

CITY OF VERONA
MINUTES
COMMON COUNCIL
March 8, 2021
Verona City Hall

Due to the COVID-19 pandemic, the Verona Common Council held its meeting as a virtual meeting. The Common Council did not meet at City Hall, 111 Lincoln Street. Members of the Common Council and Staff joined the meeting by using Zoom Webinar. Members of the public were able to join the meeting using Zoom Webinar via a computer, tablet, or smartphone, or by calling into the meeting via phone.

1. Mayor Diaz called the meeting to order at 7:02 p.m.
2. Pledge of Allegiance
3. Roll call: Alderpersons Charlie Ryan, Christine Posey, Katie Kohl, Charlotte Jerney, Chad Kemp, Heather Reekie, Evan Touchett, and Kate Cronin were present. Also present: City Administrator Adam Sayre and City Engineer Carla Fischer.
4. Public Comment:
 - Karen Godshall: Spoke against the proposed West Madison Bible Church development and lives directly east of the property. She is concerned about the volume of housing, light pollution, noise, access onto the County Highways and doesn't feel it fits in the current area. This type of development is incompatible with the City documents. There are concerns with the unknown type of commercial development along CTH M and the traffic that is generated by these land uses. The stormwater pond has not been addressed with the Department of Natural Resources (DNR) in the report. She provided a detailed letter to Sayre that was sent to the Common Council.
 - Jennifer Johncox: She shared that she is disappointed that the consideration for something other than a paved path is not on the agenda as people have reached out to Alderpersons with this request. She also stated that she feels like she, and the City, lost a lot with this project and a Nature Sanctuary. There are concerns with a plow, salt trucks, and mowers on the proposed paved path causing a great deal of traffic.
 - Luke Stauffacher: He is with Cascade Development and is the developer that brought the West Madison Bible Church development proposal to the Plan Commission. He has worked with City Staff over the last two years with the property. He appreciates the feedback. The site is twenty-three acres, which is approximately thirty units per acre. The site needs to be built together as the large site due to the stormwater needs. He stated that this site has challenges and needs to have a master plan. This is a five to ten year phased

development. He acknowledged that he has not discussed with the neighbors as he wanted to gain feedback from the Plan Commission and Common Council before investing more money into the project. The pond idea is a pier not an active recreation, but more for fishing.

5. Approval of minutes from the February 22, 2021 Common Council meeting.
Reekie noted that heading under letter C should be Public Works instead of Public Safety. Motion by Touchett, seconded by Kemp, to approve the minutes of the February 22, 2021 Common Council meeting with the correction. Motion carried 8-0.
6. Mayor's Business: None
7. Announcements: None
8. Administrator's Report:
 - Joint Review Board will meet on Monday, March 15th.
 - Spring Election will be held on April 6th.
 - Plan Commission meeting is on April 7th.
 - Council Organizational Meeting is on April 20th at 6:00 p.m.
 - The next Common Council meeting for March 22nd is cancelled due to Verona Area School District (VASD) spring break. The next Common Council meeting will be held on April 12th.
 - Mayor Diaz recently provided comments on two (2) items before the Public Service Commission (PSC) of Wisconsin, which is in the Administrator's report.
 - Similar to past years, the City will be hosting a wellness clinic for employees in May. The clinic offers the opportunity for employees to sign up to receive a free health screening. The screening also counts towards rewards through the City's health insurance provider.
 - The Spring Election will be held on April 6th. Staff continues to encourage people to utilize absentee voting. Absentee voting will take place Monday through Friday from March 23rd until April 2nd at City Hall. Election information continues to be posted on the City's website. The first absentee ballots will be sent out on March 16th.
 - March 9th of 2020 was the last in-person Common Council meeting a year ago. City Staff is in the process of looking towards providing future in-person or hybrid City meetings. As part of this process, we are working with an audio visual company to retrofit the Council Chambers to host hybrid meetings with some people at home and some in-person. Staff is exploring this and will give more information in April and May.
 - The application deadline for the vacant City Clerk was March 1st. We received a total of forty-four application with five people have municipal clerk experience and twenty-four applicants live in Dane County. The City Administrator and Human Resources Coordinator completed phone interviews of the applicants the week of March 1st. Three phone interviews with one person moving on to the in-person interview. One person dropped out before the phone interview and another after the phone screening. In-person interviews are planned for the week of March 8th.

