

CITY OF VERONA
MINUTES
COMMON COUNCIL
May 14, 2018
Verona City Hall

1. Mayor Diaz called the meeting to order at 7:32 p.m.
2. Pledge of Allegiance
3. Roll call: Alderpersons Kate Cronin, Elizabeth Doyle, Chad Kemp, Katie Kohl, Heather Reekie and Evan Touchett present. Also present: City Administrator Jeff Mikorski, Planning and Development Director Adam Sayre, City Attorney Bryan Kleinmaier, Public Works Director Theran Jacobson, Chief Bernie Coughlin, Sergeant Jesse Christensen, City Engineer Jess Billmeyer and City Clerk Ellen Clark. Alderperson Gaskell is absent and excused.
4. Public Comment:
None
5. Approval of Minutes from the April 23, 2018 Common Council meeting:
Motion by Reekie, seconded by Doyle, to approve the minutes of the April 23, 2018 Common Council meeting, with an amendment of the dates of the Verona Area Community Theater production of "Hairspray" from the incorrect dates of May 3rd – 5th to the correct dates of April 26th – 28th, as requested by Ms. Reekie. Motion carried 7-0.
6. Mayor's Business:
None
7. Announcements:
 - Ms. Clark introduced Kayla Martin as the City of Verona's new Deputy Clerk.
8. Administrator's Report:
 - Alliant Energy planned power outages will take place the week of May 14th in the North Nine Mound Road areas of the city.
 - Monitors in the Council Chambers and sound system have been updated. Assisted listening devices are now available upon request in the Council Chambers, as well.
 - The Tourism Commission will meet on Tuesday, May 15, 2018 at 2:00 p.m.
 - The City of Verona Board of Review will meet on Monday, May 21, 2018 at 7:00 p.m. Training materials are available from the City Clerk.

7:40 p.m. – Alderperson Gaskell now present.
9. Engineer's Report:
 - Downtown street reconstruction phase II – underground utility work is substantially completed, and curb & gutter is scheduled to be installed late this week
 - City parking lot reconstruction – the east half of the library parking lot, the south half of the senior center parking lot, and the old library parking lot are ready for pavement
 - Bike/ped projects 1, 3, 8 and 10 – construction will begin in early June

- CTH M/Liberty Drive/Thousand Oaks traffic signals – construction is scheduled to begin after July 4, 2018
- E. Verona Avenue pavement rehabilitation – construction will begin in June
- Old CTH PB bridges – Old PB is closed to traffic until August for the replacement of two bridges

10. Committee Reports:

A. Public Safety and Welfare Committee

Mr. Touchett requested unanimous consent of the Council to include Items 10.A.(1) and 10.A.(2) in one motion, as these items pertain to the same event. There were no objections.

(1) Discussion and Possible Action Re: A Special Event Permit application from Le Jordan, Verona Area Chamber of Commerce, for the Hometown Days event on Friday-Sunday, June 1-3, 2018 at Festival Park, 111 Lincoln Street. Officer Jesse Christensen spoke regarding this event. The event has been shortened to three days this year, eliminating Thursday night activities. Additional activities include a 5K run/walk and 10K run, a second music stage in the beer garden area, a food table in the beer garden, a car show, and helicopter rides by Ride the Helo. The general layout of the festival is consistent with last year. Beer will be served in cans; there will be no draft beer. Children age 14 and under will be allowed in the beer tent with a parent until 6:30 p.m. A safe ride program will be provided. This application includes all event-related activities, including the parade. A Temporary Class “B” Retailer’s License is required for this event.

(2) Discussion and Possible Action Re: An application for a Temporary Class “B” Retailer’s License from the Verona Area Chamber of Commerce for the Hometown Days event on Friday-Sunday, June 1-3, 2018 at Festival Park, 111 Lincoln Street, Le Jordan, Agent. This license is for the sale of beer and other fermented malt beverages as part of Verona Hometown Days. The beer tent will be open Friday through Sunday. A licensed bartender will be on site during all beer tent hours.

Motion by Touchett, seconded by Kohl, to approve a Special Event Permit and a Temporary Class “B” Retailer’s License, for the Verona Area Chamber of Commerce, with Le Jordan as the Agent, for the Hometown Days event on Friday-Sunday, June 1-3, 2018 at Festival Park, 111 Lincoln Street, contingent upon a completed records check by the Verona Police Department. Motion carried 7-0.

