

MONONA CITY COUNCIL MINUTES
October 15, 2012

The regular meeting of the Monona City Council was called to order by Mayor Miller at 6:32 p.m.

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

Excused: Alderperson Doug Wood

Also Present: City Administrator Patrick Marsh, City Attorney William Cole, Cari Fuss, David Haviland, Fire Chief Scott Sullivan, Public Works Director Dan Stephany, Recreation Director Jake Anderson, Tom Lynch of Strand Associates, Gary Becker of Vierbicher Associates, Jeff Belongia of Hutchinson, Shockey, Erley & Company, Library Director Erick Plumb, Police Chief Walter Ostrenga, City Planner Paul Kachelmeier, and City Clerk Joan Andrusz

ROLL CALL AND PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

A motion by Alder Speight, seconded by Alder O'Connor to approve the City Council minutes of September 25, 2012, was carried.

APPEARANCES

The following individuals registered in favor of the residential development at 5001 Monona Drive:

- Lesley Slinde, 914 Progressive Lane
- Theresa Soik, UW Medical Foundation
- John Klinzing, via email
- Kellie Unke, via email
- Dale Miller, via email

The following individuals appeared before the Council and spoke in favor of the residential development at 5001 Monona Drive:

- Bert Slinde, 914 Progressive Lane
- Arlyn Steffenson, Monona State Bank
- Mark Kvaemen, Monona State Bank
- Bob Flannery, UW Medical Foundation

Mr. Belongia provided a presentation explaining the City's Official Statement. Mr. Becker provided a presentation on TIF funding.

Mayor Miller called a short recess.

PUBLIC HEARING

Mayor Miller called the Public Hearing To Receive Public Input Regarding the 2013 Proposed Capital Budget open. Seeing no citizens present, Mayor Miller called the Public Hearing closed.

CONSENT AGENDA

There was no Consent Agenda.

UNFINISHED BUSINESS

There was no Unfinished Business.

NEW BUSINESS

A motion by Alder Thomas, 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 (5001 Monona Drive, LLC Development Agreement). On a roll call vote, all members voted in favor of the motion.

Upon reconvening in Open Session:

Discussion began on Resolution 12-10-1889 Approving a Development Agreement With 5001 Monona Drive, LLC for a Residential Apartment Building and Townhouses on the Site of the Former UW Clinic at 5001 Monona Drive. Ms. Fuss and Mr. Haviland provided a slide presentation introducing the Fairway Glen development and described the project's financing. The project partners with the Movin' Out organization and five units will serve special needs tenants. Mayor Miller and members stated recent focus has been on commercial development and welcomed this residential project.

A motion by Alder Busse, seconded by Alder Thomas to suspend the rules and take action on Resolution 12-10-1891 Consideration of Water Tower/Land Lease Amendment with New Cingular Wireless (AT&T), was carried.

City Attorney Cole stated AT&T is a current tenant and wants to add additional antennas and increased size. Additional rental payments of \$3,600 will be made for this right with a 10% increase factored in. Alder Thomas stated the City may need to lease this space from the Water Utility.

A motion by Alder Busse, seconded by Alder Thomas to approve Resolution 12-10-1891 Consideration of Water Tower/Land Lease Amendment with New Cingular Wireless (AT&T), was carried.

Discussion began on Resolution 12-10-1887 Adopting the 2013 Capital Budget.

Fire Chief Sullivan provided information on the replacement of Car 2, which would be a command vehicle with three radios, suppression equipment, name tag board, and would provide a quiet space for responders to discuss and plan for an event. The current vehicle is a 1990 Suburban pick-up truck which is used as a training travel vehicle, and would be fitted with suppression equipment.

Alder Thomas stated the City's insurance rates are based on fire and water capacity. Alder Holmquist stated the equipment to make Car 1 a suppression vehicle isn't included in the budget. Fire Chief Sullivan reported current equipment can be used to reduce the equipment cost. Mayor Miller reported this was a place holder until equalized values were known. Specific businesses with underground parking will benefit from the suppression vehicle. Wal-Mart will donate toward the cost.

Alder Busse began discussion on Chemical Room Engineering, questioning whether this could wait one year. Public Works Director Stephany reported this would result in more damage from corrosion caused by chemical storage in the equipment room but maintenance would be done as needed. These should have always been separate, and usually are. The need for this work was highlighted in a Short, Elliot, Hendrickson water system evaluation engineering report. The requested funding would be for Wells #1 and #2 and would include design, two rooms of masonry, heating, air conditioning, venting, safety shower, pumps, and scales. Well #3 has some corrosion even though there is a shared wall between two separate rooms. The 30-year-old building is in good shape with a new roof within the last five years.

