

CITY OF MENASHA
COMMON COUNCIL
100 MAIN STREET
JULY 19, 2021
MINUTES

A. CALL TO ORDER

Meeting called to order by Mayor Merkes at 6:06 p.m.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. ROLL CALL

PRESENT: Ald. Ropella, Nichols, Taylor, Sevenich, Langdon, Schmidt, Tom Grade, Ted Grade

ALSO PRESENT: DPC Hanchek, FC Kloehn, CDD Schroeder, DPW Jungwirth, DDMO Brown, DDE Gordon, FD Sassman, PHD Hutter, PRD Sackett, CA/HRD Captain, Mayor Merkes, Clerk Krautkramer

D. PUBLIC HEARING

1. Proposed Rezoning - 670 Airport Road, Parcel #4-00798-00. Rezoning of the property from I-1 Heavy Industrial District to I-2 General Industrial District is being requested to allow for the property to be subdivided into two separate lots meeting the regulations set forth within the proposed zoning district

Staff gave an overview of the proposed rezoning of 670 Airport Road to rezone I-1 Heavy Industrial District to I-2 General Industrial District is being requested to allow for the property to be subdivided into two separate lots meeting the regulations set forth within the proposed zoning district.

E. REPORT OF DEPARTMENT OFFICERS/DEPARTMENT HEADS/STAFF/CONSULTANTS

1. Kip Golden, Representative of Banta 1, LLC and The Brin, LLC – Update on the Brin and Banta Project

Kip Golden, Executive Vice President |CR Structures. He provided an update on the Brin and Banta project.

General discussion ensued on façade clean-up, rebar ordering, and project completion timelines.

2. Clerk Krautkramer - the following minutes and communications have been received and placed on file:

Minutes to receive:

- a. Administration Committee, 7/6/21
- b. Board of Public Works, 7/6/21
- c. Housing Authority, 6/28/21
- d. Joint Review Board, 6/29/21
- e. Library Board, 5/25/21, 6/29/21 & 6/30/21
- f. Plan Commission, 6/29/21

Communications:

- g. COVID-19 Update
- h. Public Notice of an Air Pollution Control Permit Application Review – 565 Olde Midway Rd, Menasha
- i. 2021 Fireworks Complaints and July 4th Event Recap

j. Redistricting Timeline Update

Moved by Ald. Sevenich seconded by Ald. Schmidt to approve minutes and communications a-j.
Motion carried on voice vote.

F. PUBLIC COMMENTS ON ANY MATTER OF CONCERN TO THE CITY

(five (5) minute time limit for each person)

William Maulm, 704 Carver Lane, Menasha. He commented on safety and easements.

Tim Jacobson, 955 Plank Road, Menasha. He commented on the Public Works Facility.

Sandra DaBill Taylor, 545 Broad Street, Menasha. She commented on American Rescue Funds, TIF 11 Amendment, and TIF 13.

G. CONSENT AGENDA

(Prior to voting on the Consent Agenda, items on the Consent Agenda may be removed at the request of any Alderman and placed immediately following action on the Consent Agenda. The procedures to follow for the Consent Agenda are: (a) removal of items from Consent Agenda; and (b) motion to approve the items from Consent Agenda.)

Minutes to approve:

1. Common Council, 7/6/21

Administration Committee, 7/6/21, Recommends Approval of:

2. The proposed service contract with Ehlers and Associates for the consideration of analyzing the feasibility, developing the plan, and administering the approvals of a Project Plan and Boundary Amendment to Tax Increment District No. 13

Special Board of Public Works, 7/19/21, Recommends Approval of:

3. Change Order – IEI General Contractors; Contract Unit No. 2021-05; Public Protection Facility Shower Rooms Remodel (PD/FD); ADD (\$9,985.00) (Change Order No. 2)

Board of Public Works, 7/6/21, Recommends Approval of:

4. Payment and Change Order (FINAL) to Miron Construction Co., Inc.; Contract Unit No. 2020-06; Public Works Facility Construction Project; \$929.80 (Payment No. 16)

Plan Commission, 6/29/21, Recommends Approval of:

5. Approve the Certified Survey Map as proposed dividing 670 Airport Road (Parcel #4-00798-00) with the following conditions:

1. Approval of the proposed rezoning

Moved by Ald. Sevenich seconded by Ald. Ted Grade to approve Consent Agenda items 1 & 5.

