

**CITY OF VERONA**

**MINUTES**

**COMMON**

**COUNCIL**

**July 8, 2019**

**Verona City Hall**

1. Mayor Diaz called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance
3. Roll call: Alderpersons Kate Cronin, Sarah Gaskell, Charlotte Jerney, Chad Kemp, Katie Kohl, Christine Posey, Heather Reekie and Evan Touchett were present. Also present: Interim City Administrator Adam Sayre, Police Chief Bernie Coughlin, City Attorney Bryan Kleinmaier, AECOM Engineer Carla Fischer, and City Clerk Ellen Clark.
4. Public Comment:
  - Jo Anne Lindberg, 825 Hemlock Drive, Verona, thanked the Council members for their service. She has lived in Verona for three years. She is interested in learning more about the City's Comprehensive Plan and sustainability efforts.
5. Approval of minutes from the June 24, 2019 Common Council meeting. Motion by Kohl, seconded by Kemp, to approve the minutes of the June 24, 2019 Common Council meeting with correction of the meeting date in Item 5., as noted by the City Clerk. Motion carried 8-0.
6. Mayor's Business:
  - A. Confirmation of Library Board appointments:  
Motion by Kohl, seconded by Cronin, to approve the following Library Board member appointments, as recommended by Mayor Diaz at the June 24, 2019 Common Council meeting:

Mawara Sohail	Reappointment	3 year term expiring July 2022
Jay Huemmer	New appointment	3 year term expiring July 2022

  
Motion carried 8-0.
7. Announcements: A meeting of the Joint Review Board will be held July 17<sup>th</sup> at 5:30.
8. Administrator's Report:
  - Sayre responded to the questions posed by Jo Anne Lindberg during the Public Comment portion of tonight's meeting. The City does have a Comprehensive Plan, adopted in 2010. These plans are typically updated every ten years. The City also has neighborhood plans to guide development and growth in specific neighborhoods. Those two types of plans guide the general number of homes, general densities, and where development is occurring. The City is bounded by the Sugar River on the west, the City of Fitchburg to the east, boundary lines to the north with City of Madison, and a boundary agreement with the Town of Verona. Regarding a platform for sustainability efforts, the City adopted a sustainability resolution a few months ago. We are looking at our sustainability efforts during the budgeting process. Hybrid

vehicles for the Police and Fire Departments are being discussed. Other items may include how we purchase, increasing the number of bike paths and pedestrian connections, and general planting of trees and other plantings.

- The City's website is undergoing a redesign to be completed this fall.
- A cardboard dumpster for pieces that may not fit in the recycling containers is available for public use across from the electronics recycling bins at the Public Works facility at 410 Investment Court.
- Recycling information can be found on the City's website at <http://www.ci.verona.wi.us/recycling>.
- The Verona Water Utility has filed an application with the Public Service Commission to increase water rates. If the increase request is granted, the average residential customer will see an increase of 38.5%. This is for the water portion only of the quarterly water/sewer bill. Information is included on the Quarter 2 water bills, and can be found on the City's website at <http://www.ci.verona.wi.us/632/Water-Rate-Study>.
- An open house/ribbon cutting for Fireman's Park is planned for July 31<sup>st</sup>, the same day as the annual Beach Bash.
- Senate Bill 269, which would allow the City to reimburse taxpayers for the City's 2018 TIF error, was found to have no State or local fiscal impacts.
- An employee summer cookout will be held on July 25<sup>th</sup> from 11:30 a.m. – 1 p.m. at Festival Park.
- Cronin added that a summary was included in the water bill listing things that are contaminating our recycling stream.

#### 9. Engineer's Report:

- Well 6 pumping station construction: Air piping is being installed to continue required testing for the well.
- CTH M Reconstruction: Sanitary sewer installation for the City is complete and water main installation has resumed.
- CTH M/ Liberty Drive/ Thousand Oaks Trail Traffic Signals: All lanes are open, with traffic signals operating. Finish work is in progress. Permanent signage will follow.

#### 10. Committee Reports

##### **A. Finance Committee**

- (1) Discussion and Possible Action Re: Payment of bills. Motion by Kemp, seconded by Cronin, to pay the bills in the amount of \$536,501.75. Motion carried 8-0.

