

CITY OF VERONA
MINUTES
COMMON COUNCIL
January 22, 2018
Verona City Hall

1. Mayor Hochkammer called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance
3. Roll call: Alderpersons Luke Diaz, Elizabeth Doyle, Sarah Gaskell, Jack Linder, Heather Reekie, Brad Stiner and Evan Touchett present. Also present: City Administrator Jeff Mikorski, City Planning and Development Director Adam Sayre, Community Development Specialist Katherine Holt, City Attorney Bryan Kleinmaier, Public Works Director Theran Jacobson, City Engineer Jeff Montpas, Parks Director David Walker, Ron Henshue representing Forward Development Group, and City Clerk Ellen Clark.
Mr. Mikorski clarified that the “clean site” comment regarding the Sugar Creek Elementary school property made at the last Common Council meeting did not include the New Century School building. The discussion involved the Sugar Creek Elementary portion of that property.
4. Public Comment:
 - Jesse Charles, 1234 Cathedral Point Drive, Verona, spoke representing the Verona Area Historical Society in support of the New Century School building remaining standing, and requested that the building be transferred intact. He requested that the Council be as transparent as possible on this issue and let the Historical Society know how they can be most effective at preserving the building.
 - Stephanie Leuer, 109 S. Jefferson Street, Verona, spoke in favor of preserving the New Century School.
 - Kate Leuer, 109 S. Jefferson Street, Verona, spoke in favor of preserving the New Century School.
 - Lily Kohl, 552 Hickory Court, Verona, spoke in favor of preserving the New Century School.
5. Approval of Minutes from the January 8, 2018 Common Council Meeting:
Motion by Reekie, seconded by Doyle, to approve the minutes of the January 8, 2018 Common Council meeting. Motion carried 7-0.
6. Mayor’s Business:
 - A. Committee Appointments
Mayor Hochkammer nominated Derek Johnson, 1226 Gateway Pass, to fill the uncompleted terms of Jon Turke as Chair of the Parks, Recreation and Forestry Commission and as a Planning Commission member. Motion by Linder, seconded by Doyle, to approve the appointment of Derek Johnson as Chair of the Parks, Recreation and Forestry Commission and to the Planning Commission to fill the uncompleted terms of Jon Turke in both seats. Motion carried 7-0.
 - B. Mayor Hochkammer read the proclamation for Adult School Crossing Guard Recognition Week, and commented that we appreciate what the crossing guards do to protect and support our school children.

7. Announcements

- City Clerk Clark announced that the last chance to pay property taxes online will be Thursday, January 25, 2018 at 11:59 p.m., and that in-person absentee voting for the February 20, 2018 Spring Primary will begin Thursday, February 1, 2018.

8. Administrator's Report

- Regarding the Sugar Creek Elementary School property, the term sheet that the Common Council is considering now will be put in a development agreement that will be discussed and voted on openly. In addition, conveyance of the property would not take place for approximately three years.
- A joint meeting of the Capital Area Regional Planning Commission and the Madison Area Transportation Planning Board will take place at 7 p.m. on Tuesday, January 23rd in Room 103A of the City-County Building, 210 Martin Luther King, Jr. Blvd, Madison. The focus of the agenda is the possible merging of those two agencies.
- The Madison Metropolitan Sewerage District Commission will meet at 8 a.m. on Thursday, January 25th at their headquarters, 1610 Moorland Rd., Madison.
- Sunday hours at the Verona Public Library will begin February 4th. The library will be open from 1 p.m. – 5 p.m. on Sundays during the school year.
- City staff is composing a 2018 Citizen's Survey through the POLCO service to question residents about the livability of the city. The survey will be posted soon.

9. Engineer's Report:

- AECOM submitted the right-of-way plat for the bike/ped improvements on CTH M and Locust, and will advertise for bids in April.

10. Committee Reports:

A. Finance Committee

- (1) Discussion and Possible Action Re: Payment of Bills. Motion by Doyle, seconded by Linder, to approve the payment of bills in the amount of \$13,266,450.80 . Motion carried 7-0. Ms. Doyle stated that Dana Investments updated the committee this evening on the city's investments.

B. Public Safety and Welfare Committee

- (1) Discussion and Possible Action Re: Ordinance No. 18-908 amending Section 10-1-41 of the Code of Ordinances, City of Verona, Wisconsin relating to pedestrian regulations. Motion by Touchett, seconded by Gaskell, to approve Ordinance No. 18-908 amending Section 10-1-41 of the Code of Ordinances, City of Verona, Wisconsin relating to pedestrian regulations. This ordinance is intended to restrict a person staying in the road medians and islands, which creates traffic and safety issues. It prohibits staying for an extended length of time in the road medians and islands, or approaching an operating vehicle unless it is legally parked. Motion carried 7-0.

