

**CITY OF MENASHA  
COMMON COUNCIL  
Third Floor Council Chambers  
140 Main Street, Menasha  
Monday, April 21, 2014  
MINUTES**

**DRAFT**

**A. CALL TO ORDER**

Meeting called to order by Mayor Merkes at 6:00 p.m.

**B. PLEDGE OF ALLEGIANCE**

A moment of silence was observed for Audrey Sevenich (Alderman Sevenich's mother) and John Galeazzi (Clerk Galeazzi's father-in-law) who recently passed away.

**C. ROLL CALL/EXCUSED ABSENCES**

PRESENT: Aldermen Taylor, Sevenich, Langdon, Keehan, Zelinski, Englebert, Nichols

EXCUSED: Alderman Benner

ALSO PRESENT: Mayor Merkes, CA/HRD Captain, PC Styka, DPW Radtke, CDD Keil, PRD Tungate, PHD Nett, LD Lenz, Finance Manager Sassman, GM Krause and Steve Grenell (Utilities), Clerk Galeazzi

**D. PUBLIC HEARING**

1. Proposed Resolution Vacating a Portion of Canal Street.

CDD Keil gave a brief explanation for the vacating of a portion of Canal Street.

No one spoke.

Mayor Merkes called the public hearing to a close.

**E. PUBLIC COMMENTS ON ANY MATTER OF CONCERN TO THE CITY**

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

Brendan Ribble, 1308 Oneida Street, Menasha. Development Agreement between City of Menasha and Ribble Trust.

**F. REPORT OF DEPARTMENT HEADS/STAFF/CONSULTANTS**

1. Clerk Galeazzi - the following minutes and communications have been received and placed on file:

Minutes to receive:

- a. [Administration Committee, 4/15/14.](#)
- b. [Board of Public Works, 4/15/14.](#)
- c. [Parks and Recreation Board, 4/14/14.](#)
- d. [Personnel Committee, 4/15/14.](#)

Communications:

- e. [Neenah-Menasha Sewerage Commission minutes, 3/25/14.](#)

Moved by Ald. Sevenich, seconded by Ald. Langdon to receive Minutes and Communications A-E.

Motion carried on voice vote.

**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 place 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, 4/7/14.](#)
2. [Common Council Sine Die, 4/15/14.](#)
3. [New Common Council, 4/15/14.](#)

Parks and Recreation Board, 4/14/14 - Recommends the Approval of:

4. [Planting approximately 50 trees along sections of five new city streets \(Harold Drive, Grassy Plains Drive, Grassy Meadow Lane, Prairie View Court and Ridgcrest Lane per the city's existing tree planting policy.](#)

Ald. Sevenich requested to remove from Consent Agenda item 4 (Planting approx. 50 trees along sections of 5 new city streets, Harold Dr, Grassy Plains Dr, Grassy Meadow Ln, Prairie View Ct & Ridgecrest Ln per the City's existing tree planting policy)

Moved by Ald. Sevenich, seconded by Ald. Zelinski to approve Consent Agenda items 1-3.  
Motion carried on roll call 7-0.

#### H. ITEMS REMOVED FROM CONSENT AGENDA

Moved by Ald. Englebert, seconded by Ald. Keehan to approve Consent Agenda item 4, Planting approx. 50 trees along sections of 5 new city streets, Harold Dr, Grassy Plains Dr, Grassy Meadow Ln, Prairie View Ct & Ridgecrest Ln per the City's existing tree planting policy.

General discussion ensued on funding and purchase of trees.

Moved by Ald. Zelinski, seconded by Ald. Taylor to hold this item.

Item held.

#### I. ACTION ITEMS

1. [Accounts payable and payroll for the term of 4/10/14 to 4/17/14 in the amount of \\$2,744,621.22.](#)

Moved by Ald. Nichols, seconded by Ald. Englebert to approve accounts payable and payroll.

General discussion ensued on expenditures.

Motion carried on roll call 7-0.

2. [Authorization to send correspondence to Brendon Ribble regarding Development Agreement Between the City of Menasha and Ralph R. Ribble and Ruth L. Ribble Revocable Trust, dated April 18, 2000.](#)

Moved by Ald. Zelinski, seconded by Ald. Keehan to authorize sending correspondence to Brendon Ribble regarding Development Agreement between City of Menasha and Ralph R. Ribble and Ruth L. Ribble Revocable Trust dated April 18, 2000.