##### **B. Public Safety and Welfare Committee**

- (1) Discussion and Possible Action Re: An application for a Class "B" Fermented Malt Beverage and "Class C" Wine Retailer's License for Mr. Brew's Taphouse Verona,

LLC, d/b/a Mr. Brew's Taphouse, 611 Hometown Circle, Suite 104, Ryan Swanson, Agent. Motion by Reekie, seconded by Kemp, to approve a Class "B" Fermented Malt Beverage and "Class C" Wine Retailer's License for Mr. Brew's Taphouse, LLC, d/b/a Mr. Brew's Taphouse, 611 Hometown Circle, Suite 104, Ryan Swanson, Agent, contingent upon the surrender of the current license by Danial Johnson. Ryan Swanson is purchasing Mr. Brew's Taphouse from the current owner, Danial Johnson, and has applied for a new license for the property. No physical changes have been made to the property, and this license is identical to the one currently held by Mr. Johnson. Motion carried 8-0.

- (2) Discussion and Possible Action Re: A Memorandum of Understanding between Public Safety Cadets and the City of Verona regarding a program to educate and mentor youth. Motion by Reekie, seconded by Kohl, to approve a Memorandum of Understanding between Public Safety Cadets and the City of Verona regarding a program to educate and mentor youth. Reekie explained that the Public Safety Cadets program is a nationwide, non-profit organization founded in 2018 to assist public safety agencies in mentoring young adults ages 14-21 to serve their communities. Compared to the fees currently being paid by the City to the Learning for Life program, the Public Safety Cadet program is much less expensive. Motion carried 8-0.

### **C. Plan Commission**

- (1) Discussion and Possible Action Re: Resolution No. R-19-031 approving a Conditional Use Permit to allow an in-vehicle sales or service land use at 723 Half Mile Road. Motion by Gaskell, seconded by Kemp, to approve Resolution No. R-19-031 approving a Conditional Use Permit to allow an in-vehicle sales or service land use at 723 Half Mile Road, contingent upon the Applicant acquiring the property. The proposed conditional use permit will allow for the construction of an 8,300 square foot convenience store, fuel canopy and a car wash at 723 Half Mile Road. The Applicant has spoken with the school district and is looking into using school district colors on the outdoor umbrellas, wildcat paw prints on the cement, and student artwork in the store. Motion carried 8-0.
- (2) Discussion and Possible Action Re: Resolution No. R-19-032 approving a Certified Survey Map to create two (2) lots at 723 Half Mile Road. Motion by Gaskell, seconded by Kemp, to approve Resolution No. R-19-032 approving a Certified Survey Map to create two (2) lots at 723 Half Mile Road, contingent upon the Applicant acquiring the property. The proposed certified survey map (CSM) will create two (2) lots at 723 Half Mile Road. Lot 1 would contain the future Kwik Trip, and lot 2 will be vacant and available for future commercial development. Motion carried 8-0.
- (3) Discussion and Possible Action Re: Resolution No. R-19-033 finding that the expansion of the Verona Urban Service Area to include 39 acres of land at the southeast corner of Range Trail and County Highway M in the Town of Verona is consistent with the Verona Comprehensive Plan and directing Staff to submit a

request to expand the Verona Urban Service Area to include said lands. Motion by Gaskell, seconded by Cronin, to approve Resolution No. R-19-033 approving an Urban Service Area amendment located at the southeast corner of Range Trail and County Highway M. The proposed urban service area amendment would add approximately 39-acres of land to the City's urban service area. Portions of this parcel recently received a concept review from the Plan Commission and Common Council for a residential development. Motion carried 8-0.

- (4) Discussion and Possible Action Re: Resolution No. R-19-034 finding that the expansion of the Verona Urban Service Area to include 7.5 acres of land at 1979 Milky Way in the City of Verona is consistent with the Verona Comprehensive Plan and directing Staff to submit a request to expand the Verona Urban Service Area to include said lands. Motion by Gaskell, seconded by Kohl, to approve Resolution No. R-19-034 approving an Urban Service Area amendment located at 1979 Milky Way. The proposed urban service area amendment would add approximately 7.5-acres of land to the City's urban service area. Motion carried 8-0.

