



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved BOARD OF ESTIMATES

Monday, June 8, 2015

4:30 PM

215 Martin Luther King, Jr. Blvd.
Room 260 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Present: 7 - Denise DeMarb; Marsha A. Rummel; Michael E. Verveer; Barbara Harrington-McKinney; Sara Eskrich; Maurice S. Cheeks and Paul R. Soglin

Ald. Verveer was absent during the first closed session.

PUBLIC COMMENT

There were three registrants.

DISCLOSURES AND RECUSALS

None.

PRESENTATION OF CONSENT AGENDA.

Items 1, 3, 7, 8, 13, 17, 18, 19, 21, 24, 27, 31, 32, 35, 36, 37 and 38 were not included on the consent agenda.

ITEMS CONSIDERED

1. [38142](#) Authorizing the Mayor and the City Clerk to enter into an agreement with the University of Wisconsin - Madison for the continuation of the provision of access by its students to Metro Transit fixed route and ADA paratransit services, with reimbursement to the transit utility for rides by UW - Madison students for academic years 2015 - 2016, 2016 - 2017 and 2017 - 2018 with two one year options to renew for academic years 2018 - 2019 and 2019 - 2020.

A motion was made by Verveer, seconded by DeMarb, to Return to Lead with the Recommendation for Approval to the TRANSIT AND PARKING COMMISSION. The motion passed by voice vote/other.
2. [36970](#) Authorizing the Mayor and City Clerk to enter into a sole source contract with Trapeze Software Group, Inc. for a TransitMaster software and hardware upgrade at a cost of approximately \$147,600 and amending the Metro Transit 2015 adopted capital budget as appropriate.

A motion was made by DeMarb, seconded by Cheeks, to Return to Lead with the Recommendation for Approval to the TRANSIT AND PARKING COMMISSION. The motion passed by voice vote/other.

3. [38534](#) Authorizing the Mayor and the City Clerk to enter into an agreement with the University of Wisconsin - Madison for the continuation of provision of access by its employees to Metro Transit fixed route and ADA paratransit services, with reimbursement to the transit utility for rides by UW and UW Hospital employees and members of affiliate groups as designated by UW Transportation Services for academic years 2015 - 2016, 2016 - 2017 and 2017 - 2018 with two one year options to renew for academic years 2018 - 2019 and 2019 - 2020.
- A motion was made by Verveer, seconded by DeMarb, to Return to Lead with the Recommendation for Approval to the TRANSIT AND PARKING COMMISSION. The motion passed by voice vote/other.**
4. [38259](#) Amending the 2015 Stormwater Utility Capital Budget and Authorizing the City of Madison, through the City Engineer, to accept Wisconsin Department of Natural Resources (WDNR) grant awards in the amounts of \$25,000 for completion of a Lake Planning Study for Warner Park Lagoon/Wetland System, and \$120,038 for reconstruction of the Nakoma Greenway System.
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.**
5. [38639](#) Amending the 2015 Engineering- Bicycle and Pedestrian Budget and transferring \$325,000 from the Goodman Path Capital Project to the Bikeways & Misc. Improvements Capital Project (AD 6 & 15).
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.**
6. [38465](#) Authorizing city staff to request applications for healthy food retail access improvements through the City of Madison Healthy Retail Access Program and authorizing the Madison Food Policy Council to evaluate proposals, and the Director of Food and Alcohol Policy to negotiate with applicants and issue grants up to \$100,000.
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
7. [38456](#) SUBSTITUTE Community Development Division Funding Process for the 2016 Budget
- A motion was made by Rummel, seconded by Verveer, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**

8. [38654](#) SUBSTITUTE Authorizing the City of Madison to accept a HUD Continuum of Care (CoC) Homeless Services planning grant in the amount of \$38,739; amending the Corporation for Supportive Housing's 2014 contract to include additional planning services to be funded by this grant award; and amending the Adopted 2015 CDBG Operating Budget as appropriate.
- A motion was made by Rummel, seconded by Verveer, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.**
9. [38655](#) Approving the exchange of HOME funds for CDBG funds between two City of Madison loan programs (DPL/HBAD) and the CDD Housing Development Reserve Fund in order to better align these two HUD funding sources with appropriate projects and expenditures, in light of recent HUD regulation changes regarding the use of HOME funds.
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
10. [38694](#) Amending the 2015 Adopted Capital Budget to reallocate funding between two CDD-administered capital projects, to help mitigate a shortfall in the budget for the Permanent Supportive Housing project on Rethke Avenue, and thus better enable the developer to move forward with the project.
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.**
11. [38742](#) Authorizing the City of Madison, on behalf of the Dane County Continuum of Care (CoC), to accept a State ETH (Emergency Solutions Grant, Transitional Housing Program and Homeless Prevention Program) grant in the amount of \$468,153; and authorizing the Mayor and City Clerk to execute ETH-funded agreements with specific nonprofit agencies to provide various services to homeless and at-risk individuals and families.
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
12. [38657](#) Authorize Mayor and City Clerk to sign contracts with specific Homeless Services Consortium agencies for services funded with proceeds from the 2015-16 ETH (Emergency Shelter Grant Program Transitional Housing Program & Homelessness Prevention Program) Award from the Wisconsin Department of Administration, Division of Housing.
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO PLACE ON FILE - REPORT OF OFFICER. The motion passed by voice vote/other.**