C. Planning Commission

- (1) Discussion Re: Initial concept review of a proposed development within the City's North Neighborhood. A 198 acre development would allow for the construction of 377 single-family homes, 250 multi-family apartments, and 13 acres of commercial land. The development would require annexation, developer agreements, and plan

approvals. Comments from the Planning Commission included discussion on road widths, park land areas, numbers of single-family vs. multi-family units, questions about storm water, and the possibility of including a school site in the plan.

Ron Henshue, representing Forward Development Group, presented the initial concept for the development. Mr. Henshue stated this is a premier development, and could be a legacy-type project for the City.

Discussion followed regarding street widths and parking, the inclusion of a variety of residential price points, the availability of the walking and biking trails to the public, the role of the development's homeowners association, the layout of water and sewer lines creating possible maintenance problems in the future, the desire for sidewalks in front of every house, parkland acreage and use, and speed and traffic control.

As this is the initial concept review of the development, no action by the Common Council is necessary.

D. Parks, Recreation and Forestry Commission

- (1) Discussion and Possible Action Re: A Professional Services Agreement with MSA Professional Services for the Fireman's Park Master Plan Update. Motion by Reekie, seconded by Stiner, to approve a Professional Services Agreement with MSA Professional Services for the Fireman's Park Master Plan Update. This agreement is for an updated conceptual master plan for Fireman's Park to include possible changes to the plan, including maintaining the boat landing at its current location, a modified beach house floor plan, a change to the entrance of the park, and adding two soccer fields. Motion carried 7-0.
- (2) Discussion and Possible Action Re: Claim for vehicle damage from Michael Patrick, 4153 Iroquois Drive, Madison, Wisconsin. Mr. Patrick filed a claim of damage with the City in which he claims that on November 6, 2017, rocks were thrown from a grass mower cutting grass in the median of Main Street, near the intersection of Cross Country Road, damaging the front quarter panel and drivers side-view mirror. The claim amount was \$830.11. The Parks and Recreation Committee recommends denial of the claim. Motion by Reekie, seconded by Stiner, to deny the claim for vehicle damage from Michael Patrick, 4153 Iroquois Drive, Madison, Wisconsin. Motion carried 7-0.

E. Public Works/Sewer & Water Committee

- (1) Discussion and Possible Action Re: An Agreement with Dane County regarding a pedestrian bridge over Badger Mill Creek at Badger Prairie County Park. Motion by Touchett, seconded by Diaz, to approve an Agreement with Dane County regarding a pedestrian bridge over Badger Mill Creek at Badger Prairie County Park. To receive WisDOT funding for the roadway bridge replacement project along Old PB south of Verona Avenue, an additional pedestrian bridge crossing is required during construction. The County will pay \$20,000 of the construction costs, with the City paying the balance. The bid opening was held on January 16, 2018. The accepted bid was in the amount of \$52,200. The county has agreed to maintain the bridge. Motion carried 7-0.

Mr. Touchett requested unanimous consent to take up item 10.E.(3) before item 10.E.(2). There were no objections.

(3) Discussion and Possible Action Re: An offer to purchase lands necessary for Project ID 2017-115, Well 6.

The Common Council may convene in a closed session, as authorized by Wisconsin Statute 19.85(1)(e), for the purpose of deliberating or negotiating the purchase of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons deem a closed session necessary. The Common Council may reconvene in open session to discuss and take action on the subject matter discussed in the closed session.

Motion by Touchett, seconded by Diaz, to approve the acquisition of property for Well 6 at the appraised value, contingent upon the City Attorney and Director of Public Works approving the final form of the agreement. The Well 6 site is located off of Whalen Road, east of the bypass. The City's appraisal of the property came in at \$94,000/acre, based on comparable sales, and an offer of that amount was extended to the property owner. The area of acquisition is 1.3 acres*. The agreement states that the well building must be aesthetically pleasing and will be placed near the rear of the lot. Included in the agreement is that the offer to purchase is contingent upon PSC approval of the well site. The Common Council did not convene in closed session. Motion carried 7-0.

(2) Discussion and Possible Action Re: An offer to purchase lands necessary for Transportation Project Plat 100-00-53100-230-165 for Project ID 2017-113, Pedestrian Improvements.

The Common Council may convene in a closed session, as authorized by Wisconsin Statute 19.85(1)(e), for the purpose of deliberating or negotiating the purchase of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons deem a closed session necessary. The Common Council may reconvene in open session to discuss and take action on the subject matter discussed in the closed session.

Mr. Jacobson explained that five parcels are needed as part of the pedestrian construction project of 2018. Condemnation of land for pedestrian improvements is not allowed by the state. Staff has negotiated with the property owners, and would like to discuss property owner feedback in closed session.