9. Engineer's Report:

Eastside Interceptor

- Traffic Control
 - Bruce Street is currently open to traffic.
 - Bruce Street will be closed again in the spring to complete permanent roadway construction and restoration.
 - Ice Age Trail is detoured to South Main Street to Military Ridge State Trail.
- Tunneling
 - Tunneling/pounding operations are continuing to progress under South Main Street.
 - The interceptor sewer casing and pipe has been completed.
 - Crews are progressing on the force main crossing and tunneling operations. This is planned to be completed in the next couple of weeks.
 - Tunneling operations for the Melody Circle local connection is planned to begin this week. A casing will be pounded from Badger Mill Creek to Melody Circle.
- Pipe installation
 - Gravity Sewer and MMSD Force Main through the Badger Mill Creek horseshoe area. A figure was included in the report showing the gravity sewer manhole on the south side of the Badger Mill Creek horseshoe area.
 - Crews are continuing Gravity Sewer and MMSD Force Main to the east of Badger Mill Creek horseshoe area (South Main Street) to the Lincoln Street covered bridge. This work is anticipated to take about a month.
 - Once the South Main Street Force Main tunneling is completed, crews will connect the crossing pipe to new pipe previously placed to the north and south.
 - Dewatering and pipe preparation operations are planned ahead of pipe installations from the Badger Mill Creek horseshoe area to the Lincoln Street Bridge area.
 - Materials (pipe and bedding stone) are being staged along the entire project from South Main Street to the end of the project just east of Arbor Vitae Place.
- Site Restoration
 - In a month or so, site grading and seed restoration will begin from Bruce Street to South Main Street and from South Main Street through the Badger Mill Creek horseshoe area.
- Neighborhood Progress Meeting
 - The second neighborhood progress meeting was held on February 17, 2021 by project staff and was attended by fourteen (14) people.
 - The next neighborhood progress meeting will be held March 17, 2021 by project staff.
 - Zoom link for the meeting is on the project website.

Major Design Projects

There were six projects that were bid the last week of February.

- Lincoln Street Stormwater Facility Design: The City received five bids with one recommended for Common Council approval. A Public Information Meeting for the project was held on February 24, 2021 via Zoom, a recording of which has been posted to the project website. Construction of the project is expected to start in April and last through August. There is a project website for this project.
- North Main Street Water Main Replacement Design: The City received seven bids with one recommended for Common Council approval. A Public Information Meeting for the project was held on March 3, 2021 via Zoom, a recording of which has been posted to the project website. Construction is set to occur in mid-June to mid-August to minimize impacts to VASD operations. As the project nears the start of construction, project staff will engage the Verona Press to release an article on the project.
- The 2021 Asphaltic Street Rehabilitation Project, the Pavement Surface Treatment Project, the Concrete Street Rehabilitation Project, and the Pavement Marking Project were all bid on February 24, 2021 and are all moving forward for recommendation of approval tonight.
- 2021 Stormwater Basin Vegetation Burns: Seven stormwater detention basins are scheduled for vegetation burns:
 - Verona Technology Park (near Wisconsin Brewing Company)
 - Cathedral Point (south of E. Chapel Royal Drive)
 - East Verona Avenue west of Hometown Circle (east of McDonald's)
 - Gateway West (small basin on the west side of Cohiba Court)
 - West Park (west of Maple Road)
 - Meister Addition West (east of Northern Lights Road)
 - West Verona Avenue (north of Half Mile Road and east of South Nine Mound Road)

Notification letters are in process of being sent to the immediate neighbors of the affected stormwater detention basins. The letters presented the following:

- Invitation to email staff to become part of a basin group email and receive timely updates on the burn schedule.
- Opportunities to learn more about this planned maintenance activity through virtual presentations run through the Verona Public Library.
 - Presentations are scheduled for March 23, March 30, and April 1 (sign-up is through the Verona Library Events web page).
- Badger Mill Creek Restoration Design: Design consultant was on site Thursday, February 25, 2021 to identify locations for in-stream improvements from information provided by Trout Unlimited and WDNR. Preliminary plans are in process. Once preliminary plans are prepared, staff will post information on a project website. The public will be able to provide comments on the preliminary plans. Updates on this project will be provided at the monthly neighborhood meetings for the interceptor project.

