

City of Monroe
Common Council Minutes
February 21, 2018

A. CALL TO ORDER & ROLL CALL

Mayor Armstrong called the meeting to order. Present at roll call were Mayor Armstrong and Alderpersons Boyce, Bauman, Miller, Beer, Thoman, Marsh, and Schilt. Alderperson Newcomer arrived late. Alderperson Koch was absent.

B. CORRECTION OF MINUTES

none

C. PRESENTATION OF PETITIONS AND COMMUNICATIONS

none

D. BUSINESS BY MAYOR

None

E. APPEARANCES BY THE PUBLIC

1. UPDATE REGARDING THE CITY'S REVIEW OF CREATING A COMMUNITY DEVELOPMENT AUTHORITY (CDA)

Alder Marsh motioned to suspend the rules of time limits for public comment, seconded by Miller. Upon voice vote, motion carried.

Cindy Landsberg of the Monroe Housing Authority was present to voice concerns about joining a CDA. She shared some statistics regarding CDAs and public housing from the Wisconsin Association of Housing Authority Directory. Landsberg explained that a CDA can be formed without the Monroe Housing Authority. Cities can have a CDA and public housing authority at the same time as long as they operate separate with separate HA and CDA boards. Public housing monies can only be used for public housing projects and can't be used by CDA for any purpose. The CDA would dissolve the MHA name, and they would need to become Churchill Woods HA. The MHA currently uses that name on legal documents, applications, and tax forms, and Landsberg asked who will pay for the cost of legal representation for the name change. The MHA is a high performer with HUD, not achieving a 100% score only once since Landsberg has been with MHA. MHA has an ongoing waiting list for 3 years. Her final question is why change something that is already working well.

Pat Brandenburg of the Monroe Housing Authority reiterated what Landsberg spoke about and asked a few questions of the council. Why would dissolving the MHA be a financial benefit to the City? The MHA asks for no financial assistance from the City and pays a good faith tax of approximately \$30,000 each year. Who would pay the legal representation fees for the MHA, as there is time and cost associated with changing the name. Who will fund the CDA? MHA funding is through HUD grants that can only be used by MHA or MHA Churchill Woods Apartments. Is it possible that the City can stay with the RDA and keep unnecessary costs down? Why should the MHA be a subcommittee of the CDA when it has its own board members, including former City Council members? She reiterated that they are a high performer through HUD. She asks what is the benefit to the City and mentioned the complete removal of federal operational funds for MHA's monthly operational subsidy.

Gerald Ellefson of Monroe Housing authority also spoke. He said that there is a good staff and extremely well-maintained facility, as well as a great board of commissioners. He explained that the board meets monthly to deal with issues. Cindy and Pat apply for grants which cover operation and maintenance expenses. He mentioned that they see no benefit in joining the CDA as they take care of their own operation, grants, and staff.

Dan Lindstrom of Vierbicher was present to discuss the reason for creating the CDA, powers established by the CDA, and a proposed ordinance that would establish the CDA. He explained that a housing survey was done in 2016-2017 that identified several issues, and Vierbicher created an action plan for things that the community can do. Through the action plan, responsible parties that can take things a step further were identified. He explained that the MHA is established through the City and functions as a public housing authority because their only funding comes through HUD. There are many things that the MHA can do that the RDA cannot. State statutes say that you can have a housing authority and a redevelopment authority as one pool, or a CDA that acts as such. If the community funds the CDA there are other tools that can be used. Lindstrom answered some questions the MHA had about creating a CDA. The MHA can keep their federal ID number, and creating a CDA would just be a reorganization. The MHA can implement City policies if they wish, but are not required to do so. The MHA may also fall under the City's liability insurance if they wish to. The MHA may choose to or choose to not be City employees. If the Council allows the MHA to sub manage their own contracts and funds, the MHA may do so. If the MHA is a separate subcommittee, it is recommended that they handle their own contracts, especially if they are not City employees. Lindstrom said that successful CDAs are active in housing and redevelopment projects and work with local legislative bodies to achieve common goals, while unsuccessful CDAs tend to focus on either housing or redevelopment, but not both. Successful CDAs are actively funded through several sources, actively pursue grants, work with private businesses to fund programs, while unsuccessful CDAs rely on the legislative body for funding. Successful CDAs also have dedicated staff to help manage and report actions and also have subcommittees that do work focused on specific areas so they can be very targeted in their work. As part of a CDAs work, a redevelopment plan needs to be put together. Alder Thoman asked what the typical issues or opposition are with creating a CDA. Lindstrom explained that if communities are not well educated in this process, they think that they can utilize funds that they cannot, and the community must know what they can and cannot do. Alder Beer explained that the MHA only covers Churchill woods, and asked what to do with the rest of the City, as there are blighted houses and other apartments in the City that need to be addressed. Alder Marsh explained that he contacted the 7 largest apartment complexes in the City, 5 of them are under Section 8 and the other two are market value, and there are vacancies in the complexes. Alder Beer explained that the housing issues are not limited to just multi-unit buildings but also memory care, assisted living, and single-family housing up to multi-units. Discussion took place about the RDA that is already in place. The body does not meet or exercise their authority, but could. The general consensus of the Council is to not pursue the idea of a CDA any further and focus on the powers that are already in place with the RDA and develop and encourage RDA activity.

