

CITY OF FORT ATKINSON
City Council Minutes ~ June 20, 2017

CALL MEETING TO ORDER.

Pres. Becker called the meeting to order at 7:00 pm.

ROLL CALL.

Present: Cm. Kotz, Cwmn. Gehred, Cm. Lescohier, Cm. Hartwick and Pres. Becker. Also present: City Manager, City Attorney, City Engineer and City Clerk/Treasurer.

APPROVAL OF MINUTES OF JUNE 6, 2017 REGULAR COUNCIL MEETING.

Motion made by Cwmn. Gehred, seconded by Cm. Hartwick to approve the minutes of June 6, 2017 regular Council meeting. Motion carried.

PUBLIC HEARINGS

None.

PUBLIC COMMENT

None.

PETITIONS, REQUESTS AND COMMUNICATIONS

a. *Presentation of plaque to Dennis Tessman for years of service.*

Manager Trebatoski presented Dennis Tessman with his retirement plaque. No action was taken.

RESOLUTIONS AND ORDINANCES

a. *Resolution adopting fees for Erosion and Sediment Control Plan and Stormwater Management Plan, and Ordinance amending stormwater fee ordinance.*

Engineer Selle stated this is the second reading of the Resolution and Ordinance. No comments have been received from the public. This was a fee overlooked when drafting the last Resolution for fees.

Cm. Hartwick moved to send the Ordinance to its third reading. Cm. Lescohier seconded the motion and carried.

REPORTS OF OFFICERS, BOARDS AND COMMITTEES

a. *Minutes of Historic Preservation Commission meeting held June 5, 2017 and public hearing held on June 6, 2017.*

b. *Minutes of Historical Society Board meeting held April 20, 2017.*

Cm. Kotz moved, seconded by Cm. Hartwick to accept and file the reports of officers, boards and committees. Motion carried.

UNFINISHED BUSINESS

a. *Update on Rockwell Avenue project.*

Engineer Selle provided an update on the Rockwell Avenue project. MSA was present to provide an overall project estimate with specific emphasis on the challenging stormwater element and a few options of retention plans. The area of Rockwell/Main/Grove/Park Streets are at a low point where a vast majority of rainwater drains to and in turn floods the streets creating a challenging design.

Scenario #1 – stormwater analysis option K \$6,060,422. \$2.1 million is storm sewer.

Scenario #2 – replace pipes-in kind from Grove to Whitewater \$5,068,300. \$1.3 million is for storm sewer.

Scenario #3 – salvage pipe and reinstall median from Grove to South Main \$4,840,732. \$1 million is for storm sewer.

Any property acquisition is not included in the rough estimates. Staff will continue to research the options and present updates to the Council. Selle reviewed the design cost update with the contaminated soil investigation and the historic consultant. He added the cleaning, televising and inspection of the sewer interceptor that reached a final cost \$11,382.

Cm. Hartwick moved to accept and file the report. Cm. Lescohier seconded the motion and carried.

b. Recommendation from Historic Preservation Commission to designate Fort Club, 211 South Water Street, East as a Local Landmark.

Manager Trebatoski reviewed the request to designate the Fort Club as a local landmark. Tammy Doellstedt was present to discuss the designation.

Cm. Lescohier moved to approve the recommendation from Historic Preservation Commission to designate Fort Club, 211 South Water Street, East as a Local Landmark. Seconded by Cm. Kotz and carried.

NEW BUSINESS

a. Evergreen Pond discussion.

Jane Anderson, 1216 Sherman Avenue W. She spoke on the history of the evergreen pond that was purchased in 1949 by Leo Roethe. She referenced an easement from 1986 and various minutes from Council meetings that discussed the pond and drainage area.

Engineer Selle reviewed his research on the pond and noted many years of conversations. The City has consistently not moved forward on removing sediment from the pond. The easement is a 25 foot easement that follows a ditch. The best erosion control measures cannot eliminate sediment to this particular ditch.

Shane Heth, 1233 Janette Street – spoke on Evergreen Pond. He feels that if the pond is private, the association wants control of what is put into the pond. He asked why an easement exists into a private pond. Selle stated an easement allows the City to remove jams. Heth stated there are 16 springs that are covered with sediment.

No action was taken.

b. Review and approve contract for facilities plan for Department of Public Works.