- CTH M / CTH PB Intersection Design: Roadway and signal designs have started. Signal coordination is ongoing with adjacent WisDOT project as east leg of Highway 151 and Old CTH PB signals will be part of this project.

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 \$1,909,422.51. Motion carried 8-0.

(2) Discussion and Possible Action Re: Resolution No. 21-009 Providing for the Sale of Approximately \$4,080,000 General Obligation Promissory Notes, Series 2021A

Todd Taves, from Ehlers, provided a brief overview. The resolution would allow Ehlers to sell competitively up to \$4,080,000 of General Obligation (GO) bonds. The only projects we would be financing would be the \$1,600,000 for the Lincoln Street stormwater pond to be located east of City Hall, and the remainder is for refinancing of existing debt. The refinancing of the existing debt and the City utilizing approximately \$850,000 in Police impact fees will result in a savings of approximately \$230,000 over the next nine (9) years.

Motion by Kemp, seconded by Posey, to approve Resolution No. 21-009 roviding for the sale of approximately \$4,080,000 General Obligation Promissory Notes, Series 2021A. Motion carried 8-0.

B. **Plan Commission**

(1) Discussion and Possible Action: Resolution No. 21-010 approving a conditional use permit amendment to allow an outdoor seating area located at 231 South Main Street.

The Plan Commission held the required public hearing on March 1, 2021 and discussed the project. Comments from the Plan Commission included support of the pergola, good use of the space, question where people would park if not there, and if there would be any bollards or items to stop cars from going into the patio area. The Plan Commission voted 5-0 to recommend the Common Council approve the CUP with the following conditions:

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 Brewery. 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. If required, the exit for the patio shall be labeled as an "exit only".
5. The use of the outdoor seating area is permitted to operate from 7:00 a.m. to 9:00 p.m. Sunday through Thursday, and from 7:00 a.m. to 10:00 p.m. Friday and Saturday.

Diaz stated that it is good use of that space.

Cronin commented that there is still another business in that building and there will still be parking stalls for that building.

Sayre confirmed that there will be parking for the other business in the portion of the building, who is the owner of the building.

Motion by Kohl, seconded by Reekie, to approve Resolution No. 21-010 approving a conditional use permit amendment to allow an outdoor seating area located at 231 South Main Street with the conditions listed. Motion carried 8-0.

- (2) Discussion and Possible Action: Resolution No. 21-011 approving a General Development Plan for a planned unit development for two (2) apartment buildings with a total of forty-eight (48)-units located on Lot 2, Prairie Oaks Drive, east of Goddard School.

The Plan Commission held the required public hearing on March 1, 2021 and discussed the project. Comments from the Plan Commission included pleased to have neighborhood feedback, additional screening per the neighbors would be supported, verification that the view would not be blocked by Building 1, where will people park if parking exemptions are granted, and is it possible to require a portion of workforce housing. The Plan Commission voted 5-0 to recommend the Common Council approve the GDP for Prairie Oaks, Lot 2 with the following exemptions:

1. The street setback for Building 1 shall be reduced to seventeen (17)-feet;
2. The side yard setback for Building 2 shall be reduced to twelve (12)-feet;
3. The height of Building 1 shall be a maximum of thirty-six (36)-feet tall with the elevator shaft extending to a height of forty (40)-feet;
4. Parking will be reduced to a minimum of one (1) underground parking space per unit; and
5. Density for the UR zone will be twenty-four (24) units per acre.

Motion by Kohl, seconded by Jerney, to approve Resolution No. 21-011 approving a General Development Plan for a planned unit development for two (2) apartment buildings with a total of forty-eight (48)-units located on Lot 2, Prairie Oaks Drive, east of Goddard School with the conditions listed. Motion carried 8-0.

