

MONONA CITY COUNCIL MINUTES
November 21, 2022

The regular meeting of the Monona City Council was called to order by Mayor O'Connor at 7:06 p.m.

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

Also Present: Interim Administrator/Finance Director Marc Houtakker, Parks & Recreation Director Jake Anderson, Police Chief Brian Chaney, Library Director Ryan Claringbole, Fire Chief Jerry McMullen(via Zoom), Public Works Director Dan Stephany, and City Clerk Alene Houser

ROLL CALL AND PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Motion by Alder Radermacher, seconded by Alder Moore, to approve the Minutes of the November 3, 2022 and November 7, 2022 City Council meetings. Motion carried.

APPEARANCES

1. Elizabeth Nelson, Local Chapter of the MDA, appeared before Council to accept a donation from the Monona Fire Department's Fill the Boot Campaign.
2. Rick Bernstein, Monona resident, appeared before Council for informational purposes regarding the Frank Allis house at San Damiano Park.

PUBLIC HEARING

1. To Receive Public Input Regarding the Proposed 2023 Operating Budget.

CONSENT AGENDA

There was no Consent Agenda.

UNFINISHED BUSINESS

G.1.a Consideration of Resolution 22-11-2603 Adopting the 2023 Operating Budget and Establishing a Tax Levy.

Amendment 23-01: An amendment to increase Donation Revenue by \$15,000 to cover operating expenses at San Damiano Park.

Mayor O'Connor explained this is a technical amendment to increase Donation Revenue by \$15,000 to cover operating expenses at San Damiano with a donation from the Friends of San Damiano.

Motion by Alder Moore, seconded by Alder Thomas, to approve Amendment 23-01: An amendment to increase Donation Revenue by \$15,000 to cover operating expenses at San Damiano Park. Motion carried.

Amendment 23-02: An amendment to increase EMS professional development by \$6,000, from EMS fund balance.

Motion by Alder Radermacher, seconded by Alder Thomas, to approve Amendment 23-02: An amendment to increase EMS professional development by \$6,000, from EMS fund balance.
Motion carried.

Alder Wood withdraws Amendment 23-03: An amendment to increase Law Enforcement Community Events line from \$0 to \$500.

Alder Wood withdraws Amendment 23-04: An amendment to increase Professional Development lines by a total of \$2,400 as follows; Law Enforcement from \$8,800 to \$10,000; Highway and Street Administration from \$1,000 to \$1,200; Library from \$2,000 to \$3,000.

Alder Wood withdraws Amendment 23-05: An amendment to increase Library Programming from \$3,500 to \$4,000.

Alder Wood withdraws Amendment 23-06: An amendment to increase Senior Program Expenses by \$1,000, increase Program Development – Home Chore by \$1,000, and increase Contracted Senior Services by \$1,000.

Amendment 23-07: An amendment to increase non-represented wages by 0.5%.

Motion by Alder Wood, seconded by Alder Thomas, to approve Amendment 23-07: An amendment to increase non-represented wages by 0.5%. Motion carried.

Motion by Alder Thomas, seconded by Alder Wood, to approve Resolution 22-11-2603 Adopting the 2023 Operating Budget and Establishing a Tax Levy. On a roll call vote, all members voted in favor of the motion.

Interim Administrator/Finance Director Houtakker explained this is an increase of \$146 for a medium assessed home of \$351,500 or an increase of \$182 for an average assessed home of \$428,700. Final mill rate is 6.362242.

G.1.b Consideration of Resolution 22-10-2600 Accepting the City of Monona Americans with Disabilities Act (ADA) Park Transition Plan.

Director Anderson explained this is a moving document, which will be updated and brought back to Council to share the progress. Estimates from the consultants do not reflect actual costs as staff will be able to complete the small projects.

Motion by Alder Wood, seconded by Alder Radermacher, to approve Resolution 22-10-2600 Accepting the City of Monona Americans with Disabilities Act (ADA) Park Transition Plan.
Motion carried.

NEW BUSINESS

G.2.a Consideration of Ordinance 11-22-756 Amending Section 18-15 of the Code of Ordinances Regarding Composition of the Public Works Committee.

Director Stephany explained that the Public Works Committee unanimously approved Committee member reduction on November 2. The Committee has been functioning with only seven members since October 2021 and in order to function more consistently and have an easier time getting quorum staff recommends member reduction. Concerns were brought up regarding a smaller number of people making recommendations regarding typically high dollar projects.

