

CITY OF VERONA
COMMON COUNCIL
MINUTES
September 11, 2023

1. Call to order: Mayor Diaz called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance
3. Roll Call: Mara Helmke, Chad Kemp, Beth Tucker Long, Evan Touchett, Phil Hoechst, Christine Posey, and Rye Kimmett were present. Kate Cronin was absent and excused. Also present: City Clerk Holly Licht, City Administrator Jamie Aulik, Police Chief Dave Dresser, City Engineer Carla Fischer, and City Attorney Bryan Kleinmaier.
4. Public Comments
 - Tony DeRosa, representing Fiduciary Development, spoke saying they have worked with staff to make changes to the annexation and development agreements.
5. Approval of Minutes from the August 28, 2023 Common Council Meeting
Motion by Kemp, seconded by Tucker Long to approve the minutes from the August 28, 2023 Common Council Meeting. Motion carried 7-0.
6. Mayor's Business: None
7. Announcements: None
8. Administrator's Report: Aulik stated that they continue to work with developers to keep projects moving along. The Finance Committee is in the budget process.
9. Engineer's Report: Carla Fischer presented the Engineer's Report and it was entered into the record.
10. Committee Reports
 - A. Finance Committee**
 - (1) Discussion and Possible Action Re: Payment of bills
Motion by Kemp, seconded by Helmke to pay the bills in the amount of \$988,787.91. Motion carried 7-0.
 - B. Plan Commission**
 - (1) Discussion and Possible Action Re: Ordinance No. 23-1030 zoning map amendment to rezone approximately 439-acres to Suburban Industrial located at 1979 Milky Way

Motion by Posey, seconded by Hoechst to approve Ordinance No. 23-1030 zoning map amendment to rezone approximately 439-acres to Suburban Industrial located at 1979 Milky Way. Motion carried 7-0.

(2) Discussion and Possible Action Re: Resolution No. 23-023 approving the expansion of the Verona Urban Service Area (USA) to include approximately 262-acres of land located at 1979 Milky Way
Motion by Posey, seconded by Tucker Long to approve Resolution No. 23-023 approving the expansion of the Verona Urban Service Area (USA) to include approximately 262-acres of land located at 1979 Milky Way. Motion carried 7-0.

(3) Discussion and Possible Action Re: Resolution No. 23-024 approving a conditional use permit to allow a child daycare facility located at 301 Prairie Heights Drive
Motion by Posey, seconded by Kemp to approve Resolution No. 23-024 approving a conditional use permit to allow a child daycare facility located at 301 Prairie Heights Drive. Motion carried 7-0.

C. Joint City-Town Planning Committee

(1) Discussion and Possible Action Re: Resolution No. 23-025 approving the certified survey map located at 7648 County Highway PD
Motion by Kemp, seconded by Touchett to approve Resolution No. 23-025 approving the certified survey map located at 7648 County Highway PD. Motion carried 7-0.

D. Public Safety & Welfare Committee

(1) Discussion and Possible Action Re: Approving a special event permit application and Temporary Class "B" Fermented Malt Beverage and "Class B" Wine license from Le Jordan, Verona Area Chamber of Commerce, for Fall Fest on October 6, 2023-October 7, 2023
Motion Hoechst, seconded by Touchett to approve a special event permit application and Temporary Class "B" Fermented Malt Beverage and "Class B" Wine license from Le Jordan, Verona Area Chamber of Commerce, for Fall Fest on October 6, 2023-October 7, 2023, contingent upon final inspection of the fire pits by the Fire Department and issuance of operator licenses for the event.
Motion carried 7-0.

E. Public Works, Sewer & Water Committee

(1) Discussion and Possible Action Re: Approving an agreement with AECOM for design/engineering services for the intersection of Legion Street and West Verona Avenue
Motion by Touchett, seconded by Helmke to approve an agreement with AECOM for design/engineering services for the intersection of Legion Street and West Verona Avenue. Motion carried 7-0.

11. New Business

(1) Discussion and Possible Action Re: Mediation and potential litigation with the Town of Verona

The Common Council may convene in closed session as authorized by Wisconsin Statute 19.85(1)(g) for the purpose of conferring with legal counsel for the City who is rendering oral advice concerning strategy to be adopted by the City with respect to litigation in which it is or is likely to become involved. The Common Council may reconvene in open session to discuss and take action on the subject matter discussed in the closed session.

Motion by Tucker Long, seconded by Kimmitt to go into closed session as authorized by Wisconsin Statute 19.85(1)(g) for the purpose of conferring with legal counsel for the City who is rendering oral advice concerning strategy to be adopted by the City with respect to litigation in which it is or is likely to become involved. The Common Council may reconvene in open session to discuss and take action on the subject matter discussed in the closed session at 7:37 p.m. Motion carried 7-0 on roll call vote.

CLOSED SESSION

Motion by Touchett, seconded by Helmke to reconvene in open session at 8:16 p.m. Motion carried 7-0.

(2) Discussion and Possible Action Re: Annexation Agreement and Phase 1 Development Agreement with FRED-VERONA HC, LLC pertaining to land adjacent to County Highway PD

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 investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The common Council may reconvene in open session and take action on the closed session item.

Fischer stated that the water flow in regards to fire protection is adequate for phase 1 of the development. Kleinmaier stated that phase 1 could move forward without the water looping. Water looping will not need to be complete until 5 years after occupancy is issued for phase 1 or until phase 2 can begin, whichever happens first. Kleinmaier stated that no occupancy permits will be issued before the public improvements are completed per the phase 1 development agreement.

Motion by Kemp, seconded by Tucker Long to approve an Annexation Agreement and Phase 1 Development Agreement with FRED-VERONA HC, LLC pertaining to land adjacent to County Highway PD subject to final review by the City Administrator and City Attorney. Motion carried 7-0.

(3) Discussion and Possible Action Re: Development Agreement with Cascade Development, LLC., West Madison Bible Church, Psalms Partners 4, LLC., and Psalms Partners 5, LLC

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 investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The common Council may reconvene in open session and take action on the closed session item.

The Common Council did not discuss nor take action on this item. It will be before the Council on September 25, 2023.

12. Adjournment: motion by Touchett, seconded by Helmke to adjourn at 8:17 p.m. Motion carried 7-0.

Respectfully submitted,

Holly Licht, City Clerk