

CITY OF VERONA
MINUTES
COMMON COUNCIL
October 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 and Heather Reekie were present. Also present: City Administrator Adam Sayre, Public Works Director Theran Jacobson, City Attorney Bryan Kleinmaier, Ehlers and Associates Representative Todd Taves, and City Clerk Ellen Clark. Evan Touchett was absent and excused.
4. Public Comment: None
5. Approval of the minutes from the October 14, 2019 Common Council meeting. Motion by Kohl, seconded by Cronin, to approve the minutes of the October 14, 2019 Common Council meeting. Motion carried 7-0.
6. Mayor's Business: None
7. Announcements: None
8. Administrator's Report:
 - Senate Bill 269, allowing the City to reimburse taxpayers for the City's TIF error in 2018, received a public hearing on October 16th, and could reach the Assembly floor on November 7th or 12th. If the Bill does not receive a vote in November, it will be delayed until 2020.
 - The developer for Sugar Creek Commons was sent a clean-up letter requiring removal of debris and building material, and grass cutting. Staff will continue to monitor the property.
9. Engineer's Report:
 - Well 6 pumping station: Footings have been poured and sanitary sewer installation along Whalen Road has begun.
 - Verona Area High School traffic improvements: West Verona Avenue is still in Stage 2. West End Circle is still in Stage 1. Both roads are behind the anticipated schedule due to required re-work during the paving process.
 - CTH M: Paving is complete north of Verona.
 - CTH PD – Woods Road to CTH M: Stage 2 is anticipated to be completed by winter.

Posey stated she is concerned about construction at the intersection of W. Verona Avenue and Nine Mound Road being behind schedule. She is seeing dangerous activity at that intersection and would like to see it monitored more closely.

10. Committee Reports

A. Finance Committee

- (1) Discussion and Possible Action Re: Payment of bills. Motion by Kemp, seconded by Posey, to pay the bills in the amount of \$743,469.16. Motion carried 7-0.
- (2) Discussion and Possible Action Re: Resolution No. R-19-044 approving the 2020 Fitch-Rona EMS operating and capital budgets. Motion by Kemp, seconded by Cronin, to approve Resolution No. R-19-044 approving the 2020 Fitch-Rona operating and capital budgets. The 2020 total proposed operating budget for the Fitch-Rona EMS District is \$3,135,521. The City of Verona's share of the operating budget is \$517,278. The 2020 proposed capital budget is \$63,138. The City of Verona's share of the capital budget is \$28,504. Motion carried 7-0.

B. Public Safety and Welfare Committee

- (1) Discussion and Possible Action Re: Ordinance No. 19-949 amending Sections 7-1-3 and 7-1-18 of the Code of Ordinances, City of Verona, relating to licensing of dogs and number of dogs allowed. Motion by Reekie, seconded by Kohl, to approve Ordinance No. 19-949 amending Sections 7-1-3 and 7-1-18 of the Code of Ordinances, City of Verona, relating to licensing of dogs and number of dogs allowed. The proposed Ordinance amendment would eliminate a kennel license requirement and amend the Ordinance to allow no more than three (3) dogs in a household. The current Ordinance allows no more than two (2) dogs in a household. The kennel license is recommended for elimination from this Section, as the City does not have any residential kennels, and commercial kennels are regulated through the Zoning Ordinance. The change in the number of dogs allowed will bring the Ordinance in line with past practice of issuing dog licenses, and clarify the number of dogs allowed for enforcement purposes. Motion carried 7-0.

C. Plan Commission

- (1) Discussion and Possible Action Re: Resolution No. R-19-045 creating Tax Incremental District No. 10, approving its project plan and establishing its boundaries, City of Verona, Wisconsin. The draft project plan was prepared by Ehlers and City Staff. The Joint Review Board recommended approval of the creation of the District, and the Plan Commission adopted a Resolution designating the proposed boundaries and approving the project plan. The Joint Review Board is expected to adopt the project plan and establish the boundaries at their November 5th meeting. Motion by Gaskell, seconded by Kemp, to approve Resolution No. R-19-045 creating Tax Incremental District No. 10, approving its project plan and establishing its boundaries, City of Verona, Wisconsin. Motion carried 7-0.

D. Public Works Sewer & Water Committee

- (1) Discussion and Possible Action Re: Developer's agreement with Liberty Business Park for Liberty Drive extension. Motion by Kemp, seconded by Gaskell, to approve a developer's agreement with Liberty Business Park for Liberty Drive

extension. This developer's agreement is for the extension of Liberty Drive to Whalen Road to facilitate development on additional lots within the Business Park. Construction of the public improvements is scheduled to start October 29, 2019, and be completed by July 31, 2020. Motion carried 7-0.

11. New Business

- A. Discussion and Possible Action Re: Resolution No. R-19-046 approving a development agreement and tax agreement with ACS Holdings, LLC for the construction of a headquarters building located in Tax Incremental District No. 10. ACS plans to start construction on a 47,000 square foot headquarters on Lot 18 in Liberty Business Park in the near future, with completion in 2020. The new building will include office space and space for the manufacturing of engine testing equipment. In order to facilitate construction of the new facility, ACS is seeking an economic development incentive from the City in the amount of \$800,000. Staff and the City Attorney have negotiated terms for a development agreement for the project. Under the terms of the agreement, the City would provide up to \$800,000 in an economic development incentive as part of a pay-go incentive. No money would be borrowed by the City up front. As part of the agreement, the City agrees to pay 90% of the available tax increment generated from the Property to ACS. The total payments to ACS shall not exceed \$800,000. For its part, ACS agrees to spend at least \$8 million on the construction of the project. If less than \$8 million is spent, the development incentive will be reduced proportionately to the project. In addition, ACS will enter into a Tax Agreement with the City, committing that they would not seek a property tax exemption or agricultural use valuation during the life of the Tax Increment District.

Diaz asked for a vote on the approval of Resolution No. R-19-046 approving a development agreement and tax agreement with ACS Holdings, LLC for the construction of a headquarters building located in Tax Incremental District No. 10. Ayes – 7; Nays – 0.

12. Adjournment:

Motion by Reekie, seconded by Kohl, to adjourn at 7:19 p.m. Motion carried 7-0.

The Common Council reconvened at 7:22 p.m.

Motion by Kemp, seconded by Reekie, to approve Resolution No. R-19-046 approving a development agreement and tax agreement with ACS Holdings, LLC for the construction of a headquarters building located in Tax Incremental District No. 10. Motion carried 7-0, as recorded above.

Motion by Reekie, seconded by Kohl, to adjourn at 7:23 p.m. Motion carried 7-0.

Ellen Clark
City Clerk