



***CITY OF RIVER FALLS, WISCONSIN
COMMON COUNCIL PROCEEDINGS***

March 12, 2019

Mayor Dan Toland called the meeting to order at 6:30 p.m. in the City Council Chambers located in City Hall.

City Council Members Present: Todd Bjerstedt, Sean Downing, Christopher Gagne, Scott Morrisette, Diane Odeen, Michael Page, Hal Watson

Members Absent: None

Staff Present: City Administrator Scot Simpson, Assistant City Administrator Julie Bergstrom; Police Chief Gordon Young; Assistant to the City Administrator Brandt Johnson; Management Analysis Fellow Jason Rohloff; EMS Director Jason Stroud; Civil Engineer Zach Regnier; City Engineer Reid Wronski; Operations Director Mike Stifter; HR Director Karen Bergstrom; HR Coordinator Jaime Isaac; Recreation Manager Cindi Danke; Communications Manager Mary Zimmermann; Utility Director Kevin Westhuis; Community Development Director Buddy Lucero

Others Present: Peter Gerrard, Paul Gerrard, Peter Heussler, Chelsea Richter, Chris Stolp, others

APPROVAL OF MINUTES:

February 26, 2019, Meeting Minutes

MSC Page/Watson approve minutes. Unanimous.

APPROVAL OF BILLS:

\$2,128,438.88

MSC Page/Watson to approve bills subject to the comptroller. Unanimous.

PUBLIC COMMENT, PETITIONS, REQUESTS AND COMMUNICATIONS:

Chelsea Richter, 222 W. Cedar Street – read a statement about her concerns with the proposed developer’s agreements listed on the agenda. She is aware of the need for more housing but disagreed with the projects. Richter talked about low income property, the developer, and the river. She would like to see it be green space instead of high-density housing.

Chris Stolp, 1712 Macie Street – felt it wasn’t in the citizens’ best interest for the City to sell the property for a development of this type. He talked about the City’s investment in trying to improve the Kinni Corridor. The river is the City’s biggest asset and a large building doesn’t belong there.

Change of Agent – WE Market Co-op dba Whole Earth Cooperative of River Falls

MS Morrisette/Page to approve the change of agent. The Mayor asked for comments.

Aldersperson Morrissette asked Peter Heussler, the agent, to come to the podium. Morrissette asked Heussler if he currently possessed a responsible server's license; if he understood the role of an agent; and if he understood if he was not present but an alcohol infraction occurred that he was still responsible. Heussler answered yes to all the questions.

The Mayor asked for other comments and questions. Hearing none, the Mayor asked for a vote. The motion passed unanimously.

Report from Human Resources

Human Resources Coordinator Jaime Isaac gave a presentation for the Council. She introduced the HR team, showed the recruiting video, talked 2018 staffing, the passport to the City program, onboarding, the PTO project, digital files for HR, 2019 projects and safety incentives. Upon completion, she stood for questions.

Mayor Toland asked about the number of applications submitted and which positions that included. There were no other questions.

Report from Park and Recreation Advisory Board

Recreation Coordinator Cindi Danke provided a presentation for Council. Danke talked about the activity guide which was being released soon. She talked about Hoffman Park camping and the addition of the tent camping. Danke spoke about the new dog park, the renovation of Glen Park, and the building of the new pavilion. She talked about baseball/t-ball, the parents who volunteer to coach, and partnerships with groups. Danke talked about the Park Board. The City has 23 parks with 462 acres. She talked about the many partners the City works with and the different projects they are doing. There were no questions from Council.

PUBLIC HEARING:

Ordinance 2019-03 – Adopting the Wisconsin Municipal Records Schedule – Second Reading and Disposition

The Mayor recessed into a Public Hearing at 6:57 p.m. With no one wanting to speak, he closed the Public Hearing at 6:57 p.m. and moved back into Open Session. MSC Morrissette/Page to approve ordinance. Unanimous

Ordinance 2019-04 - Amending Section 10.12.030 of the Official Parking Control Map (No Parking Zone Between 500 Crescent Street and 508 Crescent) – Second Reading and Disposition

The Mayor recessed into a Public Hearing at 6:58 p.m. With no one wanting to speak, he closed the Public Hearing at 6:58 p.m. and moved back into Open Session. MSC Odeen/Gagne to approve ordinance. Unanimous.