- (3) Discussion and Possible Action: Ordinance No. 21-974 approving a zoning map amendment to rezone approximately 2.03-acres from Suburban Office to Urban Residential located on Lot 2, Prairie Oaks Drive, east of Goddard School.

The Plan Commission held the required public hearing on March 1, 2021 and discussed the zoning map amendment. The Plan Commission voted 5-0 to recommend the Common Council to approve the Zoning Map amendment.

Motion by Kohl, seconded by Jerney, to approve Ordinance No. 21-974 approving a zoning map amendment to rezone approximately 2.03-acres from Suburban Office to Urban Residential located on Lot 2, Prairie Oaks Drive, east of Goddard School. Motion carried 8-0.

- (4) Discussion and Possible Action Re: Resolution No. 21-012 approving a precise implementation plan for a planned development for a 160,529 square foot warehouse and a maximum of twenty-four (24) pump fuel station located in the Verona Technology Park.

The Plan Commission held the required public hearing on March 1, 2021 and discussed the project. Comments from the Plan Commission included positive comments regarding the design and happy to see designated pedestrian connections through the parking lot. The Plan Commission voted 5-0 to recommend the Common Council approve the PIP for Costco Wholesale with the following conditions:

1. Prior to the PIP become effective, the City and Costco shall enter into a store rehabilitation/vacant store agreement.
2. The PIP shall become effective upon Costco acquiring the properties identified within the PIP.

Motion by Kohl, seconded by Cronin, to approve Resolution No. 21-012 approving a precise implementation plan for a planned development for a 160,529 square foot warehouse and a maximum of twenty-four (24) pump fuel station located in the Verona Technology Park with the condition listed. Motion carried 8-0.

- (5) Discussion and Possible Action Re: Resolution No. 21-013 approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 9, City of Verona, Wisconsin

The proposed resolution approves an amendment to the project plan and boundaries for Tax Incremental District (TID) No. 9. The proposed amendment will assist with the redevelopment of the former New Century/Sugar Creek school site and other properties within the amendment area. The Plan Commission held the required public hearing on March 1, 2021 and voted 5-0 to approve a resolution designating proposed amended boundaries and approving a project plan amendment for Tax Incremental District No. 9.

Todd Taves from Ehlers provided a presentation on the proposed amendment, which included an overview of a TID, the TID approval process, a “but for” test, five district types, eligible project costs, and gave estimates of costs for different areas.

Diaz asked if there was any update to the Sugar Creek Commons development.

Sayre stated that the developer did sign the development agreements last week. With those signed, hopefully, we will see some activity out there soon.

Motion by Kohl, seconded by Posey, to approve Resolution No. 21-013 approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 9, City of Verona, Wisconsin. Motion carried 8-0.

- (6) Discussion and Possible Action Re: Planned unit development concept plan review for 700 apartment units and two (2) commercial buildings with approximately 9,800 square feet per building located at 2920 CTH M.

A developer has submitted a request for an initial concept review of a 23-acre development that would contain commercial uses along CTH M and six (6) multi-family buildings with a total of 700 apartment units to be located at 2920 CTH M. The project would be built in phases over five to ten years, but the approval for the overall site would occur at once to ensure the stormwater ponds, landscaping, and infrastructure are completed for the entire site. This project requires various approvals including annexation, developer agreements, and plan approvals. Comments from the Plan Commission included if single family is possible with stormwater management concerns, majority support for multifamily in this location, could more parking be accommodated underground, who would plow and maintain the private roads, there seems to be a concentration of apartments near CTH M in the Madison area, unsure about the total number of apartment units that would be supported, prefer taller apartment buildings along CTH PD away from the existing residential, and support for the proposed apartment complex amenities. The Council is encouraged to provide feedback and recommendations to the applicant in addition to answers the following items:

1. Do you support multifamily on these properties?
2. If so, how many units would you support, which could also be stated in a range of units?
3. If so, what height would be supported for the buildings?

No formal motion is required at this is the initial conceptual review of the project.

Diaz asked if the current stormwater requirements, would sign family homes be possible on this site. He also feels the number of units it pretty high; although, it is in a good location for multifamily due to the transit location. This area will be built out at some point. Overall, the supply and demand in the housing market needs to have a supply to keep the rental cost down

Sayre stated that realistically no. This is part of a closed stormwater basin in the North Neighborhood Plan area. The Capital Area Regional Planning Commission (CARPC) requires a back to back stormwater requirement on these lands. This results in a larger number of stormwater management ponds, which drives up the cost to construct these ponds. It would be difficult and costly to build single family on this site.

Touchett stated that the amount of apartments is quite high, which is approximately six percent of our housing in one project. More apartments mean more cars on the road and not using the transit. Prefer more single family in the City to a balance out the amount of proposed apartments.

Kohl asked if townhouses in that area would create an issue with the stormwater as single family homes would.

Fischer stated that it is an issue of the volume of water that is generated because it has nowhere to go. It is not necessarily a water quality issue, but the amount of

water generated must remain on site.

Cronin commented that this is a large property that could support the number of apartments in a phased build approach. She would like to see from the developer recreation and open space within the property boundaries. She would encourage neighborhood feedback and is very much against private roads.

Kemp has some concerns with the amount of the apartments. He would like to see if there is really a need for that many apartments in this area. Are ninety-eight percent of the apartments in Verona occupied? He echoed Cronin's concerns about private roads.

Diaz asked Sayre to have staff find an answer to Kemp's question.

Posey would like to maintain three stories as previously done in the City. She likes that there is a plan for outdoor recreation on the property and recommends meeting with the neighbors. She would like to see some condos to have a balance of ownership in the City.

Reekie thinks of an acre as a City block which would be approximately thirty units, which would require more stories to lessen the environmental impact of impervious surface.

Jerney stated she would not like to see tall buildings and would like to see park space that incorporates natural features in the plan. She hopes the developer will be sensitive to the neighbor's land (pond).

Ryan stated that he is concerned about the density and traffic. He echoes Posey's pathways to ownership such as condos.

Diaz stated that he does not like the private roads and should be avoided unless there were conditions for who is responsible for the private roads.

Reekie likes the idea of the photovoltaics, green roofs and the multiple rain gardens. She also stated that she does not like private roads.

Sayre summarized that not everyone is open to multifamily on this piece of property, units are higher than they would prefer, building heights would like to be kept at three stories, looking at condo possibilities, and many are against private roads.

Kohl added the need for good planned park space or recreational areas on site.

- (7) Public Hearing: Subdivision Regulations text amendment to amend Section 14-1-70(u)(9) relating to changing existing street names.

This is for a subdivision Regulations text amendment. This public hearing is required to take place in front of the Common Council which is why this is not happening at the Plan Commission meeting. Notices were published.

Motion by Kohl, seconded by Ryan, to open the public hearing at 8:19 p.m. Motion carried 8-0.

There were no public comments.

Motion by Kohl, seconded by Touchett, to close the public hearing at 8:20 p.m.
Motion carried 8-0.

- (8) Discussion and Possible Action Re: Ordinance No. 21-975 approving a Subdivision Regulations text amendment to amend Section 14-1-70(u)(9) relating to changing existing street names.

The proposed Ordinance amendment will amend Section 14-7-70(u)(9) in the Subdivision regulations to allow the changing of street names to be approved at the discretion of the Common Council. The current process to change a street name involves amending the recorded plat or certified survey map with an affidavit of correction. The Plan Commission voted 5-0 to recommend the Common Council approve the Ordinance amending Section 14-1-70(u)(9).

Motion by Kohl, seconded by Touchett, to approve Ordinance No. 21-975 approving a Subdivision Regulations text amendment to amend Section 14-1-70(u)(9) relating to changing existing street names. Motion carried 8-0.

C. Joint City/Town Planning Committee

- (1) Discussion & Possible Action: Resolution No. 21-014 approving a certified survey map to create one (1) lot located at 7562 County Highway PD in the Town of Verona.

The proposed certified survey map would create one (1) lot in the Town of Verona located at 7562 County Highway PD. The Joint City/Town Planning Committee met on February 24th and voted to recommend approval of the certified survey map.

Motion by Kohl, seconded by Kemp, to approve Resolution No. 21-014 approving a certified survey map to create one (1) lot located at 7562 County Highway PD in the Town of Verona. Motion carried 8-0.