General discussion ensued on development agreement, include owners of adjacent properties in discussion, amending letter to Mr. Ribble.

Moved by Ald. Englebert, seconded by Ald. Taylor to hold item.

Item held.

3. [Authorization to record Bicycle, Pedestrian, Landscape and Utility Easement for 198 River Street \(Steam Plant\).](#)

Moved by Ald. Nichols, seconded by Ald. Taylor to authorize the recording of Bicycle, Pedestrian, Landscape and Utility Easement for 198 River Street (Steam Plant).

Motion carried on roll call 7-0.

4. [Beverage Operators License Applications for the 2013-2015 licensing period.](#)

Moved by Ald. Nichols, seconded by Ald. Keehan to beverage operator's license application as per memo of April 17, 2014.

Motion carried on roll call 7-0.

#### J. ORDINANCES AND RESOLUTIONS

1. [R-6-14 Resolution Vacating a Portion of Canal Street.](#)

Moved by Ald. Langdon, seconded by Ald. Taylor to adopt R-6-14 Resolution Vacating a Portion of Canal Street.

Motion carried on roll call 7-0.

2. [R-11-14 Resolution Transferring Funds.](#)

Moved by Ald. Keehan, seconded by Ald. Langdon to adopt R-11-14 Resolution Transferring Funds. CA/HRD Captain explained funds are needed to remove GE equipment from Steam Plant.

Motion carried on roll call 7-0.

3. [R-12-14 Resolution Authorizing Submission of a Community Development Investment Grant Application.](#)

Moved by Ald. Nichols, seconded by Ald. Keehan to adopt R-12-14 Resolution Authorizing Submission of a Community Development Investment Grant Application.

CDD Keil explained the resolution authorizes staff to file a grant application with Wisconsin Economic Development Corp for a grocery store at 205 Milwaukee Street.

Motion carried on roll call 7-0.

K. APPOINTMENTS

1. Reappointment of Gretchen DeCoster, 370 Lake Road, Menasha, to Plan Commission, May 2014-May 2017.

Moved by Ald. Nichols, seconded by Ald. Langdon to approve reappointment of Gretchen DeCoster to Plan Commission

Motion carried on voice vote.

2. Reappointment of Marshall Spencer, 1237 Apple Court, Menasha, to Police Commission, May 2014-May 2019.

No action.

3. Reappointment of Lori Asmus, 1155 Fieldview Drive, Menasha, to Board of Health, May 2014-May 2017.

Moved by Ald. Sevenich, seconded by Ald. Langdon to approve reappointment of Lori Asmus to Board of Health.

Motion carried on voice vote.

L. HELD OVER BUSINESS

M. CLAIMS AGAINST THE CITY

N. PUBLIC COMMENTS ON ANY MATTER LISTED ON THE AGENDA

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

No one spoke.

O. RECESS TO BOARD OF PUBLIC WORKS AND PERSONNEL COMMITTEE.

Moved by Ald. Englebert, seconded by Ald. Keehan to recess at 6:55 p.m.

Motion carried on voice vote.

Reconvened at 8:04 p.m.

P. ACTION ITEMS

1. Purchase and Development Agreement for Sale of 198 River Street Power Plant (Steam Plant).

CA/HRD Captain provided a draft copy of the Purchase and Development Agreement with Aeris Energy, LLC and discussed the recommended changes. There are a few more items to be finalized before the sale of the property is complete. Aeris Energy will be leasing the property to Simply Incredible Foods.

General discussion ensued on the agreement and sale.

Moved by Ald. Sevenich, seconded by Ald. Keehan to approve Purchase and Development Agreement for sale of 198 Rover Street Power Plant (Steam Plant).

Motion carried on roll call 7-0.

2. Possible adjournment into Closed Session Pursuant to Wisconsin Statute § 19.85(1)(e) and (f), Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session; Considering financial information of specific persons 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. (Purchase and Development Agreement for Sale of 198 River Street Power Plant (Steam Plant)).  
No Action.
3. May reconvene into Open Session to act on what was discussed in Closed Session.  
No Action.

Q. ADJOURNMENT

Moved by Ald. Sevenich, seconded by Ald. Langdon to adjourn at 8:50 p.m.  
Motion carried on voice vote.

Respectfully submitted by Deborah A. Galeazzi, WCMC, City Clerk