

COMMON COUNCIL
Special Meeting of the Committee of the Whole
Saturday, May 18, 2019, 8:00 a.m.
City Hall, 31 S. Madison

MINUTES

1. **Basics.** Rigg called attention to a few housing keeping items before the meeting officially starts.
 - a. Practical matters: restrooms, process monitor (time keeper), break, etc.
 - b. A-ha sheet.
 - c. Parking lot.
2. **Opening round** – Informal introductions and statements about what Council and Staff have learned the last year while waiting for a quorum to arrive.
3. **Call to order.** The meeting was called to order by Mayor Bill Hurlley at 8:30 a.m.
4. **Roll call.** Mayor Bill Hurlley, Alderpersons Jon Senn, Rick Cole, Larry Dobbs, Dianne Duggan, Joy Morrison, and Erika Stuart. Alderpersons Jim Brooks and Ben Ladick were absent. Others present: City Administrator/Finance Director Ian Rigg, Community Development Director Jason Sergeant, Sergeant Chris Jones, Police Chief Scott McElroy, EMS Chief Jamie Kessenich, Municipal Services Director Chad Renly, Water and Light Foreperson Eric Jorgenson, Public Works Foreperson Ted Keehn, Library Board Member Eloise Eager, and Plan Commission Member John Gishnock. A quorum for Council and Plan Commission were present as noticed.
5. **Approval of agenda.** Dobbs made a motion to approve the agenda making item 12 the first order of business. Motion was seconded by Duggan and passed 6-0.
6. **Grant Application.** Cole made a motion seconded by Senn to approve applications for Antes Fund in 2019. Morrison asked about the grant request difference and the quote for the duck house. Rigg said the City will pay from its own funds for some of the costs. Motion was approved on roll call 6-0.
7. **Civility reminder.** Recognition of the commitment to civility and decorum at Council meetings.
8. **Citizen appearances.** None.
9. **Housing.**
 - a. **Presentation of MLG Development’s “Rising Construction Costs”.** Sergeant gave a brief review of the slide presentation in the packet. Key concern is finding ways to make housing affordable. Rising construction costs will place many people unable to purchase newer homes and some recommendations in how a City promotes housing development can help.
 - b. **Overview of Housing RLF Program.** Sergeant gave a handout of the current program the City has with MSA administering the fund. Duggan asked about securing the loans and the response is it would be a mortgage against the property. Gishnock asked about available contractors and Rigg said that is a concern in determining price and response time. Morrison asked about office locations and

Sergeant responded that the person would meet the person here or on site of the home. Senn asked if this was Evansville money or Rock County. Sergeant said that this Evansville money from a Federal Grant. Dobbs stated that in years past this program worked well.

c. Economic Future of the City through Density of Housing and Construction.

Rigg gave a presentation to show what tax density looks like and what types of development bring in revenue for the City. Using Waukesha as a starting point Rigg explained their focus to become dense by building up is a model we should follow. Unfettered development of greenspace is poor management. Erika asked if something like Epic came along the City should not pursue it? Rigg stated that Verona is priced out for middle income people and there needs to be steps done to avoid that. The other businesses need workers and options need to exist. Sergeant said the point is not whether something like Epic should come here, the point is to show that density can help our finances with a variety of housing and business types. Gishnock said infill reduces sprawl, helps the tax base and that younger generations do not mind shared spaces or facilities. There was a comment about reaching our limits for growth due to wet areas. Rigg said that expensive infrastructure can allow continued development out west. Dobbs said he is seeing growth come back to cities and away from suburbs.

d. Strategies and Next Steps. Sergeant gave a brief presentation on options, strategies and next steps to deal with rising housing costs and create density that helps the City financially. Narrower lots, alleys, detached garages, allowing expansion of existing homes, and more can create a variety of affordable beginner homes that retain people in the community.

10. Break. The committee left the room for a 15 minute break.

11. City Operations and Finance.

a. Review of 3 year operational budget. Rigg gave a review of the 3 year budget projection and the details.

b. Operational Options/Needs in a Time of Growth. Rigg described the need for the projection and items within the projection go back to meeting future demands and growth of the community. When done correctly the City can use training and staff additions to minimize capital investment.

c. Capital Impacts and Solutions to Match Growth. Rigg presented the current 10 Year Capital Plan and the impact it has on the tax base. The continued growth will add eventual infrastructure needing repairs and the City has to be prepared by fixing our current infrastructure in a schedule that blends the new infrastructure over 20-40 years. Discussions about the pool were brought up, mainly making it indoor. Rigg said add \$6,000,000 to the base price to start for an indoor pool and then add more to operations for mechanical and labor. The chlorine or salt used to treat pools is corrosive to the mechanicals of building and the building structure. Even if the School were to build it, it would still cost the tax payers equal amount given the price difference between indoor and outdoor. Rigg asked if there were any clear areas the Council wants the committees to pursue.

Referendum for the pool and Westside Park needs to be explored, continuing the capital plan as designed and keeping taxes down as best as possible knowing the public will vote on whether to build the pool or park.

12. Check out

a. New parking lot items. Cole went over last year's parking lot items: building a dog park; pool options; fee in lieu of parkland dedication; difficult properties; social media; and IT concerns. Rigg stated that we have some of those resolved or on going in committees. The items added were referendum and continued discussion on how to create smart affordable housing.

b. A-ha sheets. Noting was added.

13. Adjourn. Cole made a motion, seconded by Dobbs to adjourn. Motion passed 6-0 at 12:05 pm.

Ian Rigg, City Administrator/Finance Director