A. CALL TO ORDER
   Meeting called to order by Mayor Merkes at 6:03 p.m.

B. PLEDGE OF ALLEGIANCE
   A Moment of Silence was observed for former Ald. Tom Lingnoffski who passed away on 3/29/19.

C. ROLL CALL
   PRESENT: Aldermen Tom Grade, Ted Grade, Randy Ropella, James Taylor, Stan Sevenich, Mark Langdon, Steve Krueger.
   ABSENT: Alderman Rebecca Nichols.
   ALSO PRESENT: Mayor Merkes, CA Captain, PC Styka, FC Kloehn, ASD Jacobs, CDD Schroeder, DPW Radomski, PHD McKenney, PRD Tungate, Clerk Galeazzi.

D. PUBLIC HEARING
   1. Proposed Rezoning from I-2 General Industrial District to C-1 General Commercial District of 332 Ahnaip Street (Parcel #3-00523-00), 328 Nicolet Boulevard (Parcel #3-00525-00), and 161 Washington Street (Parcel #3-00527-00)

   CDD Schroeder explained the request to rezone the three parcels from I-2 General Industrial to C-1 General Commercial is intended to follow the Comprehensive Plan and Downtown Vision Plan. He stated the Plan Commission did postpone action on the rezoning to allow additional time to work out some details. There will be no action required by the Common Council at this meeting.

   Attorney Stephen Kravit, representing C. Coakley Relocation Systems, 161 Washington Street. Atty Kravit presented pictures taken in May 2017 of the C. Coakley (formerly Graphic Packaging) parking lot. The pictures show trailers parked in the parking lot. Mr. Kravit stated the trailers are part of the business operation of C. Coakley Relocation Systems. C. Coakley owners bought the former Graphic Packaging building at 161 Washington Street with the understanding the trailers would be used as storage and will be allowed to be parked in the parking lot. Rezoning the property will have an impact on their business. He asks to be allowed to continue to park trailers in the parking lot.

   Mark Koth, 34 Sunray Court, Appleton, (former employee of Graphic Packaging). He explained the history of trailers parked/stored in the parking lot during the years Graphic Packaging was in business. He stated land is limited around the building for staging/storing of trailers to conduct business.

   Jeff Schramm, Vice President of Operations for C. Coakley. He stated trailers have been in parking lot since C. Coakley started operating.

   Debbie Cottrell, office manager for C. Coakley. She has observed trailers in the parking lot since C. Coakley started operating.

   Nick Stehofsky, employee of C. Coakley. He described the bays where trailers are loaded and unloaded.
Christopher Coakley, C. Coakley Relocation Systems. He owns the building at 161 Washington St. He met with City staff prior to purchasing the building and informed them of the type of business he would be operated and was not told about rezoning. The primary use of the parking lot is for trailer storage. C. Coakley has a contract with Bemis Corp. that will require the use of the parking lot. Restricting the use of the parking lot will impact his business. He has put money into updating the building. The best use of the building is manufacturing.

Kyle Collett, manager of Sonoco, 69 Washington Street. He asked if the rezoning will reduce semi-trailer traffic on Ahnaip Street and the easement driveway. The rezoning may force semi-trailers to use other avenues to get to their warehouses. Sonoco staff has been talking to City staff about improvements to their property. If the rezoning goes through it will limit their options on trailer parking.

Mayor Merkes closed the public hearing.

E. PUBLIC COMMENTS ON ANY MATTER OF CONCERN TO THE CITY
(five (5) minute time limit for each person)

Sandra Dabill Taylor, 545 Broad Street, Menasha. She commented on:
- Common Council minutes of 3/18/19, R-8-19 A Resolution Approving the Project Plan and Establishing the Boundaries for the Creation of Tax Incremental District No. 14 was approved on a 5-3 vote, not 8-0 as stated in the minutes;
- Concerned with creation of TIF 14, staff should have been more clear on the outlined areas of TIF District 14 and she is not in favor of TIF 14 as it does not meet all the criteria;
- Concerned about SafeBuilt withdrawing service as Building Inspection will impact the new Housing Program and Community Development staff;
- Mayor’s letters to State Legislators to address issues with municipalities owning bridges;
- Disappointed in Water Street Corridor Plan public meeting notification and the options recommended from the plan;
- TIF 14 plan should addressed ingress and egress of the Shopko Plaza;
- Letter of Intent, she does not agree with selling 140 Main Street building for $1, should require buyers to make an offer and then negotiate terms.

Mayor Merkes clarified some of the statements made by Ms. Dabill Taylor: TIF expenditures must be approved by Council; some infrastructure has been funded through TIFs; SafeBuilt withdrawing has no impact on in-house inspector work load due to SafeBuilt doing commercial inspections, not residential inspections; letter sent to State Legislators was also sent to other government representatives and entities.

F. REPORT OF DEPARTMENT HEADS/STAFF/CONSULTANTS
1. Presentation of Bright Idea Fund grant for the Province Terrace Trail—Tammy Geenen, Community Foundation of the Fox Valley
Tammy Geenen, Vice President of Community Engagement for Community Foundation. She presented a grant of $9,949.46 from the Bright Idea Fund for the Province Trail project. The Community Foundation’s mission is to strengthen communities for current and future generations. The Bright Idea Fund helps with community development through grants.

PRD Tungate accepted the grant for the Province Terrace Trail project. He gave a brief update on the status of the trail. The construction of the trail is going well. The trail is on schedule to be opened by June 2019.

There was no objection to Mayor Merkes request to move to item I-3.
2. Clerk Galeazzi - the following minutes and communications have been received and placed on file:

Minutes to receive:
   a. Administration Committee, 3/18/2019
   b. Board of Public Works, 3/18/2019
   c. Library Board, 3/20/2019
   d. Neenah Menasha Sewerage Commission, 2/26/2019
   e. NMFR Fire Commission, 3/27/2019
   f. NMFR Joint Finance and Personnel Committee, 3/26/2019
   g. Parks and Recreation Board, 2/12/2019
   h. Plan Commission, 3/19/2019
   i. Water & Light Commission, 2/27/2019

Communications:
   j. 2019-01 Street and Sidewalk Construction—Construction Permit
   k. City of Menasha Sewer System Evaluation Survey (SSES)—Phase No. 4, Segment 2 Foundation Drain and Sump Pump Inspections
   l. Fourth Annual von Briesen Public Officials Conference
   m. 1st Quarter 2019 Assessor Office Update Memorandum, 3/28/2019 ASD Jacobs
   n. SafeBuilt—Termination of Professional Service Agreement Memorandum, 4/1/2019, CDD Schroeder
   o. Interactive Menasha Parks Workshop, April 2, 2019
   q. State Representative Stuck Letter to Alderman Taylor, 3/15/2019
   r. Mayor Merkes Letter to State Representative Stuck, 2/5/2019
   s. Mayor Merkes Letter to Governor Evers, 1/30/2019

Moved by Ald. Sevenich seconded by Ald. Krueger to receive Minutes and Communications a-s. General discussion ensued on Mayor Merkes’ letters to government officials (Comm. r and s) 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 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, 3/18/2019
   Board of Public Works, 3/18/2019, Recommends the Approval of:
2. Change Order—Vinton Construction Company; Contract Unit No. 2018-01; Main Street Reconstruction; ADD: $17,011.78 (Change Order No. 1)
3. Payment—Vinton Construction Company; Contract Unit No. 2018-01; Main Street Reconstruction; $18,312.81 (Payment No. 6 & Final)
4. Change Order—Donald Hietpas & Sons, Inc.; Menasha Utilities & City of Menasha 2018 Water Main & Sanitary Sewer Reconstruction; McM. No. M0002-9-17-00839; $11,275.25 (Change Order No. 2)
5. Payment—Donald Hietpas & Sons, Inc.; Menasha Utilities & City of Menasha 2018 Water Main & Sanitary Sewer Reconstruction; McM. No. M0002-9-17-00839; $14,380.15 (Payment No. 10 & Final)
6. Payment—Janke General Contractors, Inc.; Contract Unit No. 20019-02; Province Terrace Trail—Nature’s Way to USH 10/STH 114; $22,483.80 (Payment No. 1)
7. Authorization to Execute WisDOT Bridge Operation Agreement for Fiscal Year 2020
NMFR Joint Finance and Personnel Committee, 3/26/2019, Recommends the Approval of:
8. The Memorandum of CERT Firefighter Rehabilitation Agreement with Outagamie County
   Emergency Management CERT Rehab Program

NMFR Joint Fire Commission, 3/27/2019, Recommends the Approval of:
9. The Regional Fire Department Hiring Process Agreement with Fox Valley Technical College

Ald. Sevenich requested to remove items 1-6 from the Consent Agenda.

