

MONONA CITY COUNCIL MINUTES
July 15, 2019

The regular meeting of the Monona City Council was called to order by Mayor O'Connor at 7:03 p.m.

Present: Mayor Mary K. O'Connor, Alderpersons Andrew Kitslaar, Doug Wood, Jennifer Kuhr, and Nancy Moore

Excused: Alderpersons Molly Grupe and Kathy Thomas

Also Present: City Administrator Bryan Gadow, City Attorney William Cole, Finance Director Marc Houtakker, Recreation Director Jake Anderson, William Perkins from Yahara Terrace, LLC, Public Works Director Dan Stephany, and City Clerk Joan Andrusz

ROLL CALL AND PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

A motion by Alder Wood, seconded by Alder Kuhr to approve the Minutes of the June 17, 2019 City Council meeting, was carried.

APPEARANCES

Mayor O'Connor welcomed and introduced her grandsons, Liam and Declan, who were present to observe the proceedings.

Mayor O'Connor read and presented a Proclamation Recognizing the Achievement of Rhys O'Higgins to the Rank of Eagle Scout.

Bryan Persson, 6104 Roselawn Avenue appeared before the Council and spoke against the rezoning of 309 Femrite Drive.

PUBLIC HEARING

There was no Public Hearing.

CONSENT AGENDA

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

1. Approval of Applications for 2019/2020 Operator Licenses:
 - a. Lizabeth F. Bolinger, Buck & Honeys
 - b. Jill M. Frea, Buck & Honeys
 - c. Dale J. Landen, Buck & Honeys
 - d. Melissa L. Mikel, Buck & Honeys
 - e. Brianna Reno, Buck & Honeys
 - f. Dion J. Russ, Buck & Honeys
 - g. Nik Ewelt, The Pizza Oven
 - h. Patrick A. Brereton, Red Robin
 - i. Robyn C. Klinge, Waypoint Public House

2. Approval of Renewal Applications for 2019/2020 Operator Licenses:
 - a. Daniel R. Lowndes, Fraboni's Italian Specialties
 - b. Julie S. Kurt, Joe's Fire Station
 - c. Jeffrey L. Winge, Joe's Fire Station

3. Approval of Applications for 2019/2021 Operator Licenses:
 - a. Alysha E. Ott, Breakwater
 - b. Alexandra L. Murtha, Buck & Honeys
 - c. Scott Zeitler, Buck & Honeys
 - d. Corinne D. Boldt, Kwik Trip
 - e. Christina Grainger-Spataro, Kwik Trip
 - f. Michael A. Noel, Kwik Trip
 - g. Elizabeth E. Wiesman, Kwik Trip
 - h. Nirwant S. Pangli, Monona Mart
 - i. Casey M. Johnson, Speedway – Monona Drive

4. Approval of Renewal Applications for 2019/2021 Operator Licenses:
 - a. Robert K. Faga, Breakwater
 - b. Sarah L. Laufenberg, Breakwater
 - c. Ryan T. Ley, Breakwater
 - d. Bennett Q. Fraboni, Fraboni's Italian Specialties
 - e. Susan J. Foster, Kwik Trip
 - f. Matthew R. Kilboy, Kwik Trip
 - g. Nathan D. Ranguette, Kwik Trip
 - h. Abigail L. Reynolds, Kwik Trip
 - i. Jennifer L. Store, Kwik Trip
 - j. Kulwant K. Pangli, Monona Mart
 - k. Lindsey O. Conklin, Village Lanes

UNFINISHED BUSINESS

City Administrator Gadow reported the following sets down in writing a number of practices for Library room use and property rental for meetings. City Attorney Cole stated it is consistent with past practice though there was no formal agreement.

A motion by Alder Kitslaar, seconded by Alder Kuhr to approve Resolution 19-6-2360 Approving a Memorandum of Understanding (MOU) for Use and Cost Sharing Between the City of Monona and the Monona Public Library, was carried.

NEW BUSINESS

A motion by Alder Kitslaar, seconded by Alder Wood to suspend the rules and take action on Resolution 19-7-2364 Providing for the Sale of \$3,530,000 Taxable Note Anticipation Notes, Series 2019B, was carried.

Finance Director Houtakker explained this will allow Financial Consultant Jeff Belongia to begin negotiations for approval at the next meeting for borrowing to meet the financial obligations of the Riverfront Development. It is a BAN borrowing with capitalized interest and will be re-financed into long-term debt in 2021 or 2022.

A motion by Alder Kitslaar, seconded by Alder Kuhr to approve Resolution 19-7-2364 Providing for the Sale of \$3,530,000 Taxable Note Anticipation Notes, Series 2019B. On a roll call vote, all members voted in favor of the motion.