City Administrator Marsh stated the cost may be lower as past department estimates have been incorrect. Alder Speight asks for a cost/benefit analysis, and Alders requested the SEH report for review.

Alder Busse questioned the benefit of doing Well #2 Reservoir Expansion Engineering. Public Works Director Stephany reported the report is needed to get a preliminary cost as the estimate is unreliable. Water quantity needs to be assured in times of high use, and this will add length to the current reservoir. Alder Thomas stated new clinics and housing have just been added to the City, so water and water pressure will be needed. Some costs may be TIF eligible. Alder Busse stated this project may not be needed because the City's largest user will be gone after 2015.

Alder Busse began discussion of eliminating funding for the Fireman's Park Shelter. The project grew from bathrooms to a new structure with issues of proximity to houses. His review of the existing structure found it to be in good shape that could possibly be added on to or re-used. The Facilities Committee recommended the plan.

Recreation Director Anderson reported the wood could be re-claimed and re-purposed for a gazebo for wedding ceremonies. It is assumed retro-fitting would cost more than a new structure. It would cost \$20,000 to move the restroom and \$40,000 to move the sewer and water laterals from Progressive Lane.

Alder Thomas questioned whether TIF or Parkland funds could be used to avoid borrowing. City Administrator Marsh stated TIF can't be used for all amenities, but Parkland funding can be used for any part of a project.

Alder Speight expressed concern the Recreation Director will be frustrated by the Council's constant re-direction and shouldn't be a building evaluator. Salvaging materials may be desired but the cost and work required is prohibitive. City Administrator Marsh stated Parkland funds can generally be used within one year of an occupancy permit.

The order of the Agenda was adjusted to accommodate those present.

A motion by Alder Thomas, seconded by Alder Busse to suspend the rules and take action on Resolution 12-10-1888 Approving Contract Amendment #2 with Strand Associates for Phase 3 of the Monona Drive Reconstruction Project, was carried.

Mr. Lynch provided information on \$43,000 in project scope increases and decreases. \$40,000 is requested to have the Klinke Cleaners engineer do the site clean-up work, which would be the most cost effective option. The traffic signal design had to be different from that used in Phase I. Finance Director Houtakker reported items came in under budget and the City pays 25% of the cost share with the remainder paid by Madison and Dane County.

A motion by Alder Thomas, seconded by Alder Holmquist to approve Resolution 12-10-1888 Approving Contract Amendment #2 with Strand Associates for Phase 3 of the Monona Drive Reconstruction Project. On a roll call vote, the motion carries.

A motion by Alder Thomas, seconded by Alder Busse to suspend the rules and take action on Resolution 12-10-1890 Requesting Exemption from County Library Tax, was carried.

Library Director Plumb reported this is an annual request for exemption from funding for those not served by a library. The City qualifies for this exemption.

A motion by Alder O'Connor, seconded by Alder Thomas to approve Resolution 12-10-1890 Requesting Exemption from County Library Tax, was carried.

A motion by Alder Thomas, seconded by Alder Speight to suspend the rules and take action on Resolution 12-10-1884 Approval of Participation in a Wisconsin Bureau of Transportation Safety Grant Titled 2013 Click It or Ticket Grant (CIOT), was carried.

Police Chief Ostrenga reported this is \$15,000 traffic safety grant that would pay for overtime and benefits. The \$3,750 cost share would be made up in time and equipment. This has been a successful project in the past, and would begin in October.

A motion by Alder Speight, seconded by Alder Thomas to approve Resolution 12-10-1884 Approval of Participation in a Wisconsin Bureau of Transportation Safety Grant Titled 2013 Click It or Ticket Grant (CIOT), was carried.

A motion by Alder Thomas, seconded by Alder O'Connor to suspend the rules and take action on Resolution 12-10-1885 Approval of Participation in a Wisconsin Bureau of Transportation Safety Grant Titled 2013 Speed Grant, was carried.

Police Chief Ostrenga reported this grant is \$20,000 for wages, benefits, and overtime and \$5,000 for equipment. The project focuses on speed and alcohol related offences and the \$6,250 cost share will be made up in fuel costs and wages. This program has been successful in the past.

A motion by Alder Speight, seconded by Alder Holmquist to approve Resolution 12-10-1885 Approval of Participation in a Wisconsin Bureau of Transportation Safety Grant Titled 2013 Speed Grant, was carried.