Engineer Selle discussed the CIP budget inclusion of \$10,000 for a study for the DPW. Many structures at the facility are aging and failing. Two requests for proposals were submitted for the study, Barrientos at \$8,425 and Angus Young at \$9,700. Staff recommends approval of the quote from Barrientos.

Cm. Hartwick moved to approve the contract for facilities plan for Department of Public Works with Barrientos not to exceed \$8,425. Motion seconded by Cm. Lescohier and carried on a roll call vote.

Cwmn. Gehred asked if there was any obligation to continue work with Barrientos after review of the plan. Selle stated there is no obligation and the City can choose the firm they wish.

c. *Review and approve Compliance Maintenance Annual Report for Wastewater Utility and adopt Resolution authorizing the filing of the Report.*

Supervisor Christensen was present to review the annual report with exceptional ratings. There were no points deducted in any section of the report.

Cm. Lescohier moved to approve and adopt resolution for the filing of 2016 Compliance Maintenance Annual Report as required by Ch. NR2018, Wisconsin Administrative Code. Cwmn. Gehred seconded the motion and carried on a roll call vote.

d. *Review and approve Developer's Agreement for hotel and convention center.*

Pres. Becker excused himself from this agenda item. Pres. Pro Tem Lescohier addressed the agenda item.

Manager Trebatoski reviewed the agreement for an 83 bed hotel and convention center to be built on Madison Avenue near the Holiday Inn. This is located in TIF #8. The City is committing to reimburse the developer for the costs for the public improvements up to \$1,000,000. The developer is agreeing to constructing the hotel center with a minimum assessed value of \$5,500,000. The City is agreeing to install stop lights at Reena and Madison Avenue per DOT approval. The City will work with the hotel to allow transfer of an alcohol license from the Holiday Inn to the proposed hotel. The developer will work with the City to design and construct a future extension of the new public street from the easterly hammerhead point to Lexington Boulevard or Campus Drive.

A cash flow proforma analysis and the private investment in the hotel and convention space will generate more than enough new tax revenue to pay for the necessary public infrastructure to service it. The agreement was thoroughly reviewed by Staff.

Cm. Hartwick moved to approve the Developer's Agreement for hotel and convention center. Cm. Kotz seconded the motion.

Cwmn. Gehred inquired on the proforma and the potential street lights. She noted the amount of impervious surface area shown on the diagram and has concerns for the lack of green space. Cm. Hartwick stated the City has a boundary of the bike path on the northwest side.

Engineer Selle stated the developer has to reduce suspended solids coming off the parking lot. There is storm water facility set up to manage the volume of runoff. There should be minimal effects offsite. The road would be more dedicated and controlled with proper facilities.

Cwmn. Gehred asked on other unnoted costs including electricity, increase usage of wastewater treatment, public safety, tree care, crack sealing, street painting and additional various concerns. Trebatoski discussed the research performed. Cwmn. Gehred acknowledged the room tax revenue and property tax revenue. She asked if the developer can take care of the road and it not become public. Trebatoski replied that if there is not a plan set up to care for the road, it will age over time and will fall back on the City for maintenance.

Cm. Lescohier noted the positive impact to our tourism and local businesses. This area is noted in the comprehensive plan for this type of development.

Clerk Ebbert took a roll call vote. Motion carries with a vote of 4-0 with Pres. Becker abstained.

MISCELLANEOUS

a. Granting operator licenses.

Cm. Hartwick moved to approve the operator licenses. Cm. Kotz seconded the motion and carried.

b. City, Sewer, Water and Stormwater Utility Financial Statements as of May 31, 2017.

Cm. Kotz moved to approve the City, Sewer, Water and Stormwater Utility Financial Statements as of May 31, 2017. Motion seconded by Cm. Lescohier and carried.

CLAIMS, APPROPRIATIONS AND CONTRACT PAYMENTS

a. Verified claims.

Cm. Lescohier moved to approve the list of verified claims submitted by the Director of Finance and authorize payment. Cm. Kotz seconded the motion and carried on a roll call vote.

ADJOURNMENT

Cm. Kotz made a motion to adjourn the meeting. Motion seconded by Cm. Hartwick and meeting adjourned at 9:17 pm.

Michelle Ebbert, City Clerk/Treasurer

APPROVED:

PRESIDENT OF THE COUNCIL