

CITY OF VERONA

MINUTES

COMMON

COUNCIL

May 13, 2019

Verona City Hall

1. Mayor Diaz called the meeting to order at 7:01 p.m.
2. Pledge of Allegiance
3. Roll call: Alderpersons Kate Cronin, Sarah Gaskell, Charlotte Jerney, Katie Kohl, Christine Posey, Heather Reekie and Evan Touchett were present. Also present: Interim City Administrator Adam Sayre, Finance Director Brian Lamers, AECOM Engineer Carla Fischer, and City Clerk Ellen Clark. Alderperson Kemp will arrive at a later time.
4. Public Comment: None
5. Approval of minutes from the April 16, 2019 Common Council organizational meeting and the April 22, 2019 Common Council meeting. Motion by Kohl, seconded by Jerney, to approve the minutes of the April 16, 2019 Common Council organizational meeting and the April 22, 2019 Common Council meeting. Motion carried 7-0.
6. Mayor's Business:
 - Mayor Diaz thanked the Verona Police Department for the fine work they do at the High School
7. Announcements:
8. Cronin congratulated the Fitch-Rona EMS & Barneveld Area Rescue for being awarded the Wisconsin EMS for Children 2019 Pediatric Champion of the Year Award.
9. Administrator's Report:
 - TDS has been doing fiber upgrades in the City. Staff has issued a stop work order on the project until areas that have been damaged by their drilling activities have been fully restored.
 - Planning Staff has met with Legacy Solar Co-op to discuss opportunities to increase solar on city properties.
 - City Staff met with Verona Area School District (VASD) Staff on May 1st regarding the intersection of Llanos and Main Streets, future bus and walk distance, and educational opportunities. VASD is working on modification plans for the current high school. VASD boundary decisions should be finalized in late summer. They do not anticipate changing the bus and walk distances for the schools. City Staff requested involvement in the distance conversations, as changes impact crossing guards and pedestrian crossings. City and VASD Staff have set a goal to complete educational material regarding the rectangular rapid flashing beacons before the start of the 2019/2020 school year.

- Staff has begun work on the 2020 budget.
- City Staff, the League of Wisconsin Municipalities, and State Senator Erpenbach's office continue to work on addressing the City's 2018 TIF error at the state level. Staff will provide updates when they are available.
- The City Wellness Team will hold CPR, defibrillator and Narcan trainings on May 29th; employees will be encouraged to bike to work during Wisconsin Bike Week, June 2nd – 9th; and a summer Staff cookout is being planned.
- The interview process for the City Administrator position continues.
- The recruitment process for a new Senior Center Director is ongoing. The application deadline for the position is May 19th.

10. Engineer's Report:

- Rectangular rapid flashing beacon: The bases for the poles went in today, and the equipment for the beacon has been ordered. The equipment is expected to arrive in the next four to six weeks.
- Fireman's Park splash pad: The contractor is working on storm sewer, filling for the path at CTH M and preparation for the splash pad play areas as weather permits. Concrete bases and conduit for the lighting, and work on the building is continuing.
- Well 6 pumping station construction: The 26-inch casing is reamed and installed to a depth of 110 feet, and drilling continues.
- Transportation improvements for the new high school: The final plans and specifications for the erosion control and storm water permits required for this project have been received and are being reviewed this week.
- CTH M Reconstruction: Work on the bridge at the CTH M/CTH PD intersection continues. CTH M will be closed from Cross Country Road to CTH PD. A detour route is planned. Utility construction is expected to begin soon.
- Meister Addition West Pond dredging: This maintenance work is expected to be completed during a 2-week window in May, provided there are no weather delays.

10. Committee Reports

A. Finance Committee

- (1) Discussion and Possible Action Re: Payment of bills. Motion by Cronin, seconded by Posey, to pay the bills in the amount of \$1,324,532.34. Motion carried 7-0.
- (2) Discussion and Possible Action Re: Resolution No. R-19-020 Initial Resolution authorizing \$865,000 General Obligation Bonds for street improvement projects. Motion by Cronin, seconded by Posey, to approve Resolution No. R-19-020 Initial Resolution authorizing \$865,000 General Obligation Bonds for street improvement projects. This bond item includes funding for CTH M reconstruction and ped/bike trail improvements. Motion carried 7-0.

