

Observer: Betty Hayford

Meeting started: 6:55pm

Meeting ended: 11:15pm

Council Members present: All. Suffredin and Reid via Zoom

Mayor Biss called the meeting to order and announced a **Public Hearing on FY 2022 Proposed Budget**. 4 citizens made public comment. All wanted more robust citizen engagement and transparency. General concern about high spending and new hires. Robert Crown maintenance should have been planned for. The new council has been transformed into the “old spending council.”

Council members raised budget concerns. Kelly asked numerous questions about high consulting fees, including hiring contact tracers. Health Director Ogbo explained that contact tracers had been paid by a state grant that was expiring. Nieuwsma said CARP program needed funding and there should be an implementation plan. Kelly questioned consulting fees for animal shelter and for proposed Comprehensive Plan. Nyden explained the figure for a Comprehensive Plan was derived from looking at other cities and bids would be solicited. Biggs explained that the consulting fee for the animal shelter included design. Kelly asked about costs for tennis court renovation and hiring a grants person to oversee ARPA spending. Wynne explained that a grants person who could seek grants and oversee complicated federal grant regulations was essential. Reid asked about new revenue including graduated rates for parking fees, a head tax on corporate employers, or a tax on luxury housing. He also questioned staffing for the Police Department. Kelly asked for a three year budget plan, and Wynne said this would be a good topic for the Finance and Budget committee meeting on Tuesday.

The Public Hearing adjourned at 8:00.

Announcements. The Mayor announced World Polio Day on October 24. He commended Rotary International for its effort to end polio around the world.

Public comment. 19 comments. 11 opposed to the TIF. 6 critical of the budget, mentioning high costs for the animal shelter and proposed police hiring. 3 opposed parking fees on Sheridan near the lakefront and 2 opposed leaving the Civic Center.

Special orders of business. (SP1) Approval of contract with AECOM for the Civic Center and Police/Fire Headquarters Relocation Feasibility Study. The proposed contract is \$367,249. Lara Biggs, City Engineer, summarized a memo that had been distributed. The building is 100-120 years old and has had little maintenance in the past 40 years. Many systems are failing, particularly HVAC and parts of the electrical system. Cost of \$7 million is projected for HVAC alone. The building is poorly designed for office use and security management; the layout is inefficient for staff operations and customer service. The Police/Fire Headquarters is not as old but is holding more employees than planned. Space and technology systems are inadequate. The proposal asks for a Relocation Feasibility Study to calculate space needs, costs and possible locations.

Nieuwsma asked about the low bid from Cushman and Wakefield, about half of the recommended contract. Biggs explained they interviewed some candidates, including Cushman and Wakefield. They did not present well, and seemed unsure and contradictory. Braithwaite said he was pleased with the proposed contract, and Wynne agreed that it is important to get this information on options and costs.

She loves the Civic Center building but it does not work well. Kelly suggested referring this contract to a committee for closer review. She moved to refer to Referrals Committee. The motion failed for lack of a second. Revelle said we need the information from this consultant. Fleming agreed that information was needed but she said that action would be needed after this study. Braithwaite asked for information about potential revenue from the sale of the buildings and returning them to the tax rolls. Wynne is opposed to considering other bids because she believes in recognizing the expertise of staff making this recommendation. She pointed out that in the early 2000s Council voted unanimously three times to leave the current building. The recession crushed the real estate market and the opportunity to sell the building. This study will give Council needed facts to make an informed decision.

Kelly moved to refer the contract to A& PW to assess other bids. Suffredin seconded. Reid opposed the motion and said this study is needed. The motion to refer failed 3-6. Kelly, Suffredin and Fleming voted in favor.

The vote on SP1 passed 5-4. Braithwaite, Wynne, Nieuwsma, Burns, Revelle voted yes. Reid, Fleming, Kelly, Suffredin voted no.

At 9:25, Council turned to the **Consent Agenda**. A2, A5, A8, A10, A11, A15, A16, A17, A19, A21, P2, ED1, R2 were removed from the Consent Agenda. The Consent Agenda passed 9-0.

Council Member Burns presented A2, Approval of a Contract with Teska Associates for Consulting Services related to the Skate Park in the amount of \$95,315. Kelly asked how the skateboard community will be engaged. Biggs said a community board is being formed and will include two Council members. The motion passed 8-1, Reid voting no.