13. [38491](#) Authorizing a Request for Proposals to solicit applications for affordable rental housing projects that utilize Low-Income Housing Tax Credits.
- A motion was made by Cheeks, seconded by Verveer, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
14. [38260](#) Approving a contract with the Town of Blooming Grove for the City to provide fire protection, medical services and fire prevention services.
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
15. [38287](#) Approving a contract with the Town of Burke for the City of Madison Fire Department to provide emergency medical services.
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
16. [38300](#) Authorizing the Madison Police Department to accept a donation of 600 naloxone auto-injectors for use in heroin overdoses
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
17. [38429](#) Authorizing the Madison Police Department to apply for and accept a FY2015 COPS Hiring grant of \$500,000 for the purpose of hiring four police officers for expanding a community policing outreach and education initiative to reduce arrest racial disparity and improve trust and perception of fairness through procedural justice, outreach and problem solving (especially involving communities of color) and education (especially involving the use of force)
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
18. [38499](#) Authorizing the Mayor and City Clerk to enter into a purchase of service (Architect) agreement with Engberg Anderson Architects for \$116,250 to provide professional architectural and engineering design services; for the programming, space planning, and schematic design for Midtown Station at 4018 Mineral Point Road, Madison, WI.
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
19. [38598](#) Report of Chief of Police: Year End 2014 & 1st Quarter 2015 Police Overtime
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER. The motion passed by voice vote/other.**

20. [38192](#) Authorizing the Mayor and City Clerk to execute a lease with Mendota Yacht Club Inc. for a sailboat launch, retrieval and storage area within Burrows Park.
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
21. [38522](#) Creating Section 8.175 and amending Section 1.08(3)(a) of the Madison General Ordinances to establish a parks facility catering permit.
- A motion was made by DeMarb, seconded by Cheeks, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.**
22. [38630](#) Authorizing the Mayor and City Clerk to enter into an agreement with Isthmus Architecture, Inc., in the amount of \$27,740 for architectural design and consulting services for the rehabilitation of Olin Terrace.
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
23. [37898](#) Creating Section 4.29 of the Madison General Ordinances to require Proprietary Interest Protection Agreements in loan agreements.
- A motion was made by DeMarb, seconded by Cheeks, to Refer to the BOARD OF ESTIMATES. The motion passed by voice vote/other.**
24. [38083](#) Approving the Creation of and the Project Plan and Boundary for Tax Incremental District (TID) #45 (Capitol Square West), City of Madison.
- A motion was made by Verveer, seconded by Eskrich, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - Include the Plan Commission's Recommendations (That the Economic Development Division notify the owner of 126 S. Hamilton Street (Parcel ID 0709-231-1908-0) of any future amendments to the Tax Incremental District, but that failure to notify that owner will not invalidate any such amendments.) - REPORT OF OFFICER. The motion passed by voice vote/other.**
25. [38412](#) Approving a Façade Improvement Grant to Ana and Ano LLC; doing business as the Ivory Room Piano Bar and Buck and Badger at 111 and 115 State Street.
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
26. [38413](#) Authorizing the Mayor and City Clerk to execute an Intergovernmental Agreement Relating to the Acquisition of Burke Utility Districts #2 and #6 With the Town of Burke.
- A motion was made by DeMarb, seconded by Verveer, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**

27. [38517](#) SUBSTITUTE - Authorizing the execution of a Second Amendment to the Purchase and Sale Agreement executed between the City of Madison and Gorman & Company
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
28. [38673](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and 25 West Main Parking LLC for the purchase of a subterranean parcel of land located within the Carroll Street right-of-way for an underground parking ramp.
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
29. [38532](#) SUBSTITUTE Authorizing the Mayor and City Clerk to execute Subterranean and Air Space Leases with 25 West Main Parking LLC, the owner of properties located at 25 West Main Street, 115 South Carroll Street and 126 South Carroll Street, to accommodate existing and proposed encroachments of certain subterranean and building features into the West Main Street, South Carroll Street and Doty Street public rights-of-way; and authorizing the Mayor and City Clerk to execute Notices of Termination pertaining to the existing Tunnel License and Encroachment Agreement pertaining to said properties.
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
30. [38622](#) Amendment to Res. 15-00227 Authorizing the Mayor and City Clerk to execute a development agreement to fund a \$2,050,000 Tax Incremental Finance Loan to 316 WWA, LLC or its assigns to assist in the redevelopment of the office and commercial project located at 316 West Washington Avenue and within the boