A. CALL TO ORDER
Meeting called to order by Mayor Merkes at 6:04 p.m.

B. PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was recited.

C. ROLL CALL
PRESENT: Aldermen Steve Krueger, Tom Grade, Ted Grade, Randy Ropella, Rebecca Nichols, James Taylor, Stan Sevenich, Mark Langdon.
ALSO PRESENT: Mayor Merkes, CA Captain, PC Styka, FC Kloehn, CDD Schroeder, DPW Alix, PHD McKenney, PRD Tungate, LD Lenz, FM Sassman, DDE Gordon, HRC Huber, Clerk Galeazzi.

D. PUBLIC HEARING
1. Rezoning – Appleton Street (Parcel # 4-01003-00): R-1 Single Family Residence District to R-2 Two-Family Residence District. (Withdrawn)
CDD Schroeder gave an overview of the rezoning of the parcel from single family to two-family. He explained the applicant withdrew the request to rezone after hearing concerns from residents during the Public Hearing at the Plan Commission.

2. Special Use Permit by Darren Kuehn to construct a multi-family dwelling unit at 1147 Racine Road (Parcel Number 4-01003-03) and 1151 Racine Road (Parcel Number 4-01003-02).
CDD Schroeder gave an overview of the Special Use Permit. The plan is to construct a four-plex on the parcel which requires approval of the Special Use Permit. Plan Commission and staff did review and recommend approval as it does not have a negative impact on the Comprehensive Plan or the general welfare of the community and surrounding area. The approval of the Certified Survey Map is part of Plan Commission’s recommendation.

Robert Smith, 1234 Appleton Street, Menasha. He is happy the request to rezone the parcel on Appleton Street was withdrawn. He is concerned about parking if a four-plex is constructed on the Racine Road parcels.

Dan Talbot, 1237 Appleton Street, Menasha. He spoke against the rezoning and the Special Use Permit. The area is a single family neighborhood. He is concerned about adding more rental property to area will decrease the value of the existing properties.

Melissa Suttner, 1230 Appleton Street, Menasha. She spoke against the rezoning and Special Use Permit. She is concerned about a four-plex being constructed close to a school and parking issues.

E. REPORT OF DEPARTMENT OFFICERS/DEPARTMENT HEADS/STAFF/CONSULTANTS
1. Fox Cities Marathon Presentation of Donation
Tara Perre and Scott Stelow from Fox Cities Marathon presented the Menasha Police Department with a $500 donation for their assistance with the marathon.

There was no objection to Mayor Merkes request to move to Item I-4.
2. Clerk Galeazzi - the following minutes and communications have been received and placed on file:

Minutes to receive:
   a. Board of Health, 10/11/19
   b. Board of Public Works, 12/2/19
   c. Library Board, 11/26/19
   d. Neenah-Menasha Joint Fire Commission, 12/9/19 & 12/10/19
   e. Personnel Committee, 12/2/19
   f. Plan Commission, 12/3/19
   g. Water and Light Commission, 11/20/19

Communications:
   h. Letter from the Office of The Commissioner of Railroads
   i. City of Menasha Housing Affordability Report
   j. City of Menasha Housing Fee Report

Moved by Ald. Sevenich seconded by Ald. Krueger to receive Minutes and Communications a-j.

General discussion ensued on Letter from Office of the Commissioner of Railroads (Comm. h).
Motion carried on voice vote.

F. 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 the Brin Area Development Proposal and Presentation. She asked if Mayor Merkes was running for the office of Mayor.

Mayor Merkes clarified the action taken by Common Council on the Brin Area Development Proposal was for staff to move forward on a development agreement.

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, 12/2/2019
   2. Board of Public Works, 12/2/19, Recommends Approval of:
      Payment – MCC Inc.; Contract Unit No. 2019-04; New Street Construction & Reconstruction-Various Locations; $293,818.02 (Payment No. 2)
   3. Personnel Committee, 12/2/19, Recommends Approval of:
      City of Menasha Employee Handbook
   4. Plan Commission, 12/3/19, Recommends:
      Approval of the Certified Survey Map as presented consolidating lots 1147 and 1151 Racine Road (parcel numbers 4-01003-02 and 4-01003-03).
      Approval of the special use permit as presented to allow the construction of a multi-family residential structure on 1147 and 1151 Racine Road and finding that the proposed use does not have a negative impact on the comprehensive plan or the general welfare of the community and surrounding lands with the following condition:
         a. The CSM for 1147 and 1151 Racine Road is approved.
   5. Denial of the rezoning request for Parcel 4-01003-00 (Appleton Street) and find the rezoning does not conform to the comprehensive plan.

Ald. Sevenich requested to remove items 2, 4, 5, & 6 from the Consent Agenda.

Moved by Ald. Sevenich seconded by Ald. Krueger to approve Consent Agenda items 1 & 3
Motion carried on roll call 8-0.
H. ITEMS REMOVED FROM THE CONSENT AGENDA
1. Moved by Ald. Krueger seconded by Ald. Langdon to approve Consent Agenda item 2, Payment – MCC Inc.; Contract Unit No. 2019-04; New Street Construction & Reconstruction- Various Locations; $293,818.02 (Payment No. 2)
Motion carried on roll call 8-0.