Alder Moore provided information on Ordinance 7-19-719 Rezoning 309 Femrite Drive from Single Family Residence District (SF) to Two Family Residence District (TF) for the Development of a Two Family Attached Residence. This was approved by the Plan Commission for a 2-unit townhome. It fits within the Comprehensive Plan for diversified housing. Femrite Drive is largely multi-family and commercial, along with Roselawn cemetery. City Administrator Gadow stated the draft Resolution is in the packet and Dale Ganser and his associates are present for any questions. City Attorney Cole agrees there may need to be a new zoning classification in the future.

A motion by Alder Wood, seconded by Alder Kuhr to suspend the rules and take action on Resolution 19-7-2361 Amending the 2019 Capital Budget for Community Center Repairs, was carried.

Recreation Director Anderson reported there was an unexpected boiler replacement needed after multiple efforts to repair it failed. He wants it in place before winter. The other project is repair of two pathway lights that don't work, which creates a hazard at night.

A motion by Alder Wood, seconded by Alder Moore to approve Resolution 19-7-2361 Amending the 2019 Capital Budget for Community Center Repairs. On a roll call vote, all members voted in favor of the motion.

Mayor O'Connor moved the following item forward in the Agenda to accommodate those present.

A motion by Alder Kitslaar, seconded by Alder Kuhr to suspend the rules and take action on Resolution 19-7-2363 Approval of a Fifth Amendment to the Development Agreement between the City of Monona and Treysta Group, LLC (320 W. Broadway Ave.), was carried.

City Attorney Cole reported the Agreement had a personal guarantee that the Treysta Group wants removed before the property's sale. The only issue would be a fire or other catastrophe; this will name the City as a loss payee to insure funds are available for rebuilding. The developer, Robin Pharo, and the buyers are present to answer questions. Mr. Perkins provided background information about himself and his family's business. The development's name may be changed to Yahara Terrace. City Attorney Cole stated that if so, he will need to apply for the liquor license under that name. Mr. Perkins responded they will not be keeping that license.

A motion by Alder Kitslaar, seconded by Alder Moore to approve Resolution 19-7-2363 Approval of a Fifth Amendment to the Development Agreement between the City of Monona and Treysta Group, LLC (320 W. Broadway Ave.), was carried.

Mayor O'Connor stated, and members agree, that 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 (TDS Metrocom Fiber Agreement Easement Offer) is not needed.

A motion by Alder Kuhr, seconded by Alder Wood to suspend the rules and take action on Resolution 19-7-2362 Accepting an Offer from TDS Metrocom for Fiber Agreement Easement, was carried.

Public Works Director Stephany explained that there are two fiber network boxes on City-owned property. One is in the right-of-way and doesn't need an easement. This one is outside the dog park. City Attorney Cole stated this is a real estate deal to place the controllers. A utility is allowed by statute to place equipment in the right-of-way.

Alder Moore stated there is public concern about pedestals in front of residences that will be placed at every other house whether the homeowner is a subscriber or not. City Attorney Cole responded the equipment under consideration is different than that but the City has no control over placement; it is overseen by the state and Public Service Commission. New subdivisions are plated for them. The utility is required to move them if there is sidewalk interference. Public Works Director Stephany reported he is working with the utility and they will be placed at the rear of the right-of-way.

A motion by Alder Wood, seconded by Alder Moore to approve Resolution 19-7-2362 Accepting an Offer from TDS Metrocom for Fiber Agreement Easement, was carried.

REPORTS

Alder Kuhr reported the Landmarks Commission has scheduled the Monona Mound dedication and presentation on August 17 at the Library. There will be guest speakers upstairs followed by a historical presentation downstairs.

Alder Wood reported the Pop-Up Biergarten will be at Schluter Park starting at 5:00 p.m. this Thursday.

Alder Kitslaar reported the Tourism Commission will meet on August 12.

Alder Moore reported the last MadiSun informational session will be on July 16 from 5:30 to 6:30 p.m. at Rosie's Coffee Bar.

City Administrator Gadow reported at the Riverfront Development a levee was built to allow installation of steps. Utility poles will be removed. Bridge Road pavement has been pulverized, road closure signs are up, and signs are up directing patrons to businesses that are open.

Mayor O'Connor questions whether there will be a quorum for the August 5 meeting. So far, Alders Kitslaar and Moore will be absent. She will check with other members to verify attendance. She read Capital Budget directions that were given to staff, including no new staff, maintenance of services, and adjustments to actual use; it is a very tight budget. The Buck & Honey's grand opening event showcased a lovely property. It is amazing to report that there are only five apartments left. Other businesses are moving in in mid- to late August.

APPOINTMENTS

There were no Appointments.

ADJOURNMENT

A motion by Alder Wood, seconded by Alder Kitslaar, to adjourn was carried. (7:41 p.m.)

Joan Andrusz
City Clerk