Mr. Touchett requested unanimous consent of the Council to include Items 10.A.(3) and 10.A.(4) in one motion, as these items pertain to the same event. There were no objections.

(3) Discussion and Possible Action Re: A Special Event Permit application from Michael O’Brien, Ice, Inc., for Verona Hometown Brew Down, on Saturday, July 14, 2018, at 451 E. Verona Avenue, from 12 p.m.- 6 p.m. Sergeant Christensen explained that this is the fourth year for the Hometown Brew Down. This event is a craft beer fest, with the proceeds going to the Verona Ice Arena. Lawn games, an obstacle course, and a

band will be on site at the event. A Temporary Class "B" Retailer's License is required for this event.

- (4) Discussion and Possible Action Re: An Application for a Temporary Class "B" Retailer's License from Ice, Inc. for Hometown Brew Down on Saturday, July 14, 2018 at 451 East Verona Avenue from 12 p.m.-6 p.m., Michael O'Brien, Agent. This license is required to sell and serve beer at the Hometown Brew Down. Licensed bartenders will be on site throughout the event.

Motion by Touchett, seconded by Kohl, to approve a Special Event Permit and a Temporary Class "B" Retailer's License for Ice, Inc., for Verona Hometown Brew Down, on Saturday, July 14, 2018 at 451 Verona Avenue, from 12 p.m.-6 p.m., with Michael O'Brien as the agent, contingent upon a completed records check by the Verona Police Department. Motion carried 7-0.

Mr. Touchett requested unanimous consent of the Council to include Items 10.A.(5), 10.A.(6), 10.A.(7), 10.A.(8), 10.A.(9) and 10.A.(10) in one motion, as these items pertain to the same business and agent. There were no objections.

- (5) Discussion and Possible Action Re: A Special Event Permit Application for the Hop Haus Brewing Company 3rd Anniversary Party on Saturday, June 16th, 2018, from Phillip Hoechst. Sergeant Christensen explained that the Hop Haus 3rd Anniversary Party will be held from Noon-10 p.m. on June 16th. The business's parking lot will be used for seating, Cali Fresh and Miko Poke food carts, and live music by the Soggy Prairie Boys. Metal barricades will mark the perimeter of the parking lot area. A temporary premises description amendment is required for serving beer and wine in this area.
- (6) Discussion and Possible Action Re: A Temporary Premises Description Amendment for Class "C" Wine License on Saturday, June 16, 2018, for the Hop Haus Brewing Company, LLC, 231 S. Main Street, to include the front parking lot.
- (7) Discussion and Possible Action Re: A Special Event Permit Application for the Hop Haus Brewing Company MS Fundraiser on Saturday, July 21, 2018, from Phillip Hoechst. The business's parking lot will be used for seating, a food cart from Fraboni's Italian Specialties, and live music by Nate Gerlach & Friends. Metal barricades will mark the perimeter of the parking lot area. A temporary premises description amendment is required for serving beer and wine in this area.
- (8) Discussion and Possible Action Re: A Temporary Premises Description Amendment for Class "C" Wine License on Saturday, July 21, 2018, for the Hop Haus Brewing Company, LLC, 231 S. Main Street, to include the front parking lot.
- (9) Discussion and Possible Action Re: A Special Event Permit Application for the Wisconsin Beer Run on Saturday, October 13, 2018, from Phillip Hoechst. FourOneFour Events is sponsoring the Wisconsin Beer Run, and will be partnering with Hop Haus Brewing Company, which is designated as the end of the event route. The Beer Run was approved by the Public Safety and Welfare Committee on

March 26, 2018. Each adult event participant will be offered one free beer at the Hop Haus after completing the course. The permit request is for 8 a.m.-8 p.m. There will be no food carts or music for this event. Beer will be served from a mobile caddie in the parking lot, as well as in the taproom inside the building.

- (10) Discussion and Possible Action Re: A Temporary Premises Description Amendment for Class “C” Wine License on Saturday, October 13, 2018, for the Wisconsin Beer Run, 231 S. Main Street, to include the front parking lot.

Motion by Touchett, seconded by Kemp, to approve a Special Event Permit for the Hop Haus Brewing Company 3rd Anniversary Party on Saturday, June 16th, 2018, from Phillip Hoechst; a Temporary Premises Description Amendment for Class “C” Wine License on Saturday, June 16, 2018, for the Hop Haus Brewing Company, LLC, 231 S. Main Street, to include the front parking lot; a Special Event Permit for the Hop Haus Brewing Company MS Fundraiser on Saturday, July 21, 2018, from Phillip Hoechst; a Temporary Premises Description Amendment for Class “C” Wine License on Saturday, July 21, 2018, for the Hop Haus Brewing Company, LLC, 231 S. Main Street, to include the front parking lot; a Special Event Permit Application for the Wisconsin Beer Run on Saturday, October 13, 2018, from Phillip Hoechst; and a Temporary Premises Description Amendment for Class “C” Wine License on Saturday, October 13, 2018, for the Wisconsin Beer Run, 231 S. Main Street, to include the front parking lot. Motion carried 7-0.

- (11) Discussion and Possible Action Re: A premises description amendment for the Class “B” Fermented Malt Beverages and “Class B” Winery Licenses for Fisher King Winery, 1105 Laser Street, to include an outdoor patio. Fisher King Winery is requesting a premises description amendment to allow them to serve alcohol in a fenced outdoor patio area. Motion by Touchett, seconded by Kohl, to approve a premises description amendment for the Class “B” Fermented Malt Beverages and “Class B” Winery License for Fisher King Winery, 1105 Laser Street, to include an outdoor patio, with the following contingencies:

1. The outdoor patio fencing shall be a minimum of 48” tall
2. Alcohol consumption shall be limited to the fenced area as shown on the site plan or inside the winery. All areas where alcohol is consumed shall be monitored by staff
3. The fence and gate for the outdoor patio shall comply with the requirements from the Police Department and Building Inspector
4. The exit for the patio shall be labeled as an “exit only” and on the opposite side is labeled “no entry”
5. The use of the outdoor seating area is permitted to operate from 7:00 a.m. to 10:00 p.m. seven (7) days per week

The business owner is aware of the contingencies. Motion carried 7-0.

- (12) Discussion and Possible Action Re: A premises description amendment for the Combination Class “B” Fermented Malt Beverages and Reserve “Class B” Intoxicating Liquor Licenses for Liberty Business Park Hospitality, LLC, d/b/a Bar and Restaurant

at the Hyatt Place, 846 Liberty Drive, to include an outdoor patio. The Hyatt Place is requesting a premises description amendment to allow them to serve alcohol in a fenced outdoor patio area. The fence is in place, and has been inspected and approved by the Building Inspector. Motion by Touchett, seconded by Cronin, to approve a premises description amendment for the Combination Class “B” Fermented Malt Beverages and Reserve “Class B” Intoxicating Liquor Licenses for Liberty Business Park Hospitality, LLC, d/b/a Bar and Restaurant at the Hyatt Place, 846 Liberty Drive, to include an outdoor patio, with the following contingencies:

1. The use of the outdoor seating area is permitted to operate from 7:00 a.m. to 10:00 p.m. seven (7) days a week
2. Outdoor patio fencing shall be a minimum of 48” tall
3. The outdoor patio fencing material shall be approved by the Director of Planning and Development
4. The exit for the patio shall be labeled as an “exit only”
5. The fence and gate for the outdoor patio shall comply with the requirements from the Police Department and Building Inspector

Motion carried 7-0.

