

## **COUNCIL PROCEEDINGS**

Mayor David called the regular meeting of the Common Council of the City of Watertown to order at 7:00 p.m. on Tuesday, May 1, 2018, in the Council Chambers at City Hall.

### **ROLL CALL**

Roll call showed the following members present: Alderpersons McFarland, Tortomasi, Berg, Larsen, Zgonc, Raether, Tietz, Maron and Kilps. Absent: None. Also present: Police Chief Tim Roets, Fire Chief Kraig Biefeld, Engineer Jaynellen Holloway, Attorney Will Gruber, Zoning Administrator Jacob Maas and Clerk/Treasurer Elissa Meltesen.

### **PLEDGE OF ALLEGIANCE**

The Council recited the Pledge of Allegiance to the American flag.

### **MINUTES OF PRECEDING MEETING**

Mayor David inquired if there were additions or corrections to the minutes of the meeting held Tuesday, April 17, 2018. There being none, the minutes were approved as presented.

### **COMMENTS & SUGGESTIONS FROM CITIZENS PRESENT**

Don Johnson, owner of the Carlton House Hotel, 115 S. First Street, spoke regarding the public hearing for an amendment removing boardinghouses as a principal land use permitted as conditional use within the Central Business District in Chapter 550 of the municipal code. Johnson stated the hotel is licensed by the State of WI and pays room tax. He added the proposed ordinance change will change the status of the property to a legal, non-conforming use and that there is no reason to change the use after the hotel's many years in operation.

Jonathan Lampe, Watertown Library Board President, spoke regarding proposed Resolution #8635 establishing the City's intended participation in the library's expansion/renovation project. Lampe stated that he is worried that the spirit of cooperation between the City and Public Library may be deteriorating. Lampe urged the Common Council to return consideration of the proposed resolution to the Finance Committee to address some of the Library's concerns including the requirement to have the entire Library portion of the project funds available rather than allowing pledges to come in over a period of time and that the resolution does not address the need for a potential parking structure.

Rob Marchant, Chairperson of Watertown Redevelopment Authority (RDA), appeared to update the Common Council on the vision of the RDA and to comment on proposed Resolutions #8630 and #8631. Marchant stated the RDA views itself as a force of transformative change downtown. Marchant added the RDA does not wish to force anyone out of business but rather wants to support businesses while developing a town square. Marchant noted other RDA initiatives including hosting Startup Watertown at the incubator building on Industrial Drive. Marchant stated the RDA is facing headwinds with the remaining properties to be acquired and noted that unless a win/win situation including a willing buyer and willing seller can be accomplished the RDA may have to consider other projects to improve the downtown area. Marchant commented on WI Act 243 and its effect on efforts to acquire property for downtown revitalization and as a result requested the Common Council table resolutions #8630 and #8631.

Nate Salas, Vice Chairperson of the RDA addressed the Common Council. He stated the vision of the RDA is to bring positive change to Watertown and noted the need to give people a reason to choose Watertown and bring young families and professionals to the community. He added the RDA can't tell when and how each step of downtown revitalization will occur because things do not always go as planned with property acquisitions but the RDA remains focused on highlighting the Rock River and bringing positive transformation downtown. Salas noted WI Act 243 may change the rules but won't change the RDA's vision. Salas addressed concerns over the recent purchase of a property on Market Street and explained that while this may not have been a purchase initially planned, the RDA needs to weigh

risk versus return when an opportunity is presented. He added the RDA is bringing quality resources and best practices from private business to accomplish its vision of change.

Kristen Fish, Executive Director of the RDA, addressed the Common Council. She noted that in her experience as a consultant to communities throughout the Midwest, public investment in a revitalization project is heavy at first but once redevelopment begins to occur private investment increases and public investment is reduced. Fish stated the RDA is trying to make good investments to create more tax base for the City. Fish added the next RDA meeting is May 7 and that the RDA will hold a forum at Towne Cinema on May 16 to answer questions from the public.

### **PUBLIC HEARING**

Mayor David declared open at 7:27 p.m. a public hearing regarding an amendment removing boardinghouses as a principal land use permitted as a conditional use within the Central Business District in Chapter 550 of the municipal code.

Mike Hellekson spoke on behalf of the Washington Inn, 516 E. Main Street. Hellekson noted the property has been operating as a hotel for 150 years and has also been home to a restaurant and local bar for decades. He explained that a number of people who stay at the hotel end up making Watertown their home and the property is an affordable place to stay while people try to “get a leg up”. Hellekson requested that the Washington Inn and Carlton House be excluded from the proposed ordinance amendment and that the ordinance be re-drafted.

Ellen Klaus, 207 Riverlawn Avenue, appeared on behalf of the Watertown Historic Preservation and Downtown Design Commission in support of the proposed ordinance amendment. She stated the amendment will not impact current boardinghouses and feels this is a positive step forward.

Mayor David asked that the record reflect that comments made earlier in the meeting by Don Johnson be considered part of the comments on this matter and declared the public hearing closed at 7:30 p.m.

### **COMMITTEE REPORTS**

**Finance Committee, April 23, 2018.** First amendment to MOU with RDA. Mayor David introduced this item, explaining the RDA history, funds previously granted and cooperation needed going forward. Motion carried to approve this first amendment to the MOU with the RDA. RDA funding request. The RDA is requesting access to TID funds for future purchases or building rehabs. Following discussion, motion carried to approve this funding request. Health Department Intern hire. Health Officer Quest was present to seek permission to hire an intern to help with increased workload. Motion carried to approve this hire. Communications Center UPS & Battery System Support. Police Chief Roets explained the current vendor is no longer in business so they are seeking permission to enter an agreement with a new vendor for \$1,562 over the budgeted amount. Motion carried to authorize new vendor at a higher cost. Ambulance use for Warrior Dash event. Fire Chief Biefeld explained the Warrior Dash/Run event at Milford Hills is required to have an ambulance with paramedics present during this event. We charge \$175/hour for our ambulance and would be on site approximately 10 hours. Motion carried to approve the request. Change to Lebanon EMS coverage agreement. Fire Chief Biefeld presented Lebanon’s counter-offer of \$250 per occurrence. Motion carried to approve the change from the original \$475 to \$250. Cost of building demo at 211 Market Street. Street Superintendent Schultz explained some of the known costs for razing the building. It was agreed the RDA funding would pay these costs. Motion carried to approve this demolition. Wastewater Collections System open position and job description. Interim Water Systems Manager Hartz explained the request to fill the position of Collection Systems Specialist rather than Collection Systems Assistant and provided a job description. Motion carried to approve the position and job description and allowing Hartz to advertise. Potential Health Insurance Consortium with other local governments. Mayor David and Clerk/Treasurer Meltesen explained this would mean leaving the ETF program to form a consortium with other local governments. Motion carried to

continue with ETF. 2018 Greater Watertown Community Health Foundation Changemaker Grant application. Motion carried to hold this item over to a future meeting. Closed Session per Wis. Stat. §19.85(e) to discuss land purchase. Motion carried to move into closed session. Report received and placed on file.

**Plan Commission, April 23, 2018.** Fence Variance-207 James Street. The owner is requesting a fence variance from the required 36" to 48". Motion carried to approve this fence variance without conditions. Hunter Oaks Subdivision-Bielinski Homes Inc.-Rezone. Bielinski Homes is requesting the rezoning of five parcels from PUD to MR-10 to allow them to build 26 two-unit condominiums. Motion carried to recommend the Council approve this rezoning without conditions. Initial Review-Zoning Code Amendment-Section 550-67. This proposed amendment would make any pre-existing boardinghouse a legal, non-conforming use in the Central Business Zoning District. Three boardinghouses impacted by this were contacted and two have requested their properties be listed under Section 550-67, continued use exemptions, granting them legal conforming status. Motion carried to set a public hearing on this matter for May 15, 2018. Site Plan Review minutes, April 9, 2018. Motion carried to approve these minutes. Plan Commission minutes, April 9, 2018. Motion carried to approve these minutes. Report was received and placed on file.

**Public Works Commission, April 24, 2018.** City-Wide Bicycle & Pedestrian Task Force minutes of Jan. 23, 2018. Motion carried to approve these minutes. Change Order #1 for 2018 Pavement Marking Contract. Engineer Holloway is proposing removing streets that would need this work completed in 2019 and 2020 from the 2018 contract at a savings of \$26,500.80. Motion carried to approve this change order. 2018 sidewalk updated area boundaries. Engineer Holloway presented a new map including three additional properties abutting those already in the repair area. Motion carried to update the sidewalk repair area. 2018 Greater Watertown Community Health Foundation Changemaker Grant application. Motion carried to hold this item over to a future meeting. Report received and placed on file.

### **COMMUNICATIONS AND RECOMMENDATIONS**

Mayor David presented the appointment of Laurie Grosenick, 1310 Hutson Dr. to the Transit Commission for a partial term, replacing Rochelle Day. Alderperson Larsen moved to approve the appointment, seconded by Alderperson Berg and carried by roll call vote: Yes-9; No-0.

Melissa Lampe, Director of the Main Street Program at 519 E. Main Street, noted that more volunteers came forward to help water downtown planters this summer. Lampe congratulated local recipients of Wisconsin Main Street Awards including Sandy and Jeff Budewitz on their award for Best Façade Rehabilitation under \$10,000 and Susanne Bradow as Volunteer of the Year.

### **ACCOUNTS PAYABLE**

Certified accounts in the amount of \$180,997.34 were presented for payment. Alderperson Tietz moved to pay all certified accounts, seconded by Alderperson Kilps and carried on a roll call vote: Yes-9; No-0. (Listing of accounts payable on file and open for public inspection in the office of the Clerk/Treasurer.)

### **REPORTS AND MISCELLANEOUS BUSINESS**

The following reports were presented: City-Wide Bicycle & Pedestrian Path Task Force-January 23, 2018; Health Board-March 8, 2018; Payroll Summaries-April 11-24, 2018; Redevelopment Authority-April 11, 2018; Site Plan Review Committee-April 23, 2018; Transit Commission-April 23, 2018. Reports accepted as printed.

### **ORDINANCES**

**Ordinance #18-3,** to amend the Official Zoning Map by changing five lots in Hunter Oaks Subdivision from a Planned Unit Development to a Multi-Family Residential (MR-10) Zoning District was presented. *Sponsor: Mayor David,*

*From: Plan Commission.* Motion was made by Alderperson Tietz to adopt this ordinance on its first reading, seconded by Alderperson Raether and carried by roll call vote: Yes–8; No–1 (Berg).

## RESOLUTIONS

**Exhibit #8630**, to authorize the first amendment to the MOU between the City of Watertown and the RDA was presented. *Sponsor: Mayor David, From: Finance Committee.* Alderperson Berg moved for adoption, seconded by Alderperson McFarland. Mayor David then noted that after reading the law, clarification is needed and the City needs to work with the RDA on a plan for how to move forward. Alderperson Tietz moved to lay this resolution over, seconded by Alderperson Kilps to lay this resolution over. Motion carried by roll call vote: Yes–9; No–0.

**Exhibit #8631**, to authorize Clerk/Treasurer to draw funds ordered payable to the Watertown RDA for statutorily authorized redevelopment activities upon formal request of the Watertown RDA was presented. *Sponsor: Mayor David, From: Finance Committee.* Alderperson Berg moved for adoption, seconded by Alderperson Zgonc. Alderperson Maron moved to lay this resolution over, seconded by Alderperson Raether. Motion carried by roll call vote: Yes–9; No–0.

**Exhibit #8632**, to authorize agreed upon changes to the Service Coverage Agreement with Lebanon EMS was presented. *Sponsor: Mayor David, From: Finance Committee.* Alderperson Zgonc moved for adoption, seconded by Alderperson Tortomasi and carried by roll call vote: Yes–8; No-0; Abstain–1 (McFarland).

**Exhibit #8633**, to authorize repair or replacement of any defective or unsafe sidewalk within the City as defined on the 2018 sidewalk repair list was presented. *Sponsor: Alderperson Maron; From: Public Works Commission.* Alderperson Maron moved for adoption, seconded by Alderperson Raether. Motion carried by roll call vote: Yes–9; No–0.

**Exhibit #8634**, to approve change order #1 for 2018 Pavement Marking Rebid to deduct \$26,500.80 from the contract amount, bringing the revised price to \$211,820.70 was presented. *Sponsor: Alderperson Maron, From: Public Works Commission.* Alderperson Larsen moved for adoption, seconded by Alderperson Zgonc. Motion carried by roll call vote: Yes–9; No–0.

**Exhibit #8635**, to approve establishing City's intended participation in the library's expansion/renovation project was presented. *Sponsor: Mayor David, From: Finance Committee.* Alderperson Berg moved for adoption, seconded by Alderperson Maron. Alderperson Larsen commented that he is not comfortable with some aspects of this resolution including the fact that the makeup of the Finance Committee change with the spring election and that the Library did not have input on the resolution. Alderperson Larsen moved to refer Resolution #8635 back to the Finance Committee, seconded by Alderperson McFarland. Alderperson Berg commented that although he understands the rationale for the motion to refer, that he believes the resolution promotes accountability. Zgonc commented that the Library did not have much chance to discuss the resolution. Motion to refer back to Finance Committee carried by roll call vote: Yes–9; No–0.

## ADJOURNMENT

There being no further business to come before the Council at this time, Alderperson Zgonc moved to adjourn, seconded by Alderperson McFarland and carried on a voice vote, the time being 7:52 p.m.

Elissa Meltesen, Clerk/Treasurer

(Complete video of Council Proceedings on DVD.)

(DISCLAIMER: These minutes are uncorrected; any corrections made will be noted in the proceedings at which these minutes are approved.)