

**CITY OF VERONA**  
**MINUTES**  
**COMMON COUNCIL**  
**January 28, 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: City Administrator Jeff Mikorski, City Planner Adam Sayre, AECOM Engineer Carla Fischer, and City Clerk Ellen Clark.
4. Public Comment: None
5. Approval of minutes from the January 14, 2019 Common Council meeting. Motion by Reekie, seconded by Kohl, to approve the minutes of the January 14, 2019 Common Council meeting. Motion carried 8-0.
6. Mayor's Business:
  - Mayor Diaz announced that a Committee of the Whole meeting will be held at 8 p.m. this evening, with Claire Silverman and Maria Davis offering a presentation regarding Wisconsin's open meeting law. He also complimented the Public Works Department on keeping our roads clean during the recent snow event.
7. Announcements:
  - Ms. Gaskell announced that the City will be exploring the possibility of leaving the Senior Center and/or Library open this Wednesday to be used as warming shelters.
8. Administrator's Report:
  - Mr. Mikorski thanked Public Works, Police and Fire employees for their work during the winter weather emergencies.
  - Mayor Diaz and Mr. Mikorski met with State Representative Sondy Pope and Senator Jon Erpenbach on January 15<sup>th</sup> to begin discussions on potential legislation that would allow us to make corrections to the TID evaluation errors that took place in 2018.
  - We are close to a final contract with Associated Appraisal for assessor services. Per the City's legal counsel, there is some contract language to be adjusted. Because we chose the option of completing a re-evaluation every other year, the cost will be less than what was listed in the bid.
9. Engineer's Report:
  - Well 6 Pumping Station Construction: The contractor has pressure tested the watermain. It is now available to provide the well driller with water.
  - Fireman's Park Splash Pad: The contractor has installed the sanitary sewer, begun installing the storm sewer, and continues to work on the building shell.

## 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 \$682,521.54. Motion carried 8-0.

### B. Public Safety & Welfare Committee

- (1) Discussion and Possible Action Re: A Temporary Class "B" Fermented Malt Beverage and "Class B" Wine license application from Dale Nickels for the Verona Area Community Theater on February 7, 8, 9, 14, 15 and 16, 2019. Motion by Reekie, seconded by Kohl, to approve a Temporary Class "B" Fermented Malt Beverage and "Class B" Wine license for the Verona Area Community Theater on February 7, 8, 9, 14, 15 and 16, 2019. The Verona Area Community Theater (VACT) is requesting a Temporary Class "B" Fermented Malt Beverage and "Class B" Wine license to serve beer and wine at VACT's performances of *The Odd Couple* on February 7, 8, 9, 14, 15 and 16. A licensed bartender will be at the bar at all times. Motion carried 8-0.
- (2) Discussion and Possible Action Re: An Intergovernmental Agreement to continue a Police-School Liaison Officer (PSLO) program. Motion by Reekie, seconded by Kemp, to approve an Intergovernmental Agreement to continue a Police-School Liaison Officer (PSLO) program. The previous PSLO agreement expired June 30, 2018. This agreement between the City of Verona and the Verona Area School District (VASD) continues the PSLO program to June 30, 2019.

Mayor Diaz commented that he is glad the agreement is complete, and he hopes that it will be completed earlier next year. Motion carried 8-0.

### C. Plan Commission

- (1) Discussion and Possible Action Re: Ordinance No. 19-937 approving the annexation of 32.105 acres of land located at 2159 Range Trail. Motion by Gaskell, seconded by Reekie, to approve Ordinance No. 19-937 approving the annexation of 32.105 acres of land located at 2159 Range Trail.

Mr. Sayre explained that the next two items relate to annexation of the Purple Cow property. Staff is requesting a minor amendment to the annexation ordinance. Some of the language contained in a similar Ordinance approved by the Common Council on October 8, 2018 is causing some legal challenges for both sides. To better accommodate the closing process for the property, Staff is requesting an amendment to the 2018 approval to modify the condition to allow the annexation subject to the terms of the addendum of the offer to purchase or upon the City and Veridian Homes acquiring the property.

Mr. Touchett asked if the taxes stay with the Town for an extended time after the sale of land.

Mr. Sayre replied that by State Statute, the City is required to pay the Town five years of taxes upon annexation. The City typically passes that cost on to the developer, but in this case the City will have that burden for the next five years. That money has been budgeted as part of the annexation costs. Part of our boundary

agreement with the Town of Verona is that we annex the land and pay the required five years of taxes, versus purchasing the land first and then annexing. Motion carried 8-0.