Motion by Touchett, seconded by Doyle, to convene in a closed session, as authorized by Wisconsin Statute 19.85(1)(e) for the purpose of deliberating or negotiating the purchase of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons deem a closed session necessary. The Common Council may reconvene in open session to discuss and take action on the subject matter discussed in the closed session. On roll call: Alder Reekie - Aye; Alder Stiner - Aye; Alder Touchett - Aye; Alder Diaz - Aye; Alder Doyle - Aye; Alder Gaskell - Aye; Alder Linder - Aye. 7 Ayes, 0 Nays. Motion carried.

11. Old Business

- A. Discussion and Possible Action Re: Costs associated with public roads, public rights-of-way, and potential property purchase in partnership between the City of Verona and the Verona Area School District regarding the development of the new high school and property.

The Common Council may convene in a closed session, as authorized by Wisconsin Statute 19.85(1)(e), for the purpose of deliberating or negotiating the purchase of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons deem a closed session necessary. The Common Council may reconvene in open session to discuss and take action on the subject matter discussed in the closed session.

Mr. Kleinmaier stated Item 11.A. is regarding the contribution that the City would be making to the school district for its project. At the last Common Council meeting, city staff were directed to prepare a term sheet for the project, leading to a potential agreement with the school district. The term sheet will be discussed in closed session, with the potential to come out of closed session and make some announcements pertaining to the term sheet.

Motion by Touchett, seconded by Linder, to convene in a closed session, as authorized by Wisconsin Statute 19.85(1)(e), for the purpose of deliberating or negotiating the purchase of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons deem a closed session necessary. The Common Council may reconvene in open session to discuss and take action on the subject matter discussed in the closed session.

On roll call: Alder Reekie – Nay; Alder Stiner – Aye; Alder Touchett – Aye; Alder Diaz – Nay; Alder Doyle – Aye; Alder Gaskell – Aye; Alder Linder – Aye. 5 Ayes, 2 Nays, with Alders Diaz and Reekie voting Nay. Motion carried.

The Common Council convened in closed session for Items 10.E.(2) and 11.A at 8:38 p.m. The Common Council requested legal counsel and city staff to remain for the closed session.

CLOSED SESSION

Motion by Diaz, seconded by Touchett, to reconvene in open session. Motion carried 7-0. The Common Council reconvened in open session at 10:10 p.m.

Item 10.E.(2): Motion by Touchett, seconded by Diaz to approve the acquisition of Parcels 2, 3, 4 & 5 for Project 2017-113 consistent with closed session discussion. Motion carried 7-0.

Item 11.A.: Attorney Kleinmaier addressed some of the terms included in the term sheet relating to the contribution that the City would be making to the school district for the new high school project. The City will be proposing a payment of \$5 million on a payment schedule similar to those found with other construction projects. The schedule

will be related to the City's bond issuance schedule, as well as to percentages of completion within the construction project. The City has the desire to acquire the Sugar Creek property. Members of the Common Council would like to see the New Century building preserved. The Sugar Creek property must be remediated by the school district to a certain level, including taking down other structures on the property while leaving the New Century building intact. The City is also interested in saving the more mature trees on that property to the extent possible. Regarding road improvements required for the high school project, there will be an expectation on the part of the City that the school district handle all of the permitting and construction, as well as any land acquisitions required for the road construction. To date, the City and the school district have a cooperative relationship regarding the use of school district property by the public. Examples are use of the swimming pools, gyms, etc. The City would like to see this relationship maintained in the future, as well as public use of the Stewart's Woods property.

Mr. Linder clarified that the New Century School would be part of the property that the City would acquire from the school district.

B. Discussion and Possible Action Re: Selection of a City Council Representative to the Planning Commission. Alder Diaz nominated Alder Gaskell as the City Council Representative to the Planning Commission. Alder Linder nominated Alder Touchett as the City Council Representative to the Planning Commission. On roll call: Alder Stiner – Touchett, Alder Touchett – Touchett, Alder Diaz – Gaskell, Alder Doyle – Gaskell, Alder Gaskell – Gaskell; Alder Linder – Touchett, Alder Reekie – Gaskell. 4 votes for Gaskell, 3 votes for Touchett. Motion failed.

12. New Business

A. Discussion and Possible Action Re: Approval of Operator Licenses. There were no operator license applications to report.

13. Adjournment:

Motion by Diaz, seconded by Reekie, to adjourn at 10:18 p.m. Motion carried 7-0.

Ellen Clark
City Clerk

* The area of acquisition was originally recorded in the minutes as 8.3 acres. The actual area of acquisition was 1.3 acres. The minutes were corrected by the City Clerk to record the area of acquisition as 1.3 acres.

Ellen Clark
City Clerk