2. No action due to lack of second on Consent Agenda item 4, Certified Survey Map as presented consolidating lots 1147 and 1151 Racine Road (parcel numbers 4-01003-02 and 4-01003-03).

3. Moved by Ald. Sevenich seconded by Ald. Taylor to deny Consent Agenda item 5, Special Use Permit as presented to allow the construction of a multi-family residential structure on 1147 and 1151 Racine Road and finding that the Certified Survey Map for 1147 and 1151 Racine Road was not approved.
General discussion ensued on the Special Use Permit, Certified Survey Map not approved, and concerns of the neighbors stated during the public hearing.
Motion carried on roll call 8-0.

4. Moved by Ald. Sevenich seconded by Ald. Krueger to deny Consent Agenda item 6, Rezoning request for Parcel 4-01003-00 (Appleton Street) and find the rezoning does not conform to the comprehensive plan.
Motion carried on voice vote.

I. ACTION ITEMS/DISCUSSION
1. Accounts payable and payroll for the term of 12/5/19-12/12/19 in the amount of $1,251,159.16.
Moved by Ald. Nichols seconded by Ald. Ted Grade to approve accounts payable and payroll.
Motion carried on roll call 8-0.

Moved by Ald. Nichols seconded by Ald. Krueger to approved beverage operator’s license application for the 2019-2021 licensing period as listed in memo dated 12/11/19.
Motion carried on voice vote.

3. Appointment of Election Inspectors for the 2020-2021 elections.
Moved by Ald. Nichols seconded by Ald. Tom Grade to approve Appointment of Election Inspectors for the 2020-2021 elections.
Motion carried on voice vote.

4. Brin Area Development Proposal and Presentation – RF Development
Amy & Adam James from Vision Architecture, Grant Fisk from RF Development, and Kip Golden from CS Structure gave a presentation on potential development on the former Brin Theater site at the corner of Main and Tayco Streets. They are proposing a three story mixed use building and a four story residential apartment building.
General discussion ensued on showcasing the downtown, incorporating the development with the reconstruction of Water Street, affordable housing, construction timeframe, and the City’s Downtown Vision Plan.
Moved by Ald. Sevenich seconded by Ald. Taylor to direct staff to work with RF Development to bring back a development agreement for further consideration based on what was presented.
Motion carried on voice vote.
5. Development Agreement– Alexander & Bishop 1, LLC and the City of Menasha (Menasha Plaza)

CDD Schroeder gave background information on the projects in the Shopko Plaza area. He explained the creation of a TIF for that area to assist in redevelopment. Staff has been working with the developers on meeting some of the timelines in the development agreement that have not been met.

Kip Golden from CS Structure explained some of the delays were due to financing. They plan to have building permits in place and construction to start before the end of the year.

Peter Jungbacker updated the Council on the status of the project. Starbucks is open and business is good. They are working on a second tenant for the building. He plans to discuss with staff an amendment to the development agreement.

General discussion ensued on amendment to the development agreement and TIF, deadlines not being met, and the type of TIF.

J. HELD OVER BUSINESS

K. ORDINANCES AND RESOLUTIONS

1. R-29-19 Resolution Declaring Property to be Blighted and Authorizing The Redevelopment Authority of the City of Menasha to Acquire and Assist The Redevelopment of the Property (455 Baldwin Street) Introduced by Mayor Merkes

Moved by Ald. Sevenich seconded by Ald. Krueger to approve R-29-19 Resolution Declaring Property to be Blighted and Authorizing The Redevelopment Authority of the City of Menasha to Acquire and Assist The Redevelopment of the Property (455 Baldwin Street)

Motion carried on roll call 8-0.

2. R-30-19 Resolution Declaring Property to be Blighted and Authorizing The Redevelopment Authority to Acquire and Assist The Redevelopment of the Property (Province Terrace Properties) Introduced by Mayor Merkes

Moved by Ald. Ropella seconded by Ald. Krueger to approve R-30-19 Resolution Declaring Property to be Blighted and Authorizing The Redevelopment Authority to Acquire and Assist The Redevelopment of the Property (Province Terrace Properties)

General discussion ensued on the parcels referenced in the Resolution are the seven vacant parcels owned by the City.

Motion carried on roll call 8-0.

3. R-31-19 A Resolution Regarding the Repair of At-Grade Crossing of Racine Street, Appleton Street, and DePere Street; Introduced by Mayor Merkes and Alderman Langdon.

Moved by Ald. Langdon seconded by Ald. Krueger to approve R-31-19 A Resolution Regarding the Repair of At-Grade Crossing of Racine Street, Appleton Street, and DePere Street.

Motion carried on roll call 8-0.

L. APPOINTMENTS

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. ADJOURNMENT
   Moved by Ald. Taylor seconded by Ald. Krueger to adjourn at 8:17 p.m.
   Motion carried on voice vote.

   Deborah A. Galeazzi, WCMC
   City Clerk