Public Works Director Stephany reported on Resolution 12-10-1886 Approval of Proposal from SCS BT Squared for Construction Administration and Observation Services for Monona Drive Phase III Utility Construction. This is for Phase III observation and administration of water and sanitary sewer. Two other proposals were received and this was approved by the Public Works Committee. Mayor Miller requests a breakdown of the bids received for the next meeting.

Members returned to Resolution 12-10-1887 Adopting the 2013 Capital Budget.

Alder Holmquist discussed reducing funding for the Fireman's Park Shelter. The shelter should be separated from the parking lot, access road, and stormwater issues. Alder Busse stated the budget book shows \$225,000 for the shelter and \$75,000 in the erosion project. Finance Director Houtakker explained the difference in the figures in the original packet.

Recreation Director Anderson and Public Works Director Stephany clarified the figures and the project components. The entire parking lot has to be re-done. There would be a cost savings in doing the whole project at once, but if split the shelter should be first because of the potential damage to the parking lot during its construction. City Administrator Marsh stated a grant is being applied for the erosion control portion, which would be a Public Works project. Mayor Miller requests a full breakdown with corrected figures for the next meeting.

The amendment addressing the Fireman's Park parking lot will be discussed at the next meeting.

Alder Busse discussed General Fund funding for Broadway Water Main Replacement. At the last meeting the work to be done was outlined by Public Works Director Stephany, which should be done even if it is not in TIF 6. Finance Director Houtakker stated it could be funded with water revenue bonds (enterprise) or TIF 6, with TIF 6 being recommended by those present.

Alder Holmquist stated the Copps Avenue re-paving needs to be done and funding should come from TIF funds. Finance Director Houtakker stated it does fall within a half-mile of the TIF.

Alder Holmquist discussed reducing park erosion control funding to an engineering study only to receive a firm figure and options for this work. Recreation Director Anderson and Public Works Director Stephany reported the 2008-09 rip rap plan was denied by the DNR and bio-engineering was suggested because not enough wind erosion had occurred to qualify. Erosion has continued since then, and eight feet of shoreline is gone. Use of stormwater funds was discussed, but Finance Director Houtakker cautioned this fund has had multiple uses.

Alder Thomas discussed increased funding for the Public Works pick-up truck with the additional \$3,000 funded by the trade-in value of the Public Works Director car. It was just learned the trade-in is actually \$1,100. Public Works Director Stephany reported the bucket truck trade-in is \$2,000. Finance Director Houtakker stated a maximum of \$3,000 goes to the General Fund.

Alder Speight and Finance Director Houtakker agreed Stone Bridge Park engineering should be paid from stormwater funds, not the Capital Budget.

Alder Holmquist stated the replacement rating system rank of "good" for a mower doesn't qualify it for replacement this year. Public Works Director Stephany stated it is a heavily used, large mower, but he will come back for this funding next year. Mayor Miller compliments Ron Hoffman on this rating system, which eases decision making.

City Clerk Andrusz provided information on a \$30,000 budget placeholder for possible County- or State-wide purchase of two to four vote tabulator machines by the County Clerk in 2013 or 2014. The cost may be reduced as this is a bulk purchase. Current machines are more than 20 years old.

Finance Director Houtakker will bring forth an amendment to the utilities budget at the next meeting.

MISCELLANEOUS BUSINESS

There was no Miscellaneous Business.

REPORTS

City Planner Kachelmeier gave remarks on his retirement after 23 years, citing the wonderful experiences he's had with people and projects, and the satisfaction received from seeing the impact of his work in the buildings that have been built. Mayor Miller thanked City Planner Kachelmeier for all his contributions to the City in his work and in the community at large with his extensive volunteerism.

Alder Thomas thanks all those involved, and especially Recreation Director Anderson, for the wonderful Fall Festival.

City Administrator Marsh reminded those present of the Committee of the Whole meeting next Wednesday, October 24 at 5:30 p.m. for consideration of the Operating Budget. Those present are invited to a social gathering for City Planner Kachelmeier at the Great Dane East this Friday night at 5:00 p.m.

Mayor Miller thanks members and staff for the time spent on the Capital Budget. The review was thorough and resulted in increased understanding.

APPOINTMENTS

A motion by Alder Thomas, seconded by Alder Holmquist to approve the following Appointment, was carried:

1. Kathleen Sticha, Election Inspector

ADJOURNMENT

A motion by Alder Speight, seconded by Alder O'Connor, to adjourn, was carried. (11:52 p.m.)

Joan Andrusz
City Clerk