- (2) Discussion & Possible Action: Resolution No. 21-015 approving a certified survey map to create two (2) lots located at 1961 County Highway PB in the Town of Verona.

The proposed certified survey map will create two (2) lots at 1961 County Highway PB. The Joint City/Town Planning Committee met on February 24th and voted to recommend approval of the certified survey map.

Motion by Kohl, seconded by Jerney, to approve Resolution No. 21-015 approving a certified survey map to create two (2) lots located at 1961 County Highway PB in the Town of Verona. Motion carried 8-0.

- (3) Discussion & Possible Action: Resolution No. 21-016 approving a certified survey map to create two (2) lots located at 7222 Pine Row in the Town of Verona.

The proposed certified survey map will create two (2) lots at 7222 County Highway PB. The Joint City/Town Planning Committee met on February 24th and voted to recommend approval of the certified survey map.

Motion by Kohl, seconded by Reekie, to approve Resolution No. 21-016 approving a certified survey map to create two (2) lots located at 7222 Pine Row in the Town of Verona. Motion carried 8-0.

D. Public Works/Sewer and Water Committee

(1) Discussion and Possible Action: Awarding contract for Project 2021-101, Verona Asphaltic Street Rehabilitation Project

Two bids were received for the project

- Payne & Dolan, Inc. of Fitchburg, WI with the lowest in the amount of \$182,172.50
- Wolf Paving & Excavating, Inc. of Sun Prairie, WI in the amount of \$183,233.50

Payne & Dolan has completed or currently working on other projects within the City of Verona. Based on past work performed in the City of Verona and references checked, Public Works Staff is of the opinion that Payne & Dolan has the personnel, equipment and financial assets to complete the 2021-101, Verona Street Asphaltic Rehabilitation Project. The project will include Locust Drive (Bruce Street to USH 18/151 bridge) and Prairie Heights Drive (Locust Drive to CTH M).

Motion by Touchett, seconded by Ryan, to approve awarding contract for Project 2021-101, Verona Asphaltic Street Rehabilitation Project to Payne & Dolan, Inc. of Fitchburg, WI in the amount of \$182,172.50. Motion carried 8-0.

(2) Discussion and Possible Action: Awarding contract for Project 2021-102, Pavement Surface Treatment Project

This project is over our estimate of \$2,000. Fahrner's has provided this service for the City of Verona most recently in 2020. Based on past work performed in the City of Verona and references checked, Public Works Staff is of the opinion that Fahrner's has the personnel, equipment and financial assets necessary to complete the 2021-102, Pavement Surface Treatment Project.

Motion by Touchett, seconded by Jerney, to approve awarding contract for Project 2021-102, Pavement Surface Treatment Project to Fahrner's Asphalt Sealers of Waunakee, WI not to exceed \$189,660.00. Motion carried 8-0.

(3) Discussion and Possible Action: Awarding contract for Project 2021-103, Verona Street Concrete Rehabilitation Project

The City received three bids for this contract. The estimated amount for this contract was \$151,775.00. The City is significantly under that cost by \$6,000. Material costs and personnel costs are under what we estimated.

CPR, Inc. has not done any projects in the City of Verona in the past. CPR, Inc. completed the Bidder's Proof of Responsibility. Staff verified that they were qualified, checked with references, and felt that they were suited to complete this project. This project will encompass West Verona Avenue (West End Circle to Epic

Lane), but does not include any intersection work at Epic Lane.

Motion by Touchett, seconded by Jerney, to approve awarding contract for Project 2021-103, Verona Street Concrete Rehabilitation Project to CPR, Inc. of Brookfield, WI in the amount of \$89,725.00. Motion carried 8-0.

(4) Discussion and Possible Action: Awarding contract for Project 2021-104, Verona Pavement Marking Project

The City only received one bid as the second bid was received forty-five minutes late. Brickline has successfully completed a number of pavement markings in the past. The City has high confidence in what they can do. The estimated cost for this was \$62,000, which was under our estimates. The painting will account for some of the projects that are underway and others that were previously mentioned, which will cover the City for this year.

