



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Minutes - Final Common Council

Tuesday, December 19, 2017

7:00 PM

Council Chambers

SPECIAL

A. CALL TO ORDER

The meeting was called to order by Mayor Hanna at 7:02 p.m.

B. ROLL CALL OF ALDERPERSONS

Present: 13 - Alderperson Kathleen Plank, Alderperson William Siebers, Alderperson Curt Konezke, Alderperson Patti Coenen, Alderperson Kyle Lobner, Alderperson Matt Reed, Alderperson Vered Meltzer, Alderperson Joe Martin, Alderperson Greg Dannecker, Alderperson Christine Williams, Alderperson Cathy Spears, Alderperson Chris Croatt and Mayor Timothy Hanna

Excused: 3 - Alderperson Ed Baranowski, Alderperson Keir Dvorachek and Alderperson Bob Baker

C. ROLL CALL OF OFFICERS AND DEPARTMENT HEADS

The following were present:

City Attorney Walsh, Deputy City Attorney Behrens, City Clerk Lynch, Director of Community & Economic Development Harkness, Director of Finance Saucerman, Health Officer Eggebrecht, Bill Mc Cormick, Police, Director of Public Works Vandehey, Library Director Rortvedt, Valley Transit General Manager Mc Donald

The following were excused:

Fire, Human Resources, Parks, Recreation & Facilities, Information Technology, & Utilities

D. ACTION ITEMS

[17-2010](#)

Suspend the Rules and Convene into the Committee of the Whole

Attachments: [MemotoCouncil_TaxReformBill_12-18-17.pdf](#)

Alderperson Konezke moved, seconded by Alderperson Plank, that the Common Council convene into the Committee of the Whole. Roll Call. Motion carried by the following vote:

Aye: 12 - Alderperson Kathleen Plank, Alderperson William Siebers, Alderperson Curt Konezke, Alderperson Patti Coenen, Alderperson Kyle Lobner, Alderperson Matt Reed, Alderperson Vered Meltzer, Alderperson Joe Martin, Alderperson Greg Dannecker, Alderperson Christine Williams, Alderperson Cathy Spears and Alderperson Chris Croatt

Absent: 4 - Alderperson Ed Baranowski, Mayor Timothy Hanna, Alderperson Keir Dvorachek and Alderperson Bob Baker

BLUFF SITE

[17-2012](#)

Approve Development Agreement for development of Bluff Site (Finance Committee)

Attachments: [Fully Executed Dev Agrm Bluff Site 12-19-17.pdf](#)

Plank moved, seconded by Alderperson Spears that the Development Agreement be amended at M. 3.9 to add:

Segregated parking shall occur during normal USV business hours.

Roll Call. Motion carried by the following vote:

Aye: 12 - Alderperson Kathleen Plank, Alderperson William Siebers, Alderperson Curt Konetzke, Alderperson Patti Coenen, Alderperson Kyle Lobner, Alderperson Matt Reed, Alderperson Vered Meltzer, Alderperson Joe Martin, Alderperson Greg Dannecker, Alderperson Christine Williams, Alderperson Cathy Spears and Alderperson Chris Croatt

Excused: 3 - Alderperson Ed Baranowski, Alderperson Keir Dvorachek and Alderperson Bob Baker

Abstained: 1 - Mayor Timothy Hanna

Plank moved, seconded by Williams to amend the Development Agreement Section 6. to strike 'use best efforts' and replace it with 'will commit to a project not to exceed \$25 million'.

Roll Call. Motion failed by the following vote:

Aye: 5 - Alderperson Kathleen Plank, Alderperson William Siebers, Alderperson Kyle Lobner, Alderperson Cathy Spears and Alderperson Chris Croatt

Nay: 7 - Alderperson Curt Konetzke, Alderperson Patti Coenen, Alderperson Matt Reed, Alderperson Vered Meltzer, Alderperson Joe Martin, Alderperson Greg Dannecker and Alderperson Christine Williams

Excused: 3 - Alderperson Ed Baranowski, Alderperson Keir Dvorachek and Alderperson Bob Baker

Abstained: 1 - Mayor Timothy Hanna

Alderperson Lobner moved, seconded by Alderperson Croatt, that the Development Agreement be approved as amended. Roll Call. Motion carried by the following vote:

Aye: 12 - Alderperson Kathleen Plank, Alderperson William Siebers, Alderperson Curt Konetzke, Alderperson Patti Coenen, Alderperson Kyle Lobner, Alderperson Matt Reed, Alderperson Vered Meltzer, Alderperson Joe Martin, Alderperson Greg Dannecker, Alderperson Christine Williams, Alderperson Chris Croatt and Mayor Timothy Hanna