F. CONSENT AGENDA

1. RESOLUTION GRANTING MISCELLANEOUS LICENSES
2. APPROVE CLAIMS AS PRESENTED ON CLAIMS LIST

Motion by Alder Beer to approve the consent agenda, seconded by Alder Miller. Upon voice vote, motion carried.

G. COMMENTS/QUESTIONS ON TREASURER'S REPORT (2ND REGULAR MEETING OF EACH MONTH)
none

H. PUBLIC SAFETY COMMITTEE (BEER)

1. RESOLUTION APPROVING SPECIAL EVENTS

Alder Beer presented the resolution approving special events and moved for its approval, seconded by Alder Thoman. Upon voice vote, motion carried.

I. LICENSE COMMITTEE (THOMAN)

1. RESOLUTION GRANTING A TEMPORARY AMENDMENT TO LICENSED PREMISES DESCRIPTION FOR "CLASS B" LIQUOR AND FERMENTED MALT BEVERAGE LICENSE TO ADD AN OUTDOOR BEER GARDEN FOR SUISSE HAUS, INC.

Alder Thoman presented the resolution and moved for its approval, seconded by Alder Bauman. Upon voice vote, motion carried.

2. RESOLUTION GRANTING "CLASS A" INTOXICATING LIQUORS AND CLASS "A" FERMENTED MALT BEVERAGE LICENSE APPLICATION TO NORTH SIDE SHOP

Alder Thoman presented the resolution and moved for its approval, seconded by Alder Miller. Upon voice vote, motion carried.

3. RESOLUTION GRANTING TEMPORARY "CLASS B" FERMENTED MALT BEVERAGE AND WINE LICENSE TO MONROE CHAMBER OF COMMERCE IN CONJUNCTION WITH STATELINE HOME AND BUSINESS EXPO

Alder Thoman presented the resolution and moved for its approval, seconded by Alder Beer. Upon voice vote, motion carried.

J. PLAN COMMISSION (NEWCOMER)

1. CHANGE OF ZONING PETITION FOR A PORTION OF THE PROPERTY LOCATED ON THE LEFT SIDE OF PARCEL NUMBER 2325123540050

Alder Newcomer presented the item. A public hearing date was set for March 20, 2018.

2. RESOLUTITON APPROVING CERTIFIED SURVEY MAP FOR IVEY CORPORATION LAND DIVISION

Alder Newcomer presented the resolution and moved for its approval, seconded by Alder Thoman. Upon voice vote, motion carried.

K. COUNCIL OF THE WHOLE (NEWCOMER)

1. RESOLUTION COMBINING WARDS FOR 2018 ELECTIONS AND ESTABLISHING POLLING PLACE LOCATION

Alder Newcomer presented the resolution and moved for its approval, seconded by Alder Beer.

Alder Boyce asked if results were being combined since the Council is now at large.

