

**CITY OF VERONA**  
**MINUTES**  
**COMMON COUNCIL**  
**February 19, 2018**  
**Verona City Hall**

1. Mayor Hochkammer called the meeting to order at 7:06 p.m.
2. Pledge of Allegiance
3. Roll call: Alderpersons Luke Diaz, Elizabeth Doyle, Sarah Gaskell, Jack Linder, Heather Reekie and Brad Stiner 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, and City Clerk Ellen Clark. Alderperson Evan Touchett was absent and excused.
4. Public Comment:
  - Ron Henshue, Forward Development Group, spoke regarding the Sugar Creek Commons project.
  - Charles Dykman, 4611 Tonyawatha Trail, City of Monona, spoke in opposition to the Northwest Neighborhood project.
  - Caryl Owen, 3030 Shady Oak Lane, Town of Verona, spoke in opposition to the Northwest Neighborhood project. Ms. Owen also spoke on behalf of Jo Tucker, 3020 Shady Oak lane, Town of Verona, in opposition to the Northwest Neighborhood project.
  - Tom Mathies, 3121 Nor-Del Hill Road, Town of Verona, spoke in opposition to the Northwest Neighborhood project.
  - Sarah Schmid, 2109 Schmid Lane, Town of Verona, spoke in opposition to the Northwest Neighborhood project.
5. Approval of Minutes from the January 22, 2018 Common Council Meeting:  
Motion by Linder, seconded by Reekie, to approve the minutes of the January 22, 2018 Common Council meeting. Motion carried 6-0.
6. Mayor's Business:
  - None
7. Announcements:
  - None
8. Administrator's Report:
  - 2018 Citizen's Survey has started using the POLCO system. Residents may go to [www.polco.us/verona](http://www.polco.us/verona) to participate in the survey.
  - Verona Public Library will sponsor a Word on the Street walk/run on May 5, 2018.
  - The City of Verona Parks & Recreation Commission will be meeting at 7:00 on Wednesday, February 21, 2018 in the large conference room at City Hall.
9. Engineer's Report:
  - Land acquisition for the pedestrian and ped/bike project along Locust and CTH M will be complete in the next few weeks
  - The Old CTH PB bridge bid letting is coming up on the second Tuesday of March

- Mr. Jacobson further explained the activities involved in the pedestrian and bike/ped project along Locust and CTH M. Alliant Energy is in that area now relocating their facilities in preparation for the upcoming 24.9 voltage transformation and the pedestrian project.

10. Committee Reports:

**A. Finance Committee**

- (1) Discussion and Possible Action Re: Payment of Bills. Motion by Linder, seconded by Doyle, to approve the payment of bills in the amount of \$17,005,241.63. Motion carried 6-0.

