mayor Miller at 7:38 p.m.

Present: Mayor Robert Miller, Alderpersons Brian Holmquist, Kathryn Thomas, Jim Busse, Doug Wood, Chad Speight, and Mary O'Connor

Also Present: City Administrator Patrick Marsh, City Attorney William Cole, Robin Pharo of Treysta Group, LLC, Public Works Director Dan Stephany, Finance Director Marc Houtakker, Gary Becker of Vierbicher Associates, and City Clerk Joan Andrusz

ROLL CALL AND PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

A motion by Alder Wood, seconded by Alder Speight to approve the City Council minutes of August 20, 2012, was carried.

APPEARANCES

There were no Appearances.

PUBLIC HEARING

There was no Public Hearing.

CONSENT AGENDA

There was no Consent Agenda.

UNFINISHED BUSINESS

A motion by Alder Speight, seconded by Alder O'Connor 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 (Development Agreement with Treysta Group, LLC) 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 (JRE of Monona v. Dane County, et. al., and discussion of the other pending lawsuits in which the city is a named party.) On a roll call vote, all members voted in favor of the motion.

Upon reconvening in Open Session:

Alder Busse complimented Ms. Pharo on this well-designed project, and asked how cost over-runs would affect the continued use of high-quality materials. Ms. Pharo reported there is a \$1 million contingency built in and weekly meetings will be held with the contractor to define costs. Unique amenities will be available. City staff will review cost figures and plans.

A motion by Alder Wood, seconded by Alder Busse to approve Resolution 12-08-1877 Approving a Development Agreement with Treysta Group, LLC for a Mixed-Used Development on the Site of the Former Hickory Lane Mobile Home Park subject to the following conditions:

- Receipt of a certified opinion of value from a CPA showing the developer's personal assets in an amount sufficient to the City.
- Receipt of an opinion from a City consultant that the work stated in Section 3.2 can be performed for a total cost not exceeding 15% of the amounts stated therein.
- The City has the option to build Improvements 1, 2, and 3 referenced in Section 3.2 or fund the building by the developer with City oversight.
- 50% of the boat slips referenced in Section 3.2 shall be available for public use at all times.
- The line item of \$50,000 for signage in Section 3.1 is deleted.

On a roll call vote, all members voted in favor of the motion.

NEW BUSINESS

A motion by Alder Thomas, seconded by Alder Wood to suspend the rules and take action on Resolution 12-09-1880 Award of Contract for 2012 Road Maintenance Crack Filling Program, was carried.

Public Works Director Stephany reported this item will be considered at tomorrow night's Public Works Committee meeting. The low bidder of two received was chosen. With this project included, street repair and maintenance projects have come in under the amount in the Capital budget, with only a few minor expenses remaining.

A motion by Alder Thomas, seconded by Alder Holmquist to approve Resolution 12-09-1880 Award of Contract for 2012 Road Maintenance Crack Filling Program, subject to approval by the Public Works Committee. On a roll call vote, all members voted in favor of the motion.

A motion by Alder Thomas, seconded by Alder Wood to suspend the rules and take action on Resolution 12-09-1879 2012 Emergency Generator Installation, was carried.

Public Works Director Stephany reported this item will be considered at tomorrow night's Public Works Committee meeting. Only one bid was received. This contractor also installed the three generators on Belle Isle. The project will be finished under the amount in the Capital budget. Cost changes were discussed as explained by the SCS Engineer memo, including crane rental and the timing of the bid.

A motion by Alder Thomas, seconded by Alder Wood to approve Resolution 12-09-1879 2012 Emergency Generator Installation, subject to approval by the Public Works Committee. On a roll call vote, all members voted in favor of the motion.

Public Works Director Stephany began discussion of Resolution 12-09-1881 Purchase Approval for 2012 Valve Maintenance Trailer. Only one bid was received which was expected as this is the only company known that makes this product. The initial plan to purchase without the product's GPS feature was changed when it was discovered the software won't work without it. A Capital budget amendment will be required to transfer \$33,350 in funds left from the Madison water interconnect project to cover some of the cost of this equipment. The GPS feature is required to provide the location of infrastructure – manholes, valves, and curb stops – which are required by State statute. Staffing and other efficiencies gained will result in cost savings.

Alder Thomas stated a separate Resolution will be required to amend the budget. Finance Director Houtakker reported funds were borrowed for approved 2010 projects that were not done and need to be used for water projects only. Public Works Director Stephany provided an explanation of water valve exercising, which is required by State statute, avoids leaks, and extends valve life.

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Mr. Becker began discussion of Resolution 12-09-1882 Creating Tax Increment District No. 8 and Approving the Redevelopment Area No. 8 Plan, providing a slide presentation. The CDA had requested planning begin in July. A public hearing will be held next week. The boundary changed from the previous 2010 plan. This is a blight remediation so has a 27-year life. TID 2 will close in 2020, and this project needed a longer life than that. Information was provided on current TIDs. The City's tax base increased by 4% and TIDs can't exceed 12% of equalized value. Currently the City is at 9.8%. The area does not have a high value currently. Improvements are allowed within a half-mile of the TID, so may be used for Renew Monona loans. Meeting schedules were discussed. The request must be submitted to the Department of Revenue in October.

Mayor Miller reminds members there will soon be a TIF information meeting provided.

MISCELLANEOUS BUSINESS

There was no Miscellaneous Business.

REPORTS

City Administrator Marsh announced City Planner Paul Kachelmeier will retire around November 1 after 23 years at Monona and a total of 26 years in the field. He may continue to do some contractual work for the City.

Mayor Miller reported there will be a second annual "Build Monona" meeting at the Meriter Clinic on September 13 at 8:00 a.m. Those who wish to attend should RSVP soon as space is limited.

APPOINTMENTS

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

1. Iline Marking, Election Inspector
2. Paul Johnson, Election Inspector
3. Sara Whalen, Election Inspector
4. John Whalen, Election Inspector
5. Jan Whelan, Election Inspector

ADJOURNMENT

A motion by Alder Wood, seconded by Alder Speight, to adjourn, was carried. (9:12 p.m.)

Joan Andrusz
City Clerk