

MONONA CITY COUNCIL MINUTES  
March 6, 2023

The regular meeting of the Monona City Council was called to order by Mayor O'Connor at 7:05 p.m.

Present: Mayor Mary K. O'Connor, Alderpersons Kathy Thomas(via Zoom), Teresa Radermacher, Patrick DePula, Brian Holmquist, Nancy Moore, and Doug Wood

Also Present: Interim Administrator/Finance Director Marc Houtakker, Fire Chief Jeremy McMullen, Director of Planning & Community Development Doug Plowman, and City Clerk Alene Houser

ROLL CALL AND PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Motion by Alder Wood, seconded by Alder Holmquist, to approve the Minutes of the February 20, 2023 City Council meeting. Motion carried.

APPEARANCES, PUBLIC HEARING, CONSENT AGENDA, and UNFINISHED BUSINESS

There were no Appearance, Public Hearing, Consent Agenda or Unfinished Business.

NEW BUSINESS

**G.2.a Consideration of Resolution 23-3-2615 Providing for the Sale of \$2,870,000 General Obligation Promissory Notes, Series 2023A.**

Interim Administrator/Finance Director Houtakker explained that this is the 2023 capital projects borrowing and authorizes our financial advisor to start marketing the bonds. The final numbers and rates will be brought to the next meeting. The breakdown of this borrowing is \$2,500,000 for General, \$125,000 for Storm, \$75,000 for Sewer, \$100,000 for Water, and \$70,000 for TIF. Water and Sewer are included in this General Obligation Bond; the low dollar amount would make a separate Revenue Bond more expensive.

Motion by Alder Wood, seconded by Alder Moore, to suspend the rules and take action on Resolution 23-3-2615 Providing for the Sale of \$2,870,000 General Obligation Promissory Notes, Series 2023A. Motion carried.

Motion by Alder Wood, seconded by Alder Holmquist, to approve Resolution 23-3-2615 Providing for the Sale of \$2,870,000 General Obligation Promissory Notes, Series 2023A. On a roll call vote, all members voted in favor of the motion.

**G.2.b Consideration of Resolution 23-3-2613 Approval of a Certified Survey Map (CSM) for Lot 4 of CSM 8819 and Lot 1 of CSM 15061 – Broadway Lofts and Townhomes GDP.**

Director Plowman explained that this request is to approve a one lot Certified Survey Map (CSM) at the Whitehorse site on E Broadway to allow for a development of a 75 unit multifamily development. This CSM received approvals from both Public Works Committee and Plan Commission. Sean O'Brian of Northpointe Development informed the Council of the multiple grants that were awarded to this project

including a 9% tax credit from WHEDA. In addition to workforce housing the project aims to be sustainable and energy efficient. A solar panel system will be installed on top of the 63 unit building and the project will include transportation add-ons through the BCycle program. The mixture of townhomes, apartments, green space, and additional trees secured through a partnership with Tree Canopy Collaborative aims to provide the area with a more residential feel.

**G.2.c Consideration of Resolution 23-3-2614 Approval of a Precise Implementation Plan (PIP) for Broadway Lofts and Townhomes at Approximately 1208 E Broadway.**

Director Plowman explained that this Precise Implementation Plan (PIP) provides more detail and specifics of the General Development Plan that was approved in late 2021. The PIP had two hearings at Plan Commission and was recommended for approval with 20 conditions that are included on the memo. Discussion followed regarding the income requirement for workforce housing, a 35-year minimum affordability commitment, and the status of the private road issues.

**G.2.d Update/Discussion on Implementation of Short Term Rental Ordinance.**

Interim Administrator/Finance Director Houtakker informed the Council the ordinance could go into effect April 27 if a fee schedule is approved by April 3. Once the ordinance goes into effect current short term rentals have six months to come into compliance and new short term rentals need to be compliant right away. Staff met to discuss implementation; creating a webpage, FAQ document, forms, etc. for this program are going to take time. Discussion followed regarding using tourism money to hire an intern to help set the program up, giving staff more time to adequately assess the fee schedule, what committee has authority over this ordinance, hiring an outside compliance service, and certain aspects of the approved ordinance potentially being difficult to enforce.

REPORTS

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

There were no updates.

**2. Update/Discussion on Sustainability Efforts.**

Alder Wood reported that Alder Radermacher asked him to be the guest speaker at a lunch and learn zoom call regarding No Mow May. Provided information on what our community went through, how someone would go about changing an ordinance, how to work with elected officials, and how to work with existing structures.

**3. Committee Reports.**

Alder Moore reported that at least 750 people have responded to the transit survey which will be open until March 24.

Alder Wood reported that CDA will meet Monday, March 13 and will be discussing both the Bloom and the Broadway Lofts projects.

Alder Radermacher reported Community Media and Sustainability both meet this week. Landmarks was cancelled due to lack of agenda items.

Alder Thomas reported the Library Board met this week and picked Ryan Claringbole as the new director. He is returning to work March 20.

Clerk Houser reported in-person early voting for the Spring Election is March 24 through March 31 with additional hours on Saturday, March 25 from 8 a.m. to noon.

Mayor O'Connor reported articles for the newsletter are due on Friday. Council members should be checking with committee members about reappointments and letting her know right away if there are members that are not interested in returning so it can be included in the March newsletter.

#### APPOINTMENTS

There were no Appointments.

#### ADJOURNMENT

Motion by Alder Wood, seconded by Alder DePula, to adjourn. Motion carried (7:50 p.m.).

Alene Houser  
City Clerk