Ordinance 2019-05 – Amending Section 8.40.050 of the Municipal Code Related to Weeds and Noxious Growth-Second Reading and Disposition

The Mayor recessed into a Public Hearing at 6:58 p.m. With no one wanting to speak, he closed the Public Hearing at 6:59 p.m. and moved back into Open Session. MSC Morrissette/Downing to approve ordinance. Unanimous.

CONSENT AGENDA:

Resolution No. 6353 Approving 2019 Fee Schedule

MSC Odeen/Page move to approve Consent Agenda. Unanimous.

ORDINANCES AND RESOLUTIONS:

Resolution No. 6354 Approving Depot Development Agreement

Community Development Director Buddy Lucero provided a presentation for Council on the two development projects. He provided a history and talked about hiring a planning/design firm several years ago to look at the downtown area. The plan suggested the area along the river should be turned into residential development. The current zoning is industrial which is not correct. He talked about the apartment complex currently located there and cleaning up the site. Lucero spoke about working with the Gerrard Development LLC on another housing project. He talked about the two proposed projects – one for seniors and the other free market units. He showed the designs. Lucero talked about the importance of preserving the river corridor and working with a developer who does quality projects. Lucero stood for questions.

MS Morrissette/Odeen move to approve resolution approving Depot Development Agreement. The Mayor asked for questions.

Aldersperson Downing asked about the \$800,000 for property acquisition-not defined. Assistant City Administrator Bergstrom said it was referring to property acquisition outlined in the TID 14 plan. She provided further details.

Aldersperson Gagne asked about the stormwater impact on an above ground parking versus underground parking. City Engineer Wronski explained going up is better than going out. He provided further details. Gagne asked about the cost of underground parking. Downing asked about risk to the river. Wronski talked about the City's forward-looking storm water ordinance. The City has been aggressive with the stormwater ordinance. He also talked about the setback ordinance.

Gagne thanked the public commenters. He talked about 700 S. Main Street, local developers, and low-income development.

Morrissette provided comments and talked about the history and concerns of the property, the river setback, the housing study, and more. He felt the developers were of quality and are committed to the area.

Aldersperson Odeen talked about more people walking downtown and making the downtown more vibrant. She was in favor of the project.

Aldersperson Watson acknowledged the public commenters. He has not been excited about the project. He liked the open space and agrees it is a component of the Kinni Corridor Plan. Watson noted a couple of things that swayed him including the walkable community aspect, the mix of housing, and the project possibly funding Kinni Corridor projects. It's a compromise for him, but he is going to support it.

Aldersperson Page thanked the community for its comments. He feels strongly about the Kinni Corridor Plan which was passed. He talked about the addition of open green space upon the future removal of the dam. He talked about the opportunity for housing transition as people sell their homes and move to the new developments.

Aldersperson Downing expressed concerns about affordable housing and the need for more of it in the City. He also talked about working with the developers. He is in favor of the project.

Aldersperson Bjerstedt noted that he worked with the City's housing authority and the waiting list to get into the housing.

With no other comments, the Mayor asked for a vote. The resolution passed unanimously.

Resolution No. 6355 - Approving City Station Development Agreement
MSC Morrissette/Page move to approve resolution. Unanimous.

REPORTS:

Administrator's Report

City Administrator Simpson highlighted upcoming events and other items.

Paul Gerrard, from Gerrard Development LLC – talked about the courteous treatment by staff. He will answer questions posed in public comment when he returns for the architectural presentation. He talked about the City's comprehensive plan which calls for higher density housing and affordable housing. Two environmental studies have been done on this site. He appreciated the City's confidence, and he looks forward to working with the City.

Aldersperson Gagne talked about sending out invites for the 'Next Door' app. He wanted to address community members' questions.

ANNOUNCEMENTS:

Mayor's Appointment

MSC Morrissette/Gagne for appointment of Jon Longsdorf to the Police and Fire Commission through April 2020. Unanimous.

CLOSED SESSION:

At 7:35 p.m. MS Watson/Bjerstedt move to recess into Closed Session per Wisconsin State Statutes for the following purposes:

§ 19.85(1)(c) and (e) "considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercise responsibility, to wit: City Administrator" and "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, to wit: East Cascade Avenue property(ies)."

The roll call vote to move into Closed Session was unanimous.

MSC Morrissette/Odeen to move back into Open Session at 8:34 p.m. Unanimous.

MSC Odeen/Morrissette move to approve Resolution No. 6356 - Regarding City Administrator Compensation. Unanimous.

MSC Bjerstedt/Downing move to adjourn at 8:35 p.m. Unanimous.

Respectfully submitted,

Kristi McKahan, Deputy Clerk