- (3) Discussion and Possible Action Re: Resolution No. R-19-021 Initial Resolution authorizing \$465,000 General Obligation Bonds for Public Works facility project. Motion by Cronin, seconded by Posey, to approve Resolution No. R-19-021 Initial Resolution authorizing \$465,000 General Obligation Bonds for Public Works facility project. This would be funding for the architectural design of the Public Works facility. Motion carried 7-0.
- (4) Discussion and Possible Action Re: Resolution No. R-19-022 Initial Resolution authorizing \$1,180,000 General Obligation Bonds for Fire Department equipment. Motion by Cronin, seconded by Posey, to approve Resolution No. R-19-022 Initial Resolution authorizing \$1,180,000 General Obligation Bonds for Fire Department equipment. This bond is for the new fire truck with the some kind of arm. Thank you to Epic for donating \$150K toward the purchase of the new truck. Motion carried 7-0.
- (5) Discussion and Possible Action Re: Resolution No. R-19-023 directing publication of Notice to Electors. Motion by Cronin, seconded by Posey, to approve Resolution No. R-19-023 directing publication of Notice to Electors. Motion carried 7-0.
- (6) Discussion and Possible Action Re: Resolution No. R-19-024 providing for the sale of \$2,510,000 General Obligation Corporate Purpose Bonds, Series 2019A. Motion by Cronin, seconded by Reekie, to approve Resolution No. R-19-024 providing for the sale of \$2,510,000 General Obligation Corporate Purpose Bonds, Series 2019A. Motion carried 7-0.
- (7) Discussion and Possible Action Re: Notice of claim for vehicle damage. Motion by Cronin, seconded by Posey, to approve payment of \$1,697.77 to Alexander Arnn. Alexander Arnn, owner of Simply Snow and Lawn, LLC has filed a notice of claim with the City for damage done to one of his pickup trucks by a City of Verona plow truck on February 18, 2019. The city hired an independent damage appraiser to inspect the pickup. The appraiser's estimate of the damage done to the pickup is \$1,697.77. The City is willing to settle the claim for this amount. The City has received a Release of All Claims signed by Mr. Arnn. Motion carried 7-0.
- (8) Discussion and Possible Action Re: Notice of claim for vehicle damage. Motion by Cronin, seconded by Posey, to approve payment of \$8,599.75 to Geico, contingent upon the City receiving a Release of All Claims signed by Geico and Mr. Lindeen. Geico has filed a notice of claim with the City for reimbursement of payment made to Jeremy Lindeen for damage done to his vehicle as a result of a City of Verona plow truck backing into his vehicle during a snow event. It is the opinion of the City's liability insurance carrier that the claim in the amount of \$8,599.75 should be paid in full. Motion carried 7-0.

7:23 p.m. – Alderperson Kemp now present.

B. Plan Commission

- (1) Discussion and Possible Action Re: Resolution No. R-19-025 approving a Conditional Use Permit to allow an Indoor Commercial Entertainment land use, known as Icki Sticki, to be located at 103 South Main Street. Motion by Gaskell, seconded by Kohl, to approve a Conditional use Permit to allow an Indoor Commercial Entertainment land use, known as Icki Sticki, to be located at 103 South Main Street. Icki Sticki is an ice cream shop and cafe. At the May 6, 2019 Plan Commission meeting, concerns about landscaping, headlight glare, and an overflowing dumpster were expressed by a neighboring property owner. Staff spoke with the owner of the property at 103 South Main Street, who agreed to work with the neighbors about their concerns, and to speak with the tenants about the garbage.

Cronin stated this is the kind of business we want downtown, but she feels that this is the wrong location. It is hard to navigate from the parking lot behind the potential business, and the location is not conducive to family use.

Posey shares Cronin's concerns about young children in that area. It is a great business to have in the downtown area, but she does not believe this is the right location.

Diaz asked if Staff has looked into these concerns.

Sayre replied the findings of facts suggest that the proposed use works in this area. If the Council is considering not approving the conditional use permit, they will have to determine which of the findings of facts the business does not meet. The concerns that have been expressed would be the same for any business in this location.

Gaskell stated this may be a good time to look at the intersection as a whole, and how we can make the intersection function better for people that are not driving.

Touchett stated he is a fan of bringing business into Verona. He is more concerned about the gas station traffic than the intersection itself. Any business will have a hard time here simply because of the location.