**B. Public Safety and Welfare Committee**

- (1) Discussion and Possible Action Re: A Temporary Class B Beer and Wine Retailer's License application from Dee Baldock for the Verona Area Community Theater presentation of "Bus Stop" on February 22, 23 and 24, 2018 from 7:00 p.m. to 10:30 p.m. Motion by Reekie, seconded by Gaskell, to approve a Temporary Class B Beer and Wine Retailer's License application from Dee Baldock for the Verona Area Community Theater presentation of "Bus Stop" on February 22, 23 and 24, 2018 from 7:00 p.m. to 10:30 p.m. At the meeting of the Public Safety and Welfare Committee held on February 12, 2018, the committee approved a provisional license for February 16-18, 2018, and recommended to the Common Council to approve a Temporary Class B Beer and Wine Retailer's License for February 22, 23 and 24, 2018 from 7:00 p.m.-10:30 p.m. Motion carried 6-0.
- (2) Discussion and Possible Action Re: A Combination Class "B" Beer and Reserve "Class B" Intoxicating Liquor License for JayBeN and Management, LLC, d/b/a Tied House, 930 Kimball Lane, Jon B. Novick, Agent. Motion by Reekie, seconded by Gaskell, to approve a Class "B" Beer and Reserve "Class B" Intoxicating Liquor License for JayBeN and Management, LLC, d/b/a Tied House, 930 Kimball Lane, Jon B. Novick, Agent. At the meeting of the Public Safety and Welfare Committee held on February 12, 2018, the committee approved a provisional license for February 13-20, 2018, and recommended to the Common Council to approve a regular Combination Class "B" Beer and Reserve "Class B" Intoxicating Liquor License for JayBeN and Management, LLC, d/b/a Tied House, 930 Kimball Lane, Jon B. Novick, Agent, beginning February 20, 2018. Motion carried 6-0.
- (3) Discussion and Possible Action Re: A Change of Agent request from Kwik Trip #456, 2145 CTH PB, Verona, Wisconsin. Motion by Reekie, seconded by Gaskell, to approve the Change of Agent request from Kwik Trip #456, 2145 CTH PB, Verona, Wisconsin. Alexander Abel has been hired as the new manager at Kwik Trip #456, requiring a change of agent for the property's liquor license. Motion carried 6-0.
- (4) Discussion and Possible Action Re: Approval of City of Madison Police Training Center Use Agreement. Motion by Reekie, seconded by Gaskell, to approve the City of Madison Police Training Center Use Agreement. This agreement allows the City of Verona Police Department to participate in training at the City of Madison's police training facility. This is a three-year agreement expiring December 31, 2020. The Public Safety and Welfare Committee recommends approval of the agreement. Motion carried 6-0.

### **C. Public Works/Sewer & Water Committee**

- (1) Discussion and Possible Action Re: Awarding contract for Project 2018-102, Bituminous Seal Coat Project. Motion by Diaz, seconded by Doyle, to award the contract for Project 2018-102, Bituminous Seal Coat, to Fahrner's Asphalt Sealers of Waunakee, Wisconsin in the amount of \$209,283.00. Motion carried 6-0.
- (2) Discussion and Possible Action Re: Awarding contract for Project 2018-101, 2018 Verona Street Asphaltic Rehabilitation Project. Motion by Diaz, seconded by Doyle, to award the contract for Project 2018-101, Verona Street Asphaltic Rehabilitation, to Raymond P. Catell of Madison, Wisconsin in the amount of \$466,930.00. Motion carried 6-0.
- (3) Discussion and Possible Action Re: Awarding contract for Project 2016-105, Downtown Street Reconstruction Phase II. Motion by Diaz, seconded by Doyle, to award the contract for Project 2016-105, Downtown Street Reconstruction Phase II, to Madrell Excavating of Brodhead, Wisconsin in the amount of \$760,217.40. Mr. Jacobson explained that this will be a complete rehabilitation of S. Shuman St. and W. Park Lane. Motion carried 6-0.
- (4) Discussion and Possible Action Re: Awarding contract for Project 2017-108, Parking Lot Reconstruction. Mr. Jacobson explained that these are unusual projects requiring phasing and additional work, driving the cost over the estimate. In addition, he confirmed that the parking lot at the old library will be completely removed and replaced. Motion by Diaz, seconded by Doyle, to award the contract for Project 2017-108, Parking Lot Reconstruction, to Madrell Excavating of Brodhead, Wisconsin in the amount of \$612,000.95. Motion carried 6-0.

### **11. Old Business**

- A. Discussion and Possible Action Re: Ordinance No. 18-909 Adopting the Northwest Neighborhood Plan as an Amendment to the City of Verona Comprehensive Plan. Motion by Doyle, seconded by Linder, to approve Ordinance No. 18-909 adopting the Northwest Neighborhood Plan as an amendment to the City of Verona Comprehensive Plan.  
Mr. Sayre outlined updates to the Northwest Neighborhood Plan that were put in place since the Common Council's last discussion of this plan.  
Mr. Diaz, Ms. Doyle and Mr. Sayre clarified that approval of this plan is not an approval of the Legend's Edge development.  
Mr. Diaz asked if this project brings up any issues concerning the City/Town boundary agreement, and if the City of Madison might be interested in this property at some point in time.  
Mr. Sayre replied that the City Attorney is satisfied that the City is in compliance with the City/Town boundary agreement, and that the City of Madison will likely not be interested in this property due to the cost of providing utilities – particularly water – to the property.  
Mayor Hochkammer thanked staff, consultants and the Town of Verona for the good working relationship we've had regarding this plan. He recommended taking action to approve the plan this evening.