B. Plan Commission

- (1) Discussion and Possible Action Re: Resolution No. R-18-016 approving a certified survey map to create two (2) lots north of Bruce Street and west of Locust Drive located at 500 Bruce Street. Motion by Gaskell, seconded by Touchett, to approve Resolution No. R-18-016 approving a certified survey map to create two (2) lots north of Bruce Street and west of Locust Drive located at 500 Bruce Street. Lot 1 will be acquired by the City for the expansion of Fireman’s Park, and Lot 2 will continue to be owned by the Matts family. Motion carried 7-0.
- (2) Discussion and Possible Action Re: Resolution No. R-18-017 approving a certified survey map to create four (4) lots at the southwest corner of West Verona Avenue and Legion Street. Motion by Gaskell, seconded by Kemp, to approve Resolution No. R-18-017 approving a certified survey map to create four (4) lots at the southwest corner of West Verona Avenue. These lots are for the Sugar Creek Commons redevelopment project. Lot 1 will contain a future hotel/convention center, Lots 2 and 3 will contain mixed-use buildings, and Lot 4 will have a multi-family building. Motion carried 7-0.
- (3) Discussion and Possible Action Re: Resolution No. R-18-018 approving a certified survey map to create one (1) lot and two (2) outlots at 723 Half Mile Road. Motion by Gaskell, seconded by Reekie, to approve Resolution No. R-18-018 approving a certified survey map to create one (1) lot and two (2) outlots at 723 Half Mile Road. Lot 1 of the CSM will be retained by the Erbach Trust, while the two (2) outlots will either be retained by the Trust or potentially conveyed to the property owner to the east. Motion carried 7-0.

- (4) Discussion and Possible Action Re: Resolution No. R-18-019 approving a certified survey map to create two (2) lots and two (2) outlots for the new high school to be located in the west end, south of West Verona Avenue, and west of South Nine Mound Road. Motion by Gaskell, seconded by Kemp, to approve Resolution No. R-18-019 approving a certified survey map to create two (2) lots and two (2) outlots for the new high school to be located in the west end, south of West Verona Avenue, and west of South Nine Mound Road. Lots 1 and 2 of the CSM will include the future high school and athletic fields. Outlot 1 will be retained by the Verona Area School District or potentially conveyed to the property owner to the east. Outlot 2 will be conveyed to the City for a potential future road. Motion carried 7-0.
- (5) Discussion and Possible Action Re: Resolution No. R-18-020 approving an amendment to a conditional use permit to allow a group development at 1979 Milky Way. Motion by Gaskell, seconded by Reekie, to approve Resolution No. R-18-020 approving an amendment to a conditional use permit to allow a group development at 1979 Milky Way. This conditional use permit would allow for the construction of an 11,550 square foot vehicle fleet maintenance building at 1979 Milky Way on the Epic campus. Motion carried 7-0.
- (6) Discussion and Possible Action Re: Resolution No. R-18-021 approving an amendment to a precise implementation plan for façade changes at 118 South Main Street. The applicant is proposing to create space for two tenants in the former World of Variety building at 118 South Main Street. Motion by Gaskell, seconded by Kemp, to approve Resolution No. R-18-021 approving an amendment to a precise implementation plan for façade changes at 118 South Main Street, with the following conditions:
- Prior to occupancy permits being granted, the applicant shall:
 1. Restripe the parking lot and restripe the pedestrian connection to South Main Street
 2. Install a bicycle rack
 3. Install historic decorative lighting
 4. Install landscaping along South Main Street
- Motion carried 7-0.
- (7) Discussion and Possible Action Re: Ordinance No. 18-914 rezoning 400 West Verona Avenue from Urban Commercial (UC) to Neighborhood Commercial (NC). Motion by Gaskell, seconded by Reekie, to approve Ordinance No. 18-914 rezoning 400 West Verona Avenue from Urban Commercial (UC) to Neighborhood Commercial (NC). The Purple Goose, which currently occupies the building on this property, is moving to a new location in the City. This zoning map amendment will accommodate a single-family use for this property.
- The Neighborhood Commercial (NC) zoning does not allow the occupant to continue a commercial use in the detached garage on this property, however the occupant is considering a home occupation located in the house portion of the property. Motion carried 7-0.

- (8) Discussion and Possible Action Re: Resolution No. R-18-022 approving a conditional use permit to allow a single-family land use at 400 West Verona Avenue. Motion by Gaskell, seconded by Kohl, to approve Resolution No. R-18-022 approving a conditional use permit to allow a single-family land use at 400 West Verona Avenue. Motion carried 7-0.
- (9) Discussion and Possible Action Re: Resolution No. R-18-023 approving a conditional use permit to allow a group development at 200 Keenan Court. Motion by Gaskell, seconded by Cronin, to approve Resolution No. R-18-023 approving a conditional use permit to allow a group development at 200 Keenan Court. The applicant is proposing to construct a 6,100 square foot commercial building on the same parcel as the Big Apple Daycare. The Plan Commission directed Staff to review driveway access to Keenan Court as a condition of the site plan approval.

