

MONONA CITY COUNCIL MINUTES
February 6, 2023

The regular meeting of the Monona City Council was called to order by Mayor O'Connor at 7:01 p.m.

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

Also Present: Interim Administrator/Finance Director Marc Houtakker, Fire Chief Jeremy McMullen(via Zoom), Police Chief Brian Chaney, City Attorney Bill Cole, Public Works Director Dan Stephany, Project Manager Brad Bruun(via Zoom), Director of Planning & Community Development Doug Plowman, CDA Chair Tom Stolper, and City Clerk Alene Houser

ROLL CALL AND PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Mayor O'Connor noted the correction of the spelling of Jon Anderson's name should be Jon not John.

Motion by Alder Moore, seconded by Alder Radermacher, to approve the Minutes of the January 17, 2023 City Council meeting. Motion carried.

APPEARANCES

Marena Kehl, Monona resident, appeared before the Council to speak against what she calls the panhandling ordinance.

Peter McKeever, Monona resident, appeared before the Council to speak against the ordinance restricting pedestrian activity in Street Right of Ways.

PUBLIC HEARING, CONSENT AGENDA

There was no Public Hearing or Consent Agenda.

UNFINISHED BUSINESS

G.1.a Consideration of Ordinance 1-23-762 Renumbering Sections 335-17 through 335-26 of the Code of Ordinances and Creating a New Section 335-17 Restricting Pedestrian Activity in Street Right of Ways.

Police Chief Chaney explained that part of his job, as Police Chief is to identify a potential hazard and present it to Council to determine how to move forward. In 2022, the Police Department responded to 33 known calls for people occupying these spaces, which does not include multiple calls for the same concern or calls regarding panhandling, which is not against the law. Ordinance enforcement would not start with ticketing but rather working with these individuals to encourage voluntary compliance. Discussion followed regarding Dane County's severe housing problem and the significant burden this could put on typically marginalized people.

Motion by Alder Holmquist, seconded by Alder Thomas, to amend Ordinance 1-23-762 Renumbering Sections 335-17 through 335-26 of the Code of Ordinances and Creating a New Section 335-17 Restricting Pedestrian Activity in Street Right of Ways to only include Bridge Road from Broadway to Winnequah Road. On a roll call vote, Alder Radermacher and Moore voted against the motion; motion carried.

Motion by Alder Thomas, seconded by Alder DePula, to approve Ordinance 1-23-762 Renumbering Sections 335-17 through 335-26 of the Code of Ordinances and Creating a New Section 335-17 Restricting Pedestrian Activity in Street Right of Ways. On a roll call vote, Alder Radermacher, DePula, Moore, and Wood voted against the motion; the motion did not carry.

NEW BUSINESS

G.2.a Consideration of Ordinance 2-23-764 Rezoning 5105 Monona Drive from Retail Business District (RB) to Community Design District (CDD) for the Construction of a Multifamily Development.

Director Plowman explained that this request is to rezone 5105 Monona Drive, the former Jiffy Lube site, to Community Design District. This rezoning request received allows for construction of a multifamily development and received unanimous approval at Plan Commission on January 23.

G.2.b Consideration of Resolution 23-2-2609 Amending the 2023 Capital Budget to Increase Funding for Truck Replacement Purchase.

Director Stephany explained that a new truck was ordered after the Capital Budget was approved in November 2021 and was notified in December 2022 that Ford cancelled that order. The Assistant Director of Public Works found a chassis after contacting more than two dozen vendors. Due to delays and material shortages, dealerships are unable to honor state contract pricing, seeking \$18,330 for truck replacement purchase. Interim Administrator Houtakker explained the Broadway reconstruction project from 2022 came in under budget by \$25,000, which goes back to the general fund. This capital budget increase along with the capital budget increases for a dump truck purchase and Atwood Avenue improvements are fully covered by that savings.

Motion by Alder Wood, seconded by Alder DePula, to suspend the rules and take action on Resolution 23-2-2609 Amending the 2023 Capital Budget to Increase Funding for Truck Replacement Purchase. Motion carried.

Motion by Alder Wood, seconded by Alder Radermacher, to approve Resolution 23-2-2609 Amending the 2023 Capital Budget to Increase Funding for Truck Replacement Purchase. Motion carried.

G.2.c Consideration of Resolution 23-3-2610 Amending the 2023 Capital Budget to Increase Funding for Dump Truck Purchase.

Director Stephany explained that the capital budget was approved before the state cancelled the contract pricing for new vehicles. Ewald is trying their best to keep pricing as close as possible to state contract however they cannot guarantee production or pricing. The budget amendment of \$8,550 is covered by the Atwood Avenue project that came in under budget.