Excused: 3 - Alderperson Ed Baranowski, Alderperson Keir Dvorachek and Alderperson Bob Baker

Abstained: 1 - Alderperson Cathy Spears

- [17-2013](#) Approve City ownership (acquisition) of parking ramp (Finance Committee; Municipal Services Committee)
- [17-2016](#) Approve City providing 1,000 parking stalls for project (Community and Economic Development Committee; Municipal Services Committee)
- [17-2018](#) Approve City acquiring property for contribution to development project (Finance Committee)
- [17-2020](#) Approve construction of parking structure including designated spaces (Finance Committee; Municipal Services Committee; Community and Economic Development Committee)
- [17-2014](#) Approval of modification to Oneida Street (Municipal Services Committee; Community and Economic Development Committee)
- [17-2015](#) Vacation of streets (Municipal Services Committee; City Plan Commission)

ZUELKE BUILDING

- [17-2017](#) Approval of Development Agreement with Zuelke Building, LLC for redevelopment of Zuelke Building at 103 West College Avenue (Community and Economic Development Committee)

Attachments: [Zuelke - Dev Agrm - Final - 12-19-2017.pdf](#)
[Zuelk Building Revised Presentation 12 19 17 copy.pdf](#)

Aldersperson Croatt moved, seconded by Aldersperson Martin, that the Development Agreement be approved. Roll Call. Motion carried by the following vote:

Aye: 12 - Aldersperson Kathleen Plank, Aldersperson William Siebers, Aldersperson Curt Konezke, Aldersperson Patti Coenen, Aldersperson Kyle Lobner, Aldersperson Matt Reed, Aldersperson Vered Meltzer, Aldersperson Joe Martin, Aldersperson Greg Dannecker, Aldersperson Christine Williams, Aldersperson Cathy Spears and Aldersperson Chris Croatt

Excused: 3 - Aldersperson Ed Baranowski, Aldersperson Keir Dvorachek and Aldersperson Bob Baker

Abstained: 1 - Mayor Timothy Hanna

- [17-2019](#) Approve financial reimbursement of eligible project expenses not to exceed \$2,019,500 plus interest (Finance Committee)

[17-2021](#) Approve access easement for underground parking (Municipal Services Committee; Parks and Recreation Committee)

[17-2011](#) Reconvene to Common Council

Alderson Croatt moved, seconded by Alderson Martin, that the Common Council rise and report. Roll Call. Motion carried by the following vote:

Aye: 12 - Alderson Kathleen Plank, Alderson William Siebers, Alderson Curt Konetzke, Alderson Patti Coenen, Alderson Kyle Lobner, Alderson Matt Reed, Alderson Vered Meltzer, Alderson Joe Martin, Alderson Greg Dannecker, Alderson Christine Williams, Alderson Cathy Spears and Alderson Chris Croatt

Excused: 3 - Alderson Ed Baranowski, Alderson Keir Dvorachek and Alderson Bob Baker

Abstained: 1 - Mayor Timothy Hanna

[17-2022](#) Report of the Committee of the Whole

Alderson Croatt moved, seconded by Alderson Konetzke, that the Report be approved. Roll Call. Motion carried by the following vote:

Aye: 11 - Alderson Kathleen Plank, Alderson William Siebers, Alderson Patti Coenen, Alderson Kyle Lobner, Alderson Matt Reed, Alderson Vered Meltzer, Alderson Joe Martin, Alderson Greg Dannecker, Alderson Christine Williams, Alderson Cathy Spears and Alderson Chris Croatt

Excused: 3 - Alderson Ed Baranowski, Alderson Keir Dvorachek and Alderson Bob Baker

Abstained: 2 - Alderson Curt Konetzke and Mayor Timothy Hanna

Motion by Konetzke, seconded by Croatt to reconsider the Report of the Committee of the Whole. Roll Call. Motion Failed 0/12.

E. ADJOURN

Alderson Spears moved, seconded by Alderson Coenen, that the meeting be adjourned at 8:40 p.m. Roll Call. Motion carried by the following vote:

Aye: 13 - Alderson Kathleen Plank, Alderson William Siebers, Alderson Curt Konetzke, Alderson Patti Coenen, Alderson Kyle Lobner, Alderson Matt Reed, Alderson Vered Meltzer, Alderson Joe Martin, Alderson Greg Dannecker, Alderson Christine Williams, Alderson Cathy Spears, Alderson Chris Croatt and Mayor Timothy Hanna

Excused: 3 - Alderson Ed Baranowski, Alderson Keir Dvorachek and Alderson Bob Baker

Kami Lynch, City Clerk