There have been a couple of concepts from the applicant regarding traffic flow. Staff is weighing the options, and will go forward with the best option from a safety standpoint. Motion carried 7-0.

Ms. Gaskell informed the Council that the Plan Commission discussed the initial concept review for a proposed 160 acre residential development to be located at 7230 Pine Row Road in the City's Southwest Neighborhood Plan adjacent to Valley Road.

Mr. Sayre explained that the land is currently planned as non-residential, and therefore would require an amendment to the current comprehensive plan. The Plan commission discussed how changing this area from non-residential to residential would impact the city as a whole. This will probably be coming to the Council within the next month or two.

C. Finance Committee

- (1) Discussion and Possible Action Re: Payment of Bills. Motion by Doyle, seconded by Kemp, to approve the payment of bills in the amount of \$998,126.72. Motion carried 7-0.
- (2) Discussion and Possible Action Re: Resolution No. R-18-024 authorizing City administration to contract with BS&A Software for the purchase of new financial software. Motion by Doyle, seconded by Cronin, to approve Resolution No. R-18-024 authorizing City administration to contract with BS&A Software for the purchase of new financial software. The timeline for the setup, training and testing process for the new financial software system is 9-12 months, with implementation expected near the beginning of 2019. Motion carried 7-0.

Ms. Doyle requested unanimous consent of the Council to take up Item 10.C.(3) after Item 10.D.(10). There were no objections.

Mr. Touchett requested unanimous consent of the Council to take up Item 10.D.(10) after Item 12.B. There were no objections.

D. Public Works/Sewer and Water Committee

- (1) Discussion and Possible Action Re: Agreement with T-Mobile (Black Dot) regarding lease of water tower space. Black Dot has submitted a lease extension proposal for cellular equipment on Tower 2 near Whalen Road/South Main Street (CTH M). The Committee took no action on this item; therefore, no action is required by the Council.
- (2) Discussion and Possible Action Re: Amendment No. 1 to a professional services agreement with AECOM for Project ID 2017-115, Well 6. Motion by Touchett, seconded by Kemp, to approve Amendment No. 1 to the professional services agreement with AECOM for Project ID 3017-115, Well 6. This amendment is for design analysis for adding the booster station and reservoir to Well 6, moving the generator from external to internal, and water testing space. The amendment amount is \$15,671.01, with a contract value not to exceed \$143,562.01. Motion carried 7-0.
- (3) Discussion and Possible Action Re: Amendment No. 2 to a professional service agreement with AECOM for Project ID 2016-117, MV Bridge Widening. Motion by Touchett, seconded by Gaskell, to approve Amendment No. 2 to a professional services agreement with AECOM for Project ID 2016-117, MV Bridge Widening. This amendment is for updating roadway plans for 2018-2019 construction, updating bridge plans and specifications for 2018-2019 construction, updating TMP to reflect 2018-2019 construction and updating environmental documentation to reflect 2018-2019 construction. The amendment amount is \$15,190, with a contract value not to exceed \$220,170. Motion carried 7-0.
- (4) Discussion and Possible Action Re: Storm sewer easement at Cross Point Estates. Motion by Touchett, seconded by Kemp, to approve a storm sewer easement at Cross Point Estates. An additional storm sewer pipe is required on the southern third of Lots 6 and 7 of the Cross Point Estates plat. The pipe will collect backyard runoff from multiple lots in the development. The storm sewer will be installed when the easement is approved and recorded. Motion carried 7-0.
- (5) Discussion and Possible Action Re: Range Trail pavement condition adjacent to Cathedral Point. Motion by Touchett, seconded by Gaskell, to approve Range Trail pavement condition adjacent to Cathedral Point. As part of Cathedral Point Phase 8 improvements, the west half of Range Trail will be improved to city standards along the Cathedral Point frontage. The east side of Range Trail in the Town of Verona is failing. Both sides need to be completed at the same time for the long-term success of the road. To accomplish this, the City has an opportunity to partner with Veridian to pave the entire road, with the City and Town splitting the cost of the east side of the road. The cost for this project is estimated at \$60,000 to \$80,000. Motion carried 7-0.

Mr. Touchett requested unanimous consent of the Council to include items 10.D.(6), 10.D.(7), 10.D.(8), and 10.D.(9) in one motion, as these items pertain to accepting public improvements in four City subdivisions, with the same conditions of approval. There were no objections.

- (6) Discussion and Possible Action Re: Resolution No. R-18-025 accepting public improvements in the Cathedral Point Phase 7 subdivision. Cathedral Point Phase 7 public improvements are substantially completed. City Staff recommends that the City formally accept the improvements and reduce the letter of credit. The balance will cover the cost of the surface course pavement and minor maintenance items.
- (7) Discussion and Possible Action Re: Resolution No. R-18-026 accepting public improvements in the Cross Point Estates subdivision. Cross Point Estates public improvements are substantially completed. City Staff recommends that the City formally accept the improvements and reduce the letter of credit. The balance will cover the cost of the surface base course pavement and minor maintenance items.
- (8) Discussion and Possible Action Re: Resolution No. R-18-027 accepting public improvements in the Hometown Grove subdivision. Hometown Grove public improvements are substantially completed. City Staff recommends that the City formally accept the improvements and reduce the letter of credit. The balance will cover the cost of the surface base course pavement and minor maintenance items.
- (9) Discussion and Possible Action Re: Resolution No. R-18-028 accepting public improvements in the Kettle Creek North Phase 1 subdivision. Kettle Creek North Phase 1 public improvements are substantially completed. City Staff recommends that the City formally accept the improvements and reduce the letter of credit. The balance will cover the cost of the surface base course pavement and minor maintenance items.

Motion by Touchett, seconded by Kemp, to approve Resolution No. R-18-025 accepting public improvements in the Cathedral Point Phase 7 subdivision; Resolution No. R-18-026 accepting public improvements in the Cross Point Estates subdivision; Resolution No. R-18-027 accepting public improvements in the Hometown Grove subdivision; and Resolution No. R-18-028 accepting public improvements in the Kettle Creek North Phase 1 subdivision. Motion carried 7-0.

11. Old Business

- A. Discussion and Possible Action Re: A Development Agreement for the Verona Area School District's new high school and related facilities construction project. Mr. Mikorski presented the Council with the full Development Agreement with the Verona Area School District (VASD), with attachments, which the Council approved as to form at the March 23, 2018 Common Council meeting. This version includes minor language changes requested by VASD. Staff and the City Attorney agree that the changes do not meet the level of substantive changes.

Kleinmaier explained the changes that were requested by VASD. The fees section had the most substantial changes. Another change was adding language that describes governmental defenses and immunities that apply to both the school district and the City. Staff feels comfortable that there are no substantive changes to the document.

Motion by Touchett, seconded by Kemp, to approve a development agreement for the Verona Area School District's new high school and related facilities construction project. Motion carried 7-0.

12. New Business

A. Discussion and Possible Action Re: A Public Improvements Agreement between the City of Verona and the Erbach Irrevocable Trust.

Mr. Mikorski explained that this Public Improvements Agreement provides for the Erbach Trust or any subsequent owner of the property, to pay the City \$500,000. The payment will be in consideration of the costs incurred by the City to assist with the construction and installation of the Verona Area School District (VASD) transportation improvements, which improvements benefit the property. Payment will be triggered by a site plan or Precise Implementation Plan approval or the issuance of a building permit by the City, whichever occurs earlier.

Mr. Kleinmaier stated the agreement is consistent with the discussions the Council has had in the past regarding this issue. The school district proposed that the City add \$500,000 to the payment to the school district under the development agreement. The City agreed to do that, as long as there was an agreement in place with the Erbach Trust to guarantee that the City will be paid back if the property develops. Motion by Touchett, seconded by Cronin, to approve a Public Improvements Agreement between the City of Verona and the Erbach Irrevocable Trust. Motion carried 7-0.

B. Discussion and Possible Action Re: Approval of operator licenses. Motion by Doyle, seconded by Reekie, to approve operator license applications for: Jean Mirwald for Hometown Days; Carl Syftestad as an Independent; Jonathan Ames for 4 Sisters Wine and Tapas Restaurant; Erik Ellenberger for Sugar River Pizza; and Megan Westphal for Toot & Kate's Wine Bar. Motion carried 7-0.