Motion by Alder Moore, seconded by Alder DePula, to suspend the rules and take action on Resolution 23-3-2610 Amending the 2023 Capital Budget to Increase Funding for Dump Truck Purchase. Motion carried.

Motion by Alder DePula, seconded by Alder Moore, to approve Resolution 23-3-2610 Amending the 2023 Capital Budget to Increase Funding for Dump Truck Purchase. Motion carried.

G.2.d Consideration of Resolution 23-2-2611 Amending the 2023 Capital Budget for Atwood Avenue Improvements.

Project Manager Bruun explained that this budget amendment is for \$11,500 more than the original estimated costs. RG Houston was the apparent low bidder and federal funding covers 60% of the total project. Increase is consistent with current market rates.

Motion by Alder Thomas, seconded by Alder Moore, to suspend the rules and take action on Resolution 23-2-2611 Amending the 2023 Capital Budget for Atwood Avenue Improvements. Motion carried.

Motion by Alder Thomas, seconded by Alder DePula, to approve Resolution 23-2-2611 Amending the 2023 Capital Budget for Atwood Avenue Improvements. Motion carried.

G.2.e Consideration of Ordinance 2-23-765 Creating Chapter 367 of the Code of Ordinances Regulating Short Term Rental Properties.

Attorney Cole explained that this ordinance is written to follow the theme of Madison based on feedback he received after the last meeting. As drafted corporate ownership cannot have a principal residence and would therefore not be able to rent for less than six days. Discussion followed regarding short term rentals causing communities to lose residences, driving up house prices, impacting neighborhoods sense of community, adding language to the ordinance that requires corporate owner to rent for a minimum of 29 days, changing ordinance language to a property can only be rented to one person within a six day period instead of a six night minimum, and adding language to exclude owners from this ordinance who only want to rent a few nights per year.

G.2.f 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 conduction other specified public business, whenever competitive or bargaining reasons require a closed session (Development Agreement with Springhaven Ave, LLC).

Motion by Alder Wood, seconded by Alder DePula, to convene in Close Session under Wisconsin Statute section 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conduction other specified public business, whenever competitive or bargaining reasons require a closed session (Development Agreement with Springhaven Ave, LLC). On a roll call vote, all members voted in favor of the motion.

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

Upon reconvening in open session:

G.2.h Consideration of a Development Agreement Between the City of Monona and Springhaven Ave, LLC.

Attorney Cole provided a summary of the development agreement that is up for consideration for the proposed development at the corner of Monona Drive and Dean Avenue. The developer agrees to build a four story mixed use complex with 83 apartment units, 8 townhome units, and 10,000 square feet of commercial space and that upon completion would be valued at \$27,231,818 with a completion deadline of January 1, 2026. In exchange, the city would convey a city owned parcel at 4603 Monona Drive for \$1. The developer will receive TIF on a pay go basis equal to 70% of the increment the city receives up to a maximum of \$2,970,000.

REPORTS

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

Alder Radermacher reported the first meeting of the DEIB group was well attended. Meetings will be held once a month for 90 minutes and will not be recorded.

2. Update/Discussion on Sustainability Efforts.

There were no updates.

3. Committee Reports.

Alder DePula reported there being good discussion regarding ways to increase affordable housing in Monona at the Dane County Housing meeting.

Alder Moore reported Transit Commission has been working to put together a new survey and FAQ's, which will be posted in the next couple of weeks. The survey will be up for about five weeks and Transit has been working on a marketing plan to encourage everyone in Monona to take the survey.

Alder Radermacher reported that Community Media meets February 9 and has several volunteers knocking it out of the park. Landmarks is holding National Historic District nomination events in February and March, which will bring education to the Frost Woods neighborhood about creating a historic district. Sustainability is wrapping up the winter salt campaign. Two thousand small bookmarks were printed with talking points and are available at the Library, City Hall, and Alder DePula is including them on pizza boxes. The committee is starting to work on No Mow May and E-cycling.

Clerk Houser reported absentee voting for the Spring Primary starts February 7 and goes through February 17.

Mayor O'Connor reported getting great data from the housing meetings with the county. The last day to take the housing survey is February 9, which is located on the front page of mymonona.com. It is time to be thinking about reappointments to city committees, Leah will be sending out information soon.

APPOINTMENTS

There were no Appointments.

ADJOURNMENT

Motion by Alder DePula, seconded by Alder Radermacher, to adjourn. Motion carried(9:22 p.m.).

Alene Houser, City Clerk