Motion by Touchett, seconded by Jerney, to approve awarding contract for Project 2021-104, Verona Pavement Marking Project to Brickline, Inc. of Madison, WI in the amount of \$36,217.50. Motion carried 8-0.

(5) Discussion and Possible Action: Awarding contract for Project 2020-109, North Main Street Water Main Replacement Project

For those who drive down Main Street, the road is torn up every winter. This was installed in the 1990s. After one of our most recent repairs, we had the material and pipe inspected. They discovered that it was poor quality pipe. The Public Works Department determined that it was important to replace the entire pipe section of that pipe material. They will cap both ends of the water main pipe, pulling it out of the road, and putting it underneath the walkway. They would stretch fresh pipe underneath the walkway and putting it back into the street creating two more road cuts. We received seven bids were received. The lowest bid was for \$219,507.25 and our estimate were for \$280,000.

Maddrell Excavating, LLC has successfully completed a number of other utility projects throughout the City of Verona; most recently completed the annual pond dredging projects and the 2018 South Shuman Street and West Park Lane street and utility replacement. We feel very confident that they will do a good job for the City.

Cronin asked if there was a timeline on how long it is going to take.

Fischer answered that it should start in June and be completed around August.

Motion by Touchett, seconded by Kemp, to approve awarding contract for Project 2020-109, North Main Street Water Main Replacement Project to Maddrell Excavating, LLC of Brodhead, WI in the amount of \$219,507.25. Motion carried 8-0.

(6) Discussion and Possible Action: Awarding contract for Project 2018-114, Lincoln Street Stormwater Management Facility Project

We received five bids were received. The estimate for this project was \$1,863,874.50. This is a big project and has been underway for three years. This will

finalize our Lincoln Street lower channel maintenance and rehabilitation phase. This will be cleaning and purifying a lot of the water from the City streets. This is one of the largest contracts and a big project.

Motion by Touchett, seconded by Jerney, to approve awarding contract for Project 2018-114, Lincoln Street Stormwater Management Facility Project to Drax, Inc. of Madison, WI in the amount of \$1,573,038.00. Motion carried 8-0.

11. New Business

A. Discussion and Possible Action Re: Approving a vacant building agreement with Costco Wholesale Corporation

The proposed agreement places maintenance requirements on the property owner if the building was to become vacant and also includes demolition language if the building were to remain vacant for an identified period of time and is not properly maintained. The Costco vacant store agreement is similar to the vacant store agreement the City approved with Festival Foods in 2018. Similar to the Festival Foods agreement, the Costco agreement binds the City to impose the same vacant store requirements on development projects that contain a building that is 40,000 square feet or more in size, where the building has one user and where the building is used for indoor or sales or service.

Staff recommends the Common Council approve the vacant store agreement.

Motion by Kemp, seconded by Jerney, to approve a vacant building agreement with Costco Wholesale Corporation. Motion carried 8-0.

B. Discussion and Possible Action Re: Approving a public improvements agreement with Costco Wholesale Corporation

The approved Costco development project requires public improvements. These improvements include the construction of Batker Court and improvements along Thousand Oaks Trail and American Way. The proposed public improvements agreement establishes the criteria for the developer to complete the necessary improvements.

Staff recommends the Common Council approve the public improvements agreement.

Motion by Posey, seconded by Reekie, to approve a public improvements agreement with Costco Wholesale Corporation. Motion carried 8-0.

C. Discussion and Possible Action Re: Approving a snow plow and emergency vehicle access easement with Costco Wholesale Corporation

The proposed easement will provide snow plow and emergency vehicles a location in the Costco parking lot to turnaround, which is why an easement is required. The easement is necessary as Batker Court will not have a cul-de-sac bulb for turnarounds.

Staff recommends the Common Council approve the snow plow and emergency vehicle access easement.

Motion by Kemp, seconded by Cronin, to approve a snow plow and emergency vehicle

access easement with Costco Wholesale Corporation. Motion carried 8-0.

12. Adjournment:

Motion by Reekie, seconded by Touchett, to adjourn at 8:43 p.m. Motion carried 8-0.

Kayla Martin
Deputy City Clerk