



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

September 25, 2018

Council President Scott Morrissette 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, Diane Odeen, Michael Page, Hal Watson

Members Absent: Mayor Dan Toland

Staff Present: Assistant City Administrator Julie Bergstrom; City Attorney Dan Gustafson; Police Chief Gordon Young; Operations Director Mike Stifter; Development Director Amy Peterson; City Engineer Reid Wronski

Others Present: Lamah Bility, Sean Lentz, others

APPROVAL OF MINUTES:

August 28, 2018, Regular, Closed Session and Workshop Meeting Minutes

MSC Watson/Bjerstedt approve minutes. Unanimous.

APPROVAL OF BILLS:

Bills: \$1,971,362.38

MSC Gagne/Downing move to approve bills subject to the comptroller. Unanimous.

PUBLIC COMMENT, PETITIONS, REQUESTS AND COMMUNICATIONS:

Lamah Bility, External Relations Director for Student Government at UW-River Falls, came to introduce himself. He represents all students on campus. If there are any volunteer opportunities or committees for students to sit on, he is the contact. He is here to build relationships. Bility invited Council to attend student government meetings. Council President Morrissette asked him to get his contact information to the City Clerk. Alderperson Odeen asked when the meetings are held. Bility said every Tuesday from 6-8 p.m. He provided specifics. Bility wants to get students' voices heard.

There were no other public comments.

PUBLIC HEARING:

Ordinance No. 2018-13 – An Ordinance to Amend the Official Zoning Map by Rezoning 2.5 acres in the Sterling Ponds Neighborhood-Second Reading and Disposition

At 6:35 p.m., Council President Morrissette recessed into a Public Hearing. With no one wishing to comment, Morrissette moved into Open Session at 6:35 p.m. MSC Watson/Bjerstedt move to approve the ordinance. Unanimous.

CONSENT AGENDA:

Acknowledgement of the following minutes: Plan Commission – 6/5/18; Park and Recreation Advisory Board – 8/15/18; Utility Advisory Board – 9/17/18; River Falls Library Board – 8/6/18; Historic Preservation Commission – 8/8/18.

Resolution No. 6302 - Directing the Plan Commission to Review and Analyze Potential Amendments to the Official Map

Resolution No. 6303 to Reject Bids for Community Wayfinding Signs

MS Odeen/Downing move to approve the Consent Agenda. Alderperson Gagne wanted clarification on the item rejecting the bids. Assistant City Administrator Julie Bergstrom said the bids included installation so the price came back considerably higher than expected. It also included all the signage. It made sense to reject the bids. Bergstrom provided further clarification. She said the suggestion was to rebid.

With no other discussion, Morrisette asked for a vote. The vote was unanimous to approve the Consent Agenda.

ORDINANCES AND RESOLUTIONS:

Resolution No. 6304 - Approving the Project Plan and Establishing the Boundaries for and the Creation of Tax Incremental District No. 14

Sean Lentz from Ehlers and Associates provided a presentation for Council. He began by talking about how tax increment financing works. He spoke about base and increment value and eligible expenses. Lentz talked about the creation of TID 14. It is a blight elimination district located near City Hall with a 27-year maximum life and a 22-year expenditure period. Lentz talked about redeveloping the apartment site. There will be some utility expenses and development incentives. There should be around \$9 million created on the site with about \$4.7 million in expenses. Lentz provided a timeline of the process. He stood for questions.

Alderperson Downing asked how the boundaries were determined. Lentz said whole parcels needed to be put in. We want to include parcels where new value will be generated. He provided further explanation on projects outside of the district. There were other questions from Councilors regarding a trail and activity on site.

Morrisette was glad to see the trestle bridge was included. He was curious about property acquisition on Second and Division Streets. Bergstrom said it was for improvements in that intersection.

Watson asked about the zoning and industrial development near the river. He didn't think it was a good idea. Bergstrom said it was intended to be residential for two of the parcels. The Moody parcel is already zoned as conservancy. There was discussion among Councilors about the zoning shown on the map included in the information. Bergstrom again confirmed that it is not intended to be industrial. The draft proposals are residential. Watson was half okay with this project plan. Morrisette reminded him that this resolution was just referring it for the TID. Morrisette thanked Lentz.

MS Bjerstedt/Odeen moved to approve the resolution. Gagne asked if this was just creating the boundary for TID 14 and not the zoning. Morrisette said yes. Bergstrom said it does describe the plan for the project, but it is not the zoning. Gagne guessed he was in favor of it; he knows there is a project pending. Alderperson Page asked if modifications could be made in the plan to reflect the current discussion. Morrisette wasn't sure that was in order. Development Director Peterson said current discussions have been that those three parcels would be commercial with a PUD over them. Currently, the left parcel is commercial, and the two right parcels are industrial. Morrisette asked if that reflects what the zoning is today. Peterson thinks the map in the packet is incorrect. Morrisette asked if the map could be cleaned up before it goes to joint review board. He asked if the Council was okay with it. There was discussion. Morrisette clarified that the map is shown on page 17.

MS Page/Odeen motion to amend (map) as appropriate. With no other discussion, Morrisette asked for a motion on the amendment to amend the package to reflect the proper zoning (on the map) on page 17. The motion passed unanimously.

Morrisette asked for discussion on the original resolution. Downing felt a bit rushed, but he could be on board with what was discussed. Watson was not in favor of residential development on the river. He knows there have been discussions with a developer. He is not interested in it and will probably vote no. Downing asked for a further explanation from Watson. Watson said a developer has come forward with a plan for this area. There has been discussion at various Council meetings. Watson agrees that the current vacant lot along Clark and Cedar is a good place to do some type of development. He thinks the unit that is there should be torn

down and that the conservancy area should be extended to include that parcel. Watson is trying to figure out where he stands.

Morrisette reminded Council that the resolution is just to define the boundary. The vote is not on a development plan or zoning; it is just to develop a TID district. Alderperson Odeen shares Mr. Watson's concerns, but she will be voting in favor because she feels the concerns can be addressed in another forum.

Morrisette called for a vote. The vote was 5-2 with all voting in favor except for Watson and Downing.

REPORTS

Administrator's Report

Assistant City Administrator Bergstrom provided dates for upcoming events.

Comptroller's Report for August 2018

Comptroller Odeen read the following: General Fund revenues through the end of August were \$7,498,433 or 75 percent of budgeted. Revenues in August include \$1.8 million for the August tax settlement. Expenditures for the same period were \$6,313,871 or 63 percent of budgeted, for a net of revenues over expenditures of \$1,184,562.

MSC Bjerstedt/Watson move to adjourn at 6:58 p.m. Unanimous.

Respectfully submitted,

Kristi McKahan, Deputy Clerk