10.D.(10) Discussion and Possible Action Re: Land acquisition for public works facility *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 an open session to discuss and take action on the subject matter discussed in the closed session.*

Staff requests a closed session to discuss possible negotiations related to the purchase of property for a future public works facility at the intersection of CTH M and Range Trail.

Mr. Jacobson explained that the public works space needs study performed by Barrientos Design and Consulting was presented to the Council on June 26, 2017. The existing public works facility was built in 2001, and is too small for our current needs. The current facility is approximately 39,000 square feet, including outdoor storage, cold storage and the old VACT building. The space needs study listed 90,000 square feet as an ideal size range for a new building. Staff pared that down to the 80,000 square foot range.

Ms. Doyle asked if a satellite facility would be appropriate.

Mr. Jacobson replied that one of the advantages to several departments being housed in one building is the availability of cross-training, which allows us to maximize efficiency with the staff and equipment that we have. There are 21 supervisors and staff under public works, including the parks department.

Norman Barrientos, owner of Barrientos Design and Consulting, spoke regarding public works facility space issues. Creating a facility that can allow for expansion is very important. He added that there is no room for expansion at the current public works shop site.

Discussion followed regarding expandability of the proposed site, expected life of a new building, the feasibility of keeping the current building, and the rising cost of land for a new facility site.

Ms. Doyle presented an overview of Item 10.C.3., Preliminary 2018 Borrowing Plan Including Future Financing for Capital Projects. The 2018 borrowing plan includes projects included in the 2018 capital budget. Staff has provided the 2018 borrowing plan and the estimated costs for the established 5-year plan proposed in the 2018 budget. Council direction is needed for staff to present the initial resolution for the sale of bonds at the May 29th Finance Committee and Common Council meetings. Staff had the foresight to include land acquisition costs for borrowing for land for potential future use. Looking at our 5-year plan as assessed with staff input, it doesn't seem like we're on a sustainable borrowing trajectory. We have to look at what choices are going to be made going forward regarding a potential new public works facility. Additional borrowing could result in our credit rating dropping, which results in additional cost for every dollar borrowed.

Mr. Mikorski stated staff needs some direction from Council regarding the 2018 borrowing plan. The plan consists of eleven projects totaling \$9,985,000. Projects include the development agreement with the school district for transportation coordination, the CTH PD project from Woods Road to CTH M, the Old CTH PB bridge replacement, Legion Street improvements, land acquisition for the public works facility, CTH M water main and sanitary sewer extensions, the collection system for the east side interceptor, the Silent Street pond redevelopment, Fireman's Park improvements, and the 2018 loader for public works. If Council moves forward with that, we would have the initial borrowing resolution at the next Council meeting.

Motion by Touchett, seconded by Kemp, to convene in a closed session for land acquisition for a proposed public works facility, 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 Doyle – Aye; Alder Gaskell – Aye; Alder Kemp – Aye; Alder Kohl – Aye; Alder Reekie – Aye; Alder Touchett – Aye; Alder Cronin – Aye. Motion carried 7-0.

The Common Council convened in closed session at 9:17 p.m.

CLOSED SESSION

Motion by Doyle, seconded by Touchett, to reconvene in open session.
Motion carried 7-0.

The Common Council reconvened in open session at 10:12 p.m.

Ms. Doyle stated the Common Council has determined that it will authorize borrowing, including the purchase of land for the proposed public works facility. We will re-evaluate our borrowing for the next five years and our capital budget plan to create a more sustainable approach to borrowing.

- 10.C.(3) Discussion and Possible Action Re: Preliminary 2018 Borrowing Plan including future financing for capital projects. Motion by Doyle, seconded by Touchett, to approve the Preliminary 2018 Borrowing Plan, including future financing for capital projects, in the amount of \$9,685,000. Motion carried 7-0.

Ms. Doyle stated our public works facility has been over capacity for some time. Council has identified this as a need that we need to work into our borrowing capacity. However, we want to be mindful of the impact on taxpayers.

Mayor Diaz stated we are all aware of the importance of our bond rating, and of being responsible stewards of public money. We're going to have some tough choices going forward, but we will do what is right for the city.

13. Adjournment:

Motion by Touchett, seconded by Gaskell, to adjourn at 10:15 p.m. Motion carried 7-0.

Ellen Clark
City Clerk