Motion carried 6-2, with Alders Cronin and Posey voting no.

- (2) Discussion and Possible Action Re: Resolution No. R-19-026 approving a Conditional Use Permit for a "group development" located at 505-507 Bruce Street that would allow for the construction of a 7,000 square foot building. Motion by Gaskell, seconded by Kemp, to approve Resolution No. R-19-026 approving a Conditional Use Permit for a "group development" located at 505-507 Bruce Street that would allow for the construction of a 7,000 square foot building, with the following conditions:
1. The elevation of the lowest floor shall be at least two (2) feet above the floodplain elevation on fill. The fill shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure. (Should they wish to pursue a future LOMR-F, any fill brought on the site should follow FEMA Technical Bulletin 10-01 for fill placement.)
 2. The basement or crawlway floor may be placed at the regional flood elevation if it is dry floodproofed to two (2) feet above the floodplain

elevation. No basement or crawlway floor is allowed below the regional flood elevation.

3. Contiguous dryland access shall be provided from a structure to land outside of the floodplain.
4. Provide existing contours and/or spot grades on the property and a fifty (50) foot offset from the property line for review and approval to show that existing drainage will be accommodated by the Applicant.
5. Placement or modification of utility structures shall be at or above floodplain elevation or floodproofed accordingly.

Motion carried 8-0.

- (3) Discussion and Possible Action Re: Resolution No. R-19-027 approving a Certified Survey Map to create one (1) lot at 505-507 Bruce Street. Motion by Gaskell, seconded by Jerney, to approve Resolution No. R-19-028 approving a Certified Survey Map to create one (1) lot at 505-507 Bruce Street. This Certified Survey Map will combine two lots into one lot at 505-507 Bruce Street. Motion carried 8-0.
- (4) Discussion and Possible Action Re: Resolution No. R-19-028 approving a Certified Survey Map to create one (1) lot at 841/857 North Main Street. Motion by Gaskell, seconded by Kemp, to approve Resolution No. R-19-028 approving a Certified Survey Map to create one (1) lot at 841/857 North Main Street. This Certified Survey Map will create one lot and dedicate land for right-of-way purposes at 841/857 North Main Street.

Touchett will not be voting for this because of concerns over adding more traffic to this area at this time.

Motion carried 6-2, with Alders Touchett and Jerney voting no.

- (5) Discussion Re: Initial concept review for a proposed development located at 6878 – 6880 County Highway M that would contain 14 twin homes and 5 condominium units. The Plan Commission discussed this project on May 6, 2019. Comments from the Commission included the location of the Ice Age National Scenic Trail, lack of support for private roads, and the possibility of swapping land between the owner and the City to make developing the property easier. No formal action is required by the Council on this item.

Jerney stated the Ice Age National Scenic Trail runs through this property. She is wondering what kind of impact this development would have on the Trail. The sustainability resolution that the Common Council passed at its last meeting refers to supporting natural areas. In addition, the Trail is already impacted by CTH M going through it.

Cronin asked if this development includes private roads.

Sayre replied it does, from the condominiums in the northern leg of the development to the cul-de-sac in the area next to the twin homes.

Cronin commented that private roads north of Cross Country Road are not being maintained by the private property owners. Developments that include private roads will not get much support from her.

Touchett likes this use of the property. He does not think developing this area will impact the Trail, and may give the City an opportunity to grade the land and make it more obvious where the Trail is. He also likes that it is next to Tower Park. He does not care for the private road.

Diaz does not like private roads. He thinks the development is a little too close to the National Scenic Ice Age Trail.

Gaskell asked for Staff feedback for the area proposed for condominiums.

Sayre replied due to the topography, there are concerns about the whether or not that space is buildable, and about public safety equipment being able to get around in the development. The suggestion from Staff was to dedicate that section of the development to parkland.

Reekie stated that as a member of the Public Safety Committee she is not in favor of public roads.