A5, Approval of Contracts for 2022 Water Treatment Chemicals, was held in Committee.

A8, Allocating \$850,000 in ARPA Funding to 2021 Equipment Replacements. Fleming expressed concern about the number of vehicles being replaced. Reid asked why some newer vehicles, 2017, were being replaced. Staff explained that police vehicles received heavy usage and reliability was essential. Those vehicles would be moved to other uses. The motion passed 7-2. Kelly and Fleming voted no.

A9. Outlining City Commitments regarding the proposed TIF. This is the first such TIF Resolution and is the result of a proactive engagement process initiated by Council Member Burns. Kelly said we should be budgeting for Fifth Ward concerns and not use the TIF structure. She moved to send to the Budget and Finance Committee. Reid said this is not a financial document and should not be referred. Fleming seconded Kelly's motion to refer. The motion to refer failed 3-6. Fleming, Kelly and Suffredin voted in favor.

Reid moved to amend the motion to clarify that the Advisory Board would continue for the life of the TIF. There was muddled discussion about whether the motion to amend was needed. The resolution does not define the life of the Advisory Board. The motion to amend passed 6-3, Kelly, Suffredin and Fleming voted no.

The motion to approve A9 as amended passed 6-3. Kelly, Suffredin and Fleming voted no.

A10. Intergovernmental Agreement between the City and School District 65 regarding the TIF District. The motion passed 5-4. Fleming, Suffredin, Revelle and Wynne voted no.

A11, Authorizing the sale of City owned Property at 2022-2026 Central Street, the former North Branch Library. This passed 8-1, Suffredin voted no.

A15, A16, and A17 were presented together as related ordinances approving the Five-Fifths TIF District. Kelly asked several questions about the anticipated finances, including the revenue in the first five years and the total revenue. Paul Zalmezak and the TIF consultant responded: little revenue would be generated in early years, maybe \$900,000 up to 2025. Total revenue might reach \$77 million, before payments to schools and library are deducted. A major source of revenue will be assessment increases on Trulee Development at 1815 Ridge which just opened. After quite a bit of discussion, Suffredin called the question. This motion passed 7-2, Kelly and Reid voting no. The motion to approve these items passed 5-4. Reid, Fleming, Kelly and Suffredin voted no.

A19. The Ordinance will make the lakefront pilot parking program a year round program with a demand based pricing rate. The rate from April 1 through October 31 will be \$3.00 an hour. The commuter rate from November 1 through March 31 will be \$.50 an hour. The impacted areas are extended. Wynne moved to amend and remove the 500-800 blocks of Sheridan Road. These blocks are different than other areas. They are not on the lakefront and they are densely populated. Parking is very tight. Revelle seconded. The motion to amend passed 6-3. Fleming, Suffredin and Reid voted no. The motion as amended passed 6-3. Kelly, Wynne and Revelle voted no.

A21, Amendment to Civil Service Commission Rules. No one moved the item.

Council Member Braithwaite asked to reconsider item A10, Approving an Intergovernmental Agreement with District 65 regarding the TIF district. The motion to reconsider passed 6-3. Reid, Kelly and Burns voted no. On this second vote, the motion failed 4-5. Fleming, Braithwaite, Wynne, Suffredin and Revelle voted no.

P2. Amending the Leaf Blower Policy. This amendment amends the times and days when leaf blowers are permitted, modifies the penalty for violating the new rules, and calls for a transition from gas-powered leaf blowers to the exclusive use of electric leaf blowers by April 1, 2023. This measure was amended in committee. Originally there were three exceptions to the prohibition of gas blowers. One was greens on the golf course. The committee amended the exemption to "areas of play in the golf course.." Extensive discussion took place and several members expressed unwillingness to provide accommodations for the golf course. Eventually the motion passed 9-0.

ED1. The item asks City support for Ward Manufacturing's request for Special Assessment Class 6b Incentive Renewal. Ward has two properties and both should be included in the measure. It was moved to amend the measure and include both 2222 and 2230 Main Street. The amendment passed 9-0. The amended measure passed 9-0.

R2. Amending the City Code concerning removal of the City Manager. No one moved the motion and no action was taken.

Call of the wards. Several meetings were announced. Reid asked staff to restripe Custer to decrease delays and provide more parking. Fleming opposed this measure. Mayor Biss announced a public meeting to elicit ideas on characteristics for the new City Manager.

The meeting adjourned at 11:15pm.