

CITY OF VERONA
MINUTES
COMMON COUNCIL
March 26, 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, Chad Kemp, Jack Linder, Heather Reekie and Brad Stiner present. Also present: City Administrator Jeff Mikorski, Public Works Director Theran Jacobson, City Engineer Jeff Montpas, and City Clerk Ellen Clark. Alderperson Touchett was absent and excused.
4. Public Comment:
 - Dennis Beres, 770 Aspen Avenue, City of Verona, spoke regarding the city's financial contribution to the Verona Area School District toward infrastructure costs associated with the new high school project. He encouraged the Common Council to go to the extent that they can to provide for the school project, with the proposed amenities, in the most effective way possible.
 - Sarah Gaskell, 633 Diana Drive, City of Verona, spoke as a citizen, stating that she supported the referendum regarding the new high school. However, the amenities that the school district is now considering removing were not added to the plan until August of 2017, and were not part of the referendum for which we all voted.
 - Luke Diaz, 410 Melody Lane, City of Verona, spoke as a citizen, stating that he hopes that the Common Council will continue to work with the school district to come to a solution to preserve as many amenities as possible.
5. Approval of Minutes from the March 12, 2018 Common Council Meeting:
Motion by Reekie, seconded by Doyle, to approve the minutes of the March 12, 2018 Common Council meeting. Motion carried 7-0.
6. Mayor's Business: None
7. Announcements:
 - Mr. Stiner reported that the Open House for the new fire and EMS station will be held on April 14, 2018.
 - Mr. Linder reminded listeners that April 3rd is Election Day.
 - Ms. Clark announced early voting hours for the April 3rd Spring Election: March 26th-29th 7 a.m. – 7 p.m., and March 30th 7 a.m. – 5 p.m. There is no early voting on the Monday before Election Day.
9. Administrator's Report:
 - As Monday, May 28th is Memorial Day, Mr. Mikorski requested permission to reschedule the Monday, May 28th Common Council meeting to Tuesday, May 29th. There were no objections.

- This year's downtown reconstruction project will be Park Lane & Shuman St. There will be a public information meeting regarding this project at 5:30 p.m. on Thursday, March 29th at City Hall. The meeting is open to the public. Construction starts tomorrow, and will continue for approximately three months.
- The CTH M project started today. There will not be any closed roads, though there will be changes in traffic patterns. The construction area will be from Cross Country Road to Prairie Hill Road, with significant work at the intersections of McKee Road and Midtown Road. A link to the project webpage will be provided on the city's webpage.

10. Engineer's Report:

- Parking lot reconstruction is slated to start at the library on April 5th. They will be working on the library and senior center parking lots concurrently, with the old library parking lot being fit into the schedule, as well. The projects are expected to last six to eight weeks.
- Well 6 design has been advertised, with the bid opening scheduled for April 18th.
- The bike/ped, CTH M/Liberty Drive traffic signal, and E. Verona Avenue pavement rehabilitation projects are being advertised, with the bid openings scheduled for April 17th.

11. 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 \$445,719.81. Motion carried 7-0.

B. Parks, Recreation and Forestry Commission

- (1) Discussion and Possible Action Re: A Professional Services Agreement with MSA Professional Services for grant application services. Motion by Reekie, seconded by Stiner, to approve a Professional Services Agreement with MSA Professional Services for grant application services. This agreement will provide grant application services for financial assistance for the Fireman's Park update project through the Department of Natural Resources Knowles-Nelson Stewardship Grant. The estimated cost for services is \$5,000. Motion carried 7-0.

C. Public Works/Sewer & Water Committee

- (1) Discussion and Possible Action Re: An offer to purchase for lands necessary on Transportation Project Plan 100-00-53100-230-165 for Project ID 2017-113, pedestrian improvements.

Mr. Jacobson stated there are five properties that the city must acquire for the bike/ped project along CTH M. We have acquired three of the properties, and have made proposals to the remaining two property owners. One of the remaining property owners has made a counter-proposal to the city. Discussion of the counter-proposal is the reason for requesting a closed session.

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 Diaz, seconded by Kemp, 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 Diaz – Aye; Alder Doyle – Aye; Alder Gaskell – Aye; Alder Kemp – Aye; Alder Linder – Aye. Motion carried 7-0.

The Common Council convened in closed session at 7:24 p.m.

CLOSED SESSION

Motion by Diaz, seconded by Reekie to reconvene in open session at 7:35 p.m.
Motion carried 7-0.

Motion by Diaz, seconded by Kemp, to authorize DPW Jacobson to proceed with the required land acquisitions as discussed in closed session. Motion carried 7-0.

12. 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.

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Mikorski explained that the Common Council requested staff to update the revised term sheet regarding the costs associated with the roads, public rights-of-way, and property related to the new high school project. The new term sheet was delivered to the Verona Area School District (VASD) on March 15, 2018. A response was received from VASD on March 22, 2018. With minor changes, VASD has accepted option #3 of the updated term sheet. Staff is requesting a motion to approve the accepted conditions of the term sheet and direct staff to begin to incorporate the conditions into a Development Agreement for Common Council and the VASD Board's action.

Mr. Diaz asked if anyone has asked how much money the school district would need from the city to restore the amenities that they are proposing to eliminate.

Mr. Mikorski replied that a previous response from the school district suggested that they could afford \$3.5 million toward the road construction and the city would cover the rest of it, with no changes being made in the amenities at the school. A previous news article listed the cost of the pool at \$5.7 million; the soccer turf at \$1.18 million; and the football stadium turf, in addition to what had already been budgeted, at \$510,000. The amount originally budgeted was \$7,390,000. It would be hard to tell what the bottom line would be. They have accepted \$4.5 million from the city, and have suggested that they have \$3.5 million for the road. That's \$8 million. The total road construction projects are approximately \$9.3 million, leaving a gap of \$1.3 million. However, the required land acquisition costs are not calculated in the \$9.3 million amount.

Mr. Diaz asked staff to get a bottom line dollar amount for the amenities that the district is proposing to eliminate.

Ms. Doyle stated she wants us to have the best and safest school possible for our children. Her fear is that if the city gives into the school district's demands, it will never end, and the school district will continue to come back to the City of Verona taxpayers to bail them out again. Lack of planning on the part of the school district has put a disproportionate burden on the residents of Verona, and amenities were promised before conducting a thorough financial analysis. We are currently at an amount that can be justified to be paid by City of Verona taxpayers (who are already being taxed twice for this). She cannot in good conscience tax City residents further for amenities that were not even being considered until the Verona schools realized they were getting even more money than they originally thought from the closure of the Epic TIF. Some of that money could have gone to mitigating some of the construction costs instead of adding additional amenities to the school district site.

Ms. Gaskell asked Mr. Mikorski if any staff received the formal school district response to our term sheet prior to the school's email blast stating that amenities will be removed from the school plan.

Mr. Mikorski replied that the school district's attorney was in communication with the city's attorney, but the formal response from the school district came after the email that went out to the community.

Mr. Kemp asked if it is still true that the school district has the option to go back to the electors for authorization to purchase the necessary properties for the road improvements, and if they are still planning to forego the opportunity to do so.

Mr. Mikorski replied that the fact that the school district has accepted Option #3 from the city, which does not include the city acquiring the properties necessary for infrastructure improvements, leads him to believe that going back to the electors for authorization is the approach that the district will be taking.

Motion by Linder, seconded by Diaz, to approve the accepted conditions of the term sheet and direct staff to begin to incorporate the conditions into a Development Agreement for Common Council and the VASD Board's action. Motion carried 7-0. The Common Council did not move into closed session for this item.

13. New Business

A. Discussion and Possible Action Re: Approval of Operator Licenses. Motion by Reekie, seconded by Kemp, to approve operator license applications for Caleb Wyss-Williams for Toot & Kate's; Joseph K. Paz for Vincenzo Citgo; and Sonia Smith for Cahoots. Motion carried 7-0.

13. Adjournment:

Motion by Diaz, seconded by Reekie, to adjourn at 7:46 p.m. Motion carried 7-0.

Ellen Clark
City Clerk