(6) Discussion and Possible Action Re: Resolution No. R-19-029 approving a preliminary plat for Whispering Coves to create 244 lots located west of County Highway M and south of County Highway PD. Motion by Gaskell, seconded by Kemp, to approve Resolution No. R-19-029 approving a preliminary plat for Whispering Coves to create 244 lots located west of County Highway M and south of County Highway PD, with the following conditions:

1. A north-south road shall be included on the final plat through the Midthun property connecting the Endres property on the north to the Backus property on the south.
2. The City, North Neighborhood, LLC, and Midthun Property Hwy M, LLC shall execute a development agreement.
3. Prior to final plat approval, land shall be dedicated and annexed for the northern half of the east/west road identified on the preliminary plat as Stony Ridge Way.
4. Prior to final plat approval, a road agreement shall be executed with North Neighborhood, LLC, Midthun Property Hwy M, LLC, Gerald and Linda Endres, and Dreger Rv. Tr., Dorothy L for the construction of the east/west road, and utilities, identified on the preliminary plat as Stony Ridge Way.

The preliminary plat would create 216 single-family lots, 22 outlots for parkland and stormwater purposes, 2 lots for a future development of condo/smaller lots, 1 lot for a future elementary school, and 2 lots for future development in the County Highway M area. The Plan Commission discussed this project on May 6, 2019. Comments from the Commission included the size and details of the park spaces, the desire to build a larger park area, better road frontage for easier access to the linear park, and road layouts.

Kohl asked if it has been determined that there will be a school in this development.

Sayre replied that has not been finalized. If they do want a school here, there will be a referendum process to go through, as well.

Jerney likes the look of the plan, but she is concerned about considering the cul-de-sacs as park land. She would like to see some consideration given to the possibility of providing more affordable housing.

Diaz asked about the parks process.

Sayre replied there has been discussion at the Parks, Recreation and Forestry Commission about dedication of the cul-de-sacs, of the linear park, and of the natural conservancy park. As it stands now, there is not a formal recommendation from the Commission.

Touchett stated that there are a lot of ponds on this property because of the kettle shape. Ponds can be costly to taxpayers when they have to be dredged. In addition, the cul-de-sacs should not be considered parkland. He will not be voting yes for this.

Diaz added that the nature conservancy park should be counted as parkland if it is built out correctly.

Motion carried 7-1, with Alder Touchett voting no.

11. New Business

- A. Discussion and Possible Action Re: Senior Center Director resignation agreement
The Common Council may convene in a closed session for discussion and possible action regarding Senior Center Director resignation agreement as authorized by Section 19.85(1)(c) of the Wisconsin Statutes to consider employment, promotion, compensation or performance evaluation data of any public employee subject to the jurisdiction or authority of the City of Verona; and Section 19.85(1)(e) for the deliberation of or negotiation for purchase of public properties, investment of public funds, or conduct of other specific public business, whenever competitive or bargaining reasons require a closed session. The Common Council may reconvene in open session to discuss and take action on the subject matter discussed in the closed session.

Sayre explained that Staff is requesting a closed session with the Common Council to discuss a resignation agreement with the former Senior Center Director. He anticipates action after reconvening in open session.

Motion by Kohl, seconded by Gaskell, to convene in a closed session for discussion and possible action regarding Senior Center Director resignation agreement as authorized by Section 19.85(1)(c) of the Wisconsin Statutes to consider employment, promotion, compensation or performance evaluation data of any public employee subject to the jurisdiction or authority of the City of Verona; and Section 19.85(1)(e) for the deliberation of or negotiation for purchase of public properties, investment of public funds, or conduct of other specific public business, whenever competitive or bargaining reasons require a closed session. 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 Kohl – Aye; Alder Posey – Aye; Alder Reekie – Aye; Alder Touchett – Aye; Alder Cronin – Aye; Alder Gaskell – Aye; Alder Jerney – Aye; Alder Kemp – Aye. Motion carried 8-0.

The Common Council convened in closed session at 7:57 p.m.

CLOSED SESSION

Motion by Gaskell, seconded by Kemp, to reconvene in open session at 8:07 p.m.

Motion by Gaskell, seconded by Kohl, to approve the Resignation Agreement, Waiver and Release between the City of Verona and Mary Hanson.

Kemp thanked Adam & Mitch for their effectiveness, and thanked Mary for her service to the City.

Kohl thanked the Senior Center staff for their professionalism during this transition time.

Motion carried 8-0.

- B. Discussion and Possible Action Re: Approval of operator licenses. Motion by Reekie, seconded by Kemp, to approve operator licenses as presented by the City Clerk. Motion carried 8-0.

12. Adjournment:

Motion by Cronin, seconded by Reekie, to adjourn at 8:11 p.m. Motion carried 8-0.

Ellen Clark
City Clerk