- (2) Discussion and Possible Action Re: Resolution No. R-19-006 approving a certified survey map to create three (3) lots at 2159 Range Trail. Motion by Gaskell, seconded by Kohl, to approve Resolution No. R-19-006 approving a certified survey map to create three (3) lots at 2159 Range Trail.

Mr. Sayre explained that this Resolution is to amend the condition in the previously approved Resolution. To better accommodate the closing process, Staff is requesting an amendment to the 2018 approval condition to make the CSM effective upon the annexation of the land described in the CSM. This amendment does not change the substance of the Resolution, just the conditions. Motion carried 8-0.

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

- (1) Discussion and Possible Action Re: A Professional Services Agreement with D'Onofrio Kottke and Associates for Project 2019-107, Meister stormwater facility dredging. Motion by Touchett, seconded by Kemp, to approve a Professional Services Agreement with D'Onofrio Kottke and Associates for Project 2019-107, Meister stormwater facility dredging. This Consulting Services Agreement is to prepare permits and construction documents for the maintenance of the Meister stormwater facility. The total estimated fee is not to exceed \$9,600. Motion carried 8-0.
- (2) Discussion and Possible Action Re: A Professional Services Agreement with AECOM for Project 2019-108, 2019 stormwater services. Motion by Touchett, seconded by Reekie, to approve a Professional Services Agreement with AECOM for Project 2019-108, 2019 stormwater services. This Consulting Services Agreement is to perform stormwater permit administration and dry weather monitoring. The total estimated fee is not to exceed \$11,250. Motion carried 8-0.

#### **E. Economic Development Commission**

- (1) Discussion and Possible Action Re: Resolution No. R-19-007 approving a loan agreement with Seventeenth Radish, LLC dba Treehouse Programs for an economic development loan in the amount of \$51,125.39. Motion by Kemp, seconded by Jerney, to approve Resolution No. R-19-007 approving a loan agreement with Seventeenth Radish, LLC dba Treehouse Programs for an economic development loan in the amount of \$51,125.39. On December 14, 2018 The Verona Economic Development Commission approved for recommendation a revolving loan application from Seventeenth Radish, LLC dba Treehouse Programs owned by Allison Plumer for \$50,000 to make renovations at 201 East Verona Avenue. The loan will be used for a portion of the renovations to develop and operate a child enrichment programming facility, thereby providing jobs and adding to the tax base of the City. With fees and up-front interest, the total amount of the loan is \$51,125.39 to be paid over 60 months at 3 percent interest rate.

Allison Plumer, owner of Seventeenth Radish, explained that they are preparing for renovations to the building at 201 East Verona Avenue to accommodate their facility. They are ending their lease at the current facility at 901 Kimball Lane, #1300. The format they offer is a more social peer-to-peer club & camp format, versus a daycare atmosphere. They will be using the funds to cover a portion of the cost to renovate the facilities. The building is currently being leased, but they do have an option to buy the building as part of their lease.

Mayor Diaz stated that this is a relatively small loan, cheaper than TIF, and will help improve the downtown core. Motion carried 8-0.

11. Old Business

- A. Discussion and Possible Action Re: Discussion and any permissible action regarding Fire Chief performance and evaluation and Fire Chief contract.

*The Common Council may convene in a closed session for discussion and permissible action regarding Fire Chief performance and evaluation and Fire Chief contract 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.*

Mayor Diaz explained that this is a continuation of the Fire Department Improvement Plan.

Mayor Diaz requested unanimous consent from the Council to convene in closed session for items 11.A. and 11.B. at the same time, with the Council approving a motion to convene in closed session for each item. There were no objections.

Motion by Kohl, seconded by Kemp, to convene in a closed session for discussion and permissible action regarding Fire Chief performance and evaluation and Fire Chief contract 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 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 7:25 p.m.

CLOSED SESSION

Motion by Touchett, seconded by Reekie, to reconvene in open session at 8:14 p.m.  
No action was taken by the Common Council in closed session.

- B. Discussion and Possible Action Re: Discussion and any permissible action regarding City Administrator performance and evaluation and City Administrator contract. *The Common Council may convene in a closed session for discussion and permissible action regarding City Administrator performance and evaluation and City Administrator contract 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.*

Motion by Kohl , seconded by Gaskell, to convene in a closed session for discussion and permissible action regarding City Administrator performance and evaluation and City Administrator contract 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 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 7:25 p.m.

#### CLOSED SESSION

Motion by Touchett, seconded by Reekie, to reconvene in open session at 8:14 p.m.  
No action was taken by the Common Council in closed session.

#### 12. New Business

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

#### 13. Adjournment:

Motion by Kohl, seconded by Cronin, to adjourn at 8:15 p.m. Motion carried 8-0.

Ellen Clark  
City Clerk