Moved by Ald. Sevenich seconded by Ald. Krueger to approve Consent Agenda items 7-9.
Motion carried on roll call 7-0.

H. ITEMS REMOVED FROM THE CONSENT AGENDA
1. Moved by Ald. Sevenich seconded by Ald. Krueger to approve Consent Agenda item 1,
   Moved by Ald. Sevenich seconded by Ald. Ted Grade to amend Common Council minutes, item
   K-2, to “Motion carried on roll call 5-3; Ald. Nichols, Sevenich, Tom Grade, Ted Grade, Ropella
   voted yes. Ald. Taylor, Langdon, Krueger voted no.”
   Motion on amendment carried on voice vote.
   Original motion as amended carried on roll call 7-0.

2. Moved by Ald. Krueger seconded by Ald. Langdon to approve Consent Agenda item 2,
   Change Order—Vinton Construction Company; Contract Unit No. 2018-01; Main Street
   Reconstruction; ADD: $17,011.78 (Change Order No. 1).
   Motion carried on roll call 7-0.

3. Moved by Ald. Krueger seconded by Ald. Langdon to approve Consent Agenda item 3,
   Payment—Vinton Construction Company; Contract Unit No. 2018-01; Main Street Reconstruction;
   $18,312.81 (Payment No. 6 & Final).
   Motion carried on roll call 7-0.

4. Moved by Ald. Krueger seconded by Ald. Langdon to approve Consent Agenda item 4,
   Change Order—Donald Hietpas & Sons, Inc.; Menasha Utilities & City of Menasha 2018 Water
   Main & Sanitary Sewer Reconstruction; McM. No. M0002-9-17-00839; $11,275.25 (Change Order
   No. 2)
   Motion carried on roll call 7-0.

5. Moved by Ald. Krueger seconded by Ald. Langdon to approve Consent Agenda item 5,
   Payment—Donald Hietpas & Sons, Inc.; Menasha Utilities & City of Menasha 2018 Water Main &
   Sanitary Sewer Reconstruction; McM. No. M0002-9-17-00839; $14,380.15 (Payment No. 10 &
   Final).
   Motion carried on roll call 7-0.

6. Moved by Ald. Krueger seconded by Ald. Langdon to approve Consent Agenda item 6,
   Payment—Janke General Contractors, Inc.; Contract Unit No. 20019-02; Province Terrace Trail—
   Nature’s Way to USH 10/STH 114; $22,483.80 (Payment No. 1)
   Motion carried on roll call 7-0.

I. ACTION ITEMS
1. Accounts payable and payroll for the term of 3/21/2019—3/28/2019 in the amount of
   $6,658,150.92
   Moved by Ald. Ropella seconded by Ald. Ted Grade to approve accounts payable and payroll.
   Motion carried on roll call 7-0.
2. Beverage Operators License Applications for the 2017-2019 licensing period
Moved by Ald. Ropella seconded by Ald. Krueger to approve beverage operator’s license application for the 2017-2019 licensing period as listed in memo dated 3/27/19.
Motion carried on roll call 7-0.

3. Water Street Corridor Plan (Presentation)
Andrew Dane from Neighborhood Planners and Garret Perry from Design Studio Etc. gave a presentation on the recommended redevelopment plan for the Water Street Corridor. They incorporated ideas provided from meetings held with City staff, Ad-Hoc committee members, elected officials, and the general public. The plan is recommended as an advisory plan to guide for future development and infrastructure improvements.

General discussion ensued on areas to be included in the redevelopment and cost involved with the redevelopment.

Moved by Ald. Sevenich seconded by Ald. Tom Grade to approve the Water Street Corridor Plan as presented as an advisory plan to guide future development and infrastructure improvements within the corridor.
Motion carried on roll call 6-1. Ald. Taylor voted no.