Discussion followed regarding the “dark store” issue, and activities occurring statewide to address the issue. Motion carried 5-1, with Alderperson Gaskell voting no.

- B. 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. Mikorski explained that city staff was directed by the Common Council to develop a term sheet regarding potential public funding for the costs associated with the roads, public right-of-way and property involved in the development of the new high school property. The term sheet was provided to the Verona Area School District, and a response to the term sheet was returned to the City. The response from the School District was to waive any recovery of costs for installation of public improvements that would be required on the Erbach property. That is the only question before Council tonight.

Motion by Linder, seconded by Gaskell, 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, regarding Item 11.B., 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 reconvene in open session to discuss and take action on the subject matter discussed in the closed session. On roll call: Alder Stiner – Aye; Alder Diaz – Nay; Alder Doyle – Aye; Alder Gaskell – Aye; Alder Linder – Aye; Alder Reekie - Nay. 4 Ayes, 2 Nays, with Alders Diaz and Reekie voting Nay. Motion carried.

- C. Discussion and Possible Action Re: Development Agreement for Sugar Creek Commons Project in Tax Incremental District #9

*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. Mikorski stated that discussions have taken place with the developers of the proposed Sugar Creek Commons project on West Verona Avenue, working to provide the Common Council with a Development Agreement. Staff is requesting a closed session to update the Common Council on the discussions that have taken place in an

effort to negotiate an agreement. The details of the discussions will have an impact on whether or not the project will move forward.

Motion by Linder, seconded by Gaskell, to convene in closed session, as authorized by Wisconsin Statute 19.83(1)(e), for the purpose of deliberating or negotiating the purchase of public funds or conducting other specified public business, whenever competitive or bargaining reasons deem a closed session necessary, regarding Item 11.C., Development Agreement for Sugar Creek Commons project in Tax Incremental District #9. 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 Diaz – Nay; Alder Doyle – Aye; Alder Gaskell – Aye; Alder Linder – Aye; Alder Reekie – Nay; Alder Stiner – Aye. 4 Ayes, 2 Nays, with Alders Diaz and Reekie voting Nay. Motion carried.

The Common Council convened in closed session for Items 11.B. and 11.C. at 8:19 p.m. in Room D110 of City Hall. The Common Council requested legal counsel and city staff to remain for the closed session.

#### CLOSED SESSION

Motion by Diaz, seconded by Doyle, to reconvene in open session. Motion carried 6-0. The Common Council reconvened in open session at 10:01 p.m. and returned to the Council Chambers.

The Common Council took no action in closed session on items 11.B. and 11.C..

D. Discussion and Possible Action Re: Selection of a City Council Representative to the Planning Commission. Alder Linder nominated Alder Touchett as the City Council Representative to the Planning Commission. Alder Diaz nominated Alder Gaskell as the City Council Representative to the Planning Commission. On roll call: Alder Diaz – Gaskell, Alder Doyle – Gaskell, Alder Gaskell – Gaskell; Alder Linder – Touchett, Alder Reekie – Gaskell, Alder Stiner – Touchett. 4 votes for Gaskell, 2 votes for Touchett. Motion failed.

#### 12. New Business

A. Discussion and Possible Action Re: Approval of Operator Licenses. Motion by Diaz, seconded by Reekie, to approve operator license applications for Keiah L. Goebel for Vincenzo BP; Ashley M. Ehman and Spencer Streight for Kwik Trip #456; and Heidi L. Kivi for Fisher King Winery. Motion carried 6-0.

#### 13. Adjournment:

Motion by Linder, seconded by Gaskell, to adjourn at 10:07 p.m. Motion carried 6-0.

Ellen Clark  
City Clerk