Administrator Rath explained that this allows the City to return one result to Green County rather than returning results by ward. Upon voice vote, motion carried.

2. CONSIDERATION OF EXPANDING THE YOUTH IN GOVERNMENT PROGRAM TO INCLUDE PARTICIPATION AT MEETINGS OF THE COMMON COUNCIL

Administrator Rath explained that the time for applications and requests for new Youth in Government members for the fall is approaching. Because some of the committees do not meet as frequently, such as the Finance and Taxation Committee, students may lose experience in the second half of the program when committees don't meet. Administrator Rath is looking to expand the program to allow students to participate at Council level. Administrator Rath explained that Brodhead's program rotates students through different committees for additional exposure, and the students have been participating at Council level since the program's inception. Rath will come back to the Council with documentation or a handbook to make the changes, but would like to let students know that more participation will be required. Discussion took place about the students' involvement in voting and discussion at a council level. Alder Bauman said that she has served as a student mentor for 3 years and agrees with moving forward with expanding the program. She explained that she feels like she has lost touch with her mentee due to less Finance and Taxation meetings. Alder Boyce said that he thinks there should be limitations to their participation and shared concerns about levels of activism. Further discussion took place about the number of students who have participated, the interview and selection process. The general consensus from the council is to move forward with expanding the program with limitations.

L. BUSINESS PRESENTED BY ALDERPERSONS

None

M. BUSINESS PRESENTED BY DEPARTMENT HEADS

None

N. BUSINESS PRESENTED BY THE PRESS

None

O. BUSINESS CLOSED

Mayor Armstrong read the purpose of the closed meeting under Wis. Stats. 19.85(1)(c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.

and

Under Wis. Stats. 19.85(1)(f) Considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations.

Mayor Armstrong appoints Assistant Administrator Sam Liebert to take minutes during the closed session and excuses other staff and public. Alder Bauman requested that Fire Chief Dan Smits and Police Chief Fred Kelley remain present for the closed meeting under item O.

Motion by Alder Bauman to go into closed meeting, seconded by Alder Thoman. Upon roll call vote, motion carried unanimously as announced by Mayor Armstrong.

1. CONSIDER MATTERS CONCERNING FIRE DEPARTMENT PERSONNEL INVESTIGATION AND POTENTIAL EMPLOYEE SEVERANCE AGREEMENT

[REDACTED]

P. BUSINESS CLOSED

Mayor Armstrong read the purpose of the closed meeting under Wis. Stats. 19.85(1)(c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.

Motion by Alder Bauman to go into closed meeting, seconded by Alder Thoman. Upon roll call vote, motion carried unanimously as announced by Mayor Armstrong.

1. CONSIDERATION OF FINALISTS FOR VACANT CITY CLERK POSITION

[REDACTED]

Q. BUSINESS: CLOSED UNDER WIS. STATS. 19.85(1)(g)

Mayor Armstrong read the purpose of the closed meeting under Wis. Stats. 19.85(1)(G) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved.

Motion by Alder Bauman to go into closed meeting, seconded by Alder Thoman. Upon roll call vote, motion carried unanimously as announced by Mayor Armstrong.

1. CONSULT WITH ATTORNEY REGARDING FAILED FLOORING PROJECT AT CITY HALL

[REDACTED]

R. BUSINESS: OPEN

1. RESOLUTION APPROVING SEVERANCE AGREEMENT WITH LANE HEINS

Alder Newcomer presented the resolution and moved for its approval, seconded by Alder Bauman. Upon roll call vote, motion carried unanimously

2. RESOLUTION APPOINTING CITY CLERK AND SETTING SALARY

Alder Newcomer presented the resolution and moved for its approval, seconded by Alder Miller. Alder Thoman recused himself from voting. Upon roll call vote, motion carried unanimously.

3. ANY NECESSARY DISCUSSION OR ACTION RESULTING FROM CLOSED SESSION IN REGARDS TO FAILED FLOORING PROJECT AT CITY HALL

none

S. ADJOURNMENT

Motion to adjourn by Alderperson Beer, seconded by Alderperson Miller. Upon voice vote, motion carried.

Arianna Voegeli
City Clerk