4. Development Agreement between the City of Menasha and Alexander & Bishop 1, LLC (TIF 14)
Moved by Ald. Sevenich seconded by Ald. Ted Grade to approve Development Agreement between the City of Menasha and Alexander & Bishop 1, LLC (TIF 14).
Motion carried on roll call 4-3. Ald. Sevenich, Tom Grade, Ted Grade, Ropella voted yes. Ald. Taylor, Langdon, Krueger voted no.

There was no objection to Mayor Merkes’ request to move to item K-1.

5. Letter of Intent to Purchase 140 Main Street (Former City Hall)
   a. Moved by Ald. Sevenich seconded by Ald. Krueger to adjourn into Closed Session pursuant to Wis. Statute 19.85 (1)(e): 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.
      Motion carried on roll call 7-0.
   b. May reconvene into Open Session to take action on items discussed in Closed Session
      No action

J. HELD OVER BUSINESS

K. ORDINANCES AND RESOLUTIONS
   1. O-3-19—An Ordinance Amending Title 11, Chapter 2 of the Code of Ordinances (Offenses Against Public Safety & Peace) (vaping) (Introduced by Alderman Langdon; Recommended by Administration Committee)
      Moved by Ald. Langdon seconded by Ald. Taylor to approve O-3-19 An Ordinance Amending Title 11, Chapter 2 of the Code of Ordinances (Offenses Against Public Safety & Peace) (vaping) (Introduced by Alderman Langdon; Recommended by Administration Committee)
      Motion carried on roll call 7-0.
2. O-4-19—An Ordinance Amending Title 11, Chapter 6 of the Code of Ordinances (Offenses by Juveniles) (vaping) (Introduced by Alderman Langdon; Recommended by Administration Committee)

Moved by Ald. Langdon seconded by Ald. Taylor to approve O-4-19 An Ordinance Amending Title 11, Chapter 6 of the Code of Ordinances (Offenses by Juveniles) (vaping) (Introduced by Alderman Langdon; Recommended by Administration Committee)

Motion carried on roll call 7-0.

3. R-6-19—Preliminary Resolution Declaring Intent to Exercise Special Assessment Powers Under Section 66.0703, Wisconsin Statutes (Ponds of Menasha Phase 2 & 3—New Street Construction) (Introduced by Alderman Ropella; Recommended by Board of Public Works)

Moved by Ald. Ropella seconded by Ald. Krueger to approve Preliminary Resolution Declaring Intent to Exercise Special Assessment Powers Under Section 66.0703, Wisconsin Statutes (Ponds of Menasha Phase 2 & 3—New Street Construction) (Introduced by Alderman Ropella; Recommended by Board of Public Works)

General discussion ensued on the cost of concrete streets versus asphalt streets.

Motion carried on roll call 7-0.

L. APPOINTMENTS

M. CLAIMS AGAINST THE CITY

1. A motion is in order for the Common Council to issue a formal notice of disallowance for the claim of Cheryl S. Fountaine-Kempf and Shawn Kempf and that they be advised of their statutory rights pursuant to Wis. Stats. §893.80

CA Captain explained the claim received for an incident that happened in front of 220 Main Street on July 28, 2018. Examination of the sidewalk in front of 220 Main Street failed to show any defects as indicated in the claim. The incident happened the same day as the Midwest Sunsplash event downtown. Notice of the claim was sent to the City’s liability insurance company, CMVIC, to the property owner, and event holder. CA Captain and CVMIC are recommending denial of the claim.

Moved by Ald. Sevenich seconded by Ald. Krueger to deny the claim of Cheryl S. Fountaine-Kempf and Shawn Kempf and that they be advised of their statutory rights pursuant to Wis. Stats. §893.80.

Motion carried on roll call 7-0.

N. PUBLIC COMMENTS ON ANY MATTER LISTED ON THE AGENDA

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

No one spoke.

Moved by Ald. Sevenich seconded by Ald. Tom Grade to recess at 8:22 p.m.

Reconvened at 9:45 p.m.
Moved to item I-5 and adjourned into Closed Session.

O. ADJOURNMENT

Moved by Ald. Krueger seconded by Ald. Tom Grade to adjourn at 10:24 p.m.

Motion carried on voice vote.

Deborah A. Galeazzi, WCMC
City Clerk