G.2.b Consideration of Ordinance 11-22-758 Rezoning Approximately 4601-4711 Monona Drive (Between Springhaven Avenue and W. Dean Avenue) from Retail Business District (RB) to Community Design District (CDD) for the Construction of a Mixed-Use Development.

Mr. Helbach of the Neutral Project, LLC provided a short overview of the project at the corner of Dean and Monona Drive. The name of the project is The Bloom in honor of Blooming Grove and has goals of sustainability and family support housing. Proposal has 93 total units and 16,000 square feet of commercial space with BMO being an anchor tenant. Water heating system power will come from solar panels on one roof and will almost be net zero. Request is to change zoning from Retail Business District to Community Design District.

G.2.c Consideration of Resolution 22-11-2604 Approval of a Certified Survey Map (CSM) for Block 9 of the Springhaven Plat and Adjoining Unplatted Lands – The Bloom GDP.

Planner Plowman explained that this CSM consolidates parcels in this block into two. Lot 1 will be used for the townhomes and Lot 2 would incorporate the multi-family component of the project. The Public Works Committee unanimously approved CSM on November 22.

G.2.d Consideration of Resolution 22-11-2605 Approval of a General Development Plan (GDP) for 4601-4711 Monona Drive by the Neutral Project and Compass Properties.

Planner Plowman explained this is a General Development Plan to develop a 93 unit mixed use project with approximately 16,000 square feet of commercial space along Monona Drive. Townhomes along with the apartment buildings being stepped back toward Gordon will give a more residential feel. The applicant is currently negotiating with the Community Development Authority for TIF assistance and would return to Council with a Precise Implementation Plan (PIP). Discussion followed regarding the need for affordable housing in Monona and Dane County.

G.2.e Convene in Closed Session under Wisconsin Statute 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 (Rescinding Section 312-3 of the Monona Code of Ordinances Regarding Chronic Nuisance Properties).

Motion by Alder Radermacher, seconded by Alder DePula, to convene in Closed Session under Wisconsin Statute 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 (Rescinding Section 312-3 of the Monona Code of Ordinances Regarding Chronic Nuisance Properties). On a roll call vote, all members voted in favor of the motion.

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

Upon reconvening in Open Session:

G.2.g Consideration of Ordinance 11-22-757 Rescinding Section 312-3 of the Monona Code of Ordinances Regarding Chronic Nuisance Properties.

Motion by Alder Moore, seconded by Alder Radermacher, to suspend the rules and take action on Ordinance 11-22-757 Rescinding Section 312-3 of the Monona Code of Ordinances Regarding Chronic Nuisance Properties. Motion carried.

Motion by Alder Thomas, seconded by Alder DePula, to approve Ordinance 11-22-757 Rescinding Section 312-3 of the Monona Code of Ordinances Regarding Chronic Nuisance Properties. Motion carried.

REPORTS

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

Interim Administrator/Finance Director Houtakker is waiting on Alder availability before scheduling the next Nehemiah training.

Mayor O'Connor reported she is continuing to interview people for the Implementation Committee, which is an extension of the Ad-Hoc Committee with a modification in goals.

Alder Moore reported the Transit Commission held a third public hearing regarding Madison Metro with a lot of good questions and feedback. Discussion will continue at the next meeting December 14.

2. Update/Discussion on Sustainability Efforts.

There were no updates.

3. Committee Reports.

Alder Wood reported the MPO Executive Director, who is great to work with and will be missed, is retiring in early 2023.

Alder DePula reported a large amount of people appeared for the public information session regarding pickle ball. Attended the Dane County Affordability Housing Committee and are working on strategic planning to increase affordable housing stock in Dane County.

Alder Thomas reported that the Public Safety meeting for November has been cancelled.

Alder Moore reported that Transit Commission will meet December 14. Plan Commission agendas continue to be hefty, going forward meetings will start at 6 pm instead of 7 pm.

Police Chief Chaney thanked everyone who has donated to Back the Badge fundraising campaign and the Friends of the Senior Center for their support with the Shop with a Cop program.

City Clerk Houser reported that candidate packets are now available at City Hall. Nomination paper circulation can begin December 1 and any incumbents not running for reelection should turn in their notification of noncandidacy by 5 pm on December 23.

Interim Administrator/Finance Director Houtakker reported it will take about two weeks until the tax bills are ready.

Mayor O'Connor would like to wish everyone a happy Thanksgiving Holiday.

APPOINTMENTS

There were no Appointments.

ADJOURNMENT

Motion by Alder Wood, seconded by Alder Radermacher, to adjourn. Motion carried (9:31 p.m.).

Alene Houser
City Clerk