#### **D. Joint City/Town Planning Committee**

- (1) Discussion and Possible Action Re: Resolution No. R-19-035 approving an extraterritorial Certified Survey Map to create two (2) lots located at 6861 Cross Country Road in the Town of Verona. Motion by Gaskell, seconded by Kemp, to approve Resolution No. R-19-035 approving an extraterritorial Certified Survey Map to create two (2) lots located at 6861 Cross Country Road in the Town of Verona. Motion carried 8-0.

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

- (1) Discussion and Possible Action Re: A Professional Services Agreement with AECOM for construction related services for Project 2016-123 CTH PD, Woods Road to CTH M. Motion by Touchett, seconded by Kemp, to approve a Professional Services Agreement with AECOM for construction related services for Project 2016-123 CTH PD, Woods Road to CTH M at a cost not to exceed \$79,361. This agreement is for construction staking, contract administration, product review, request for information, right-of-way staking, and shop drawing review of design services during construction. Work is to start in September of this year and end approximately November, 2020. Motion carried 8-0.
- (2) Discussion and Possible Action Re: A Professional Services Agreement with JT Engineering for construction administration and inspection in regards to work within right-of-way. Motion by Touchett, seconded by Kemp, to approve a Professional Services Agreement with JT Engineering for construction administration and inspection in regards to work within right-of-way, contingent upon legal review of the contract. This agreement is to assist Public Works staff with administering, enforcement, and inspection of work within City of Verona right-of-way and easements by utility companies. The cost of these services will be billed back to the company through the permit issued. Depending on the size

of the application, a retainer will be required at time of application and permit issuance. This contract approach is being used by communities that do not have the staffing capabilities to administer and/or inspect projects of such scope and size. Motion carried 8-0.

Sayre requested unanimous consent from the Council to convene in closed session to discuss items 11.A. and 12.A. at the same time, with the Council approving a motion to convene in closed session for each item; and to take Item 12.A. before Item 11.A. There were no objections.

## 11. Old Business

- A. 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.*

Sayre stated Staff is requesting a closed session discussion with the Common Council to update the Council on the financial analysis done by Ehlers and Associates, as well as additional information received from the developer, and to gain direction from the Council on future negotiations with the developer on the development agreement.

Motion by Gaskell, 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 Posey – Aye; Alder Reekie – Aye; Alder Touchett – Aye; Alder Cronin – Aye; Alder Gaskell – Aye; Alder Jerney – Aye; Alder Kemp – Aye; Alder Kohl – Aye. Motion carried 8-0. The Common Council convened in closed session at 7:39 p.m.

### CLOSED SESSION

Motion by Kohl, seconded by Kemp, to reconvene in open session at 8:20 p.m. No action was taken by the Common Council in closed session.

## 12. New Business

- A. Discussion and Possible Action Re: Potential purchase of property located on Woods Road.

*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.*

Sayre explained that the City has been approached by a property owner for the potential purchase of 40 acres of land on Woods Road. The property is located immediately south of land that was purchased by the City of Madison in 2018. This property is heavily wooded and contains glacial kettle ponds and a terminal moraine, which is a significant feature of the Ice Age National Scenic Trail. City Staff has walked the property. Long-term use of the property would be potential open space with trails and walking paths. Staff is recommending a closed session to discuss the possible purchase of this property.

Motion by Gaskell, seconded by Cronin, 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 Touchett – Aye; Alder Cronin – Aye; Alder Gaskell – Aye; Alder Jerney – Aye; Alder Kemp – Aye; Alder Kohl – Aye; Alder Posey – Aye. Motion carried 8-0. The Common Council convened in closed session at 7:39 p.m.

#### CLOSED SESSION

Motion by Kohl, seconded by Kemp, to reconvene in open session at 8:20 p.m.  
No action was taken by the Council in closed session.

Diaz stated negotiations are ongoing regarding both of the closed session items.

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

#### 13. Adjournment:

Motion by Touchett, seconded by Kemp, to adjourn at 8:21 p.m. Motion carried 8-0.

Ellen Clark  
City Clerk