Motion carried on roll call 8-0.

H. ITEMS REMOVED FROM THE CONSENT AGENDA

1. Moved by Ald. Nichols and Ald. Tom Grade to approve Consent Agenda item 2, The proposed service contract with Ehlers and Associates for the consideration of analyzing the feasibility, developing the plan, and administering the approvals of a Project Plan and Boundary Amendment to Tax Increment District No. 13

Motion carried on roll call 8-0.

2. Moved by Ald. Langdon seconded by Ald. Schmidt to approve Consent Agenda item 3, Change Order – IEI General Contractors; Contract Unit No. 2021-05; Public Protection Facility Shower Rooms Remodel (PD/FD); ADD (\$9,985.00) (Change Order No. 2)

Motion carried on roll call 8-0.

3. Moved by Ald. Langdon seconded by Ald. Taylor to approve Consent Agenda item 4, Payment and Change Order (FINAL) to Miron Construction Co., Inc.; Contract Unit No. 2020-06; Public Works Facility Construction Project; \$929.80 (Payment No. 16)

Motion carried on roll call 8-0.

I. ACTION ITEMS

1. Accounts payable and payroll for the term of 7/2/21 – 7/15/21 in the amount of \$773,342.27
Moved by Ald. Nichols seconded by Ald. Ropella to approve Accounts payable and payroll for the term of 7/2/21 – 7/15/21 in the amount of \$773,342.27.

Motion carried on roll call 8-0.

2. Beverage Operators License Applications for the 2021-2023 licensing period
Moved by Ald. Nichols seconded by Ald. Ropella to approve the Beverage Operators License Applications for the 2021-2023 licensing period.

Motion carried on roll call 8-0.

3. Development Agreement between the City of Menasha and Discovery Point Apartments, LLC for the Property of 225 Main Street (Parcel 3-00900-00)

Moved by Ald. Schmidt seconded by Ald. Nichols to accept the Development Agreement between the City of Menasha and Discovery Point Apartments, LLC for the Property of 225 Main Street (Parcel 3-00900-00).

Motion carried on roll call 8-0.

General discussion ensued on:

- Apartments in Menasha
- Renters and rental properties
- Balconies
- Apartment location and amenities
- Generational shift in housing
- Clientele
- Marketing
- Costs
- Control measures for renters
- Rental fees
- Building design

Staff gave an overview of the Development Agreement between the City of Menasha and Discovery Point Apartments, LLC for the Property of 225 Main Street.

Paul Klister, Owner | Commercial Horizons. He gave an overview of recent developments in the area and current projects.

4. Fox Valley Labor Council Donation Request

Moved by Ald. Sevenich seconded by Ald. Schmidt to approve the donation request of Fox Valley Labor Council in the amount of \$250.00 for the 38th annual Labor Fest celebration.

Motion carried on roll call 8-0.

J. HELD OVER BUSINESS

K. ORDINANCES AND RESOLUTIONS

1. O-5-21 An Ordinance Amending Title 13, by making certain changes to the District

(670 Airport Road - Parcel #4-00798-00) (I-1 Heavy Industrial District to I-2 General Industrial District) (Introduced by Ald. Schmidt)

Moved by Ald. Schmidt seconded by Ald. Tom Grade to approve O-5-21 An Ordinance Amending Title 13, by making certain changes to the District (670 Airport Road - Parcel #4-00798-00) (I-1 Heavy Industrial District to I-2 General Industrial District).

Motion carried on roll call 8-0.

2. R-32-21 A Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 11, City of Menasha, WI (Introduced by Ald. Nichols)

Moved by Ald. Nichols seconded by Ald. Tom Grade to approve R-32-21 A Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 11, City of Menasha, WI.

Moved by Ald. Sevenich seconded by Ald. Nichols to amend the original motion to revise the Project Plan to add the Gilbert Extension Trail extending the existing trail out to Washington Street as a proposed phase III project located within and outside the District in the amount of \$200,000 and reduce the Lawson Canal Engineering/Consulting/Design within phase III to \$50,000.

Motion carried on roll call 8-0.

General discussion ensued on the trail segment, costs, and borrowing.

Staff gave an overview of the boundaries and costs.

R-32-21 A Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 11, City of Menasha, WI as amended.

Motion carried on roll call 7-1.

Ald. Taylor voted no.

Jonathan Schatz, Financial Specialist | Ehlers. He explained TIF Districts.

3. R-33-21 A Resolution Authorizing Borrowing from WPPI Energy (Introduced by Ald. Langdon)

Moved by Ald. Langdon seconded by Ald. Schmidt to approve R-33-21 A Resolution Authorizing Borrowing from WPPI Energy.

Motion carried on roll call 8-0.

Staff gave an overview of R-33-21 A Resolution Authorizing Borrowing from WPPI Energy.

4. R-34-21 Cessation of the Public Health Emergency in the City of Menasha (Introduced by Mayor Merkes)

Moved by Ald. Langdon seconded by Ald. Ted Grade to approve R-34-21 Cessation of the Public Health Emergency in the City of Menasha.

Motion carried on roll call 8-0.

Staff gave an overview of R-34-21 Cessation of the Public Health Emergency in the City of Menasha.

General discussion ensued on funding and emergency actions.

5. R-35-21 A Resolution in Appreciation for Outstanding Public Service by Adam Alix (Introduced by Ald. Langdon)

Moved by Ald. Langdon seconded by Ald. Sevenich to approve R-35-21 A Resolution in Appreciation for Outstanding Public Service by Adam Alix.
Motion carried on roll call 8-0.

L. APPOINTMENTS

1. Mayor's appointment of Travis MacDonald as Weed Commissioner for the term of 7/19/21-7/19/22

Moved by Ald. Sevenich seconded by Ald. Ropella to approve Mayor's appointment of Travis MacDonald as Weed Control Commissioner for the term of 7/19/21-7/19/22.
Motion carried on voice vote.

2. Mayor's reappointment of Larry Haase to the Housing Authority for the term of 7/1/21 – 7/1/25

Moved by Ald. Sevenich seconded by Ald. Ted Grade to approve Mayor's reappointment of Larry Haase to the Housing Authority for the term of 7/1/21 – 7/1/25.
Motion carried on voice vote.

3. Mayor's appointment of Austin Hammond to the Housing Authority for the term of 7/1/21 – 7/1/25.

4. Mayor's appointment of Austin Hammond to the Sustainability Board

Moved by Ald. Sevenich seconded by Ald. Schmidt to approve Austin Hammond's appointment to the Housing Authority for the term of 7/1/21 – 7/1/25 and the Sustainability Board.
Motion carried on voice vote.

M. CLAIMS AGAINST THE CITY

N. PUBLIC COMMENTS ON ANY MATTER LISTED ON THE AGENDA

(five (5) minute time limit for each person)

William Maulm, 704 Carver Lane, Menasha. He commented on apartments in Menasha and parking.

Sandra DaBill Taylor, 545 Broad Street. She commented on TIF districts in Menasha.

O. ADJOURNMENT

Moved by Ald. Schmidt seconded by Ald. Tom Grade to adjourn at 7:38 p.m.
Motion carried on voice vote.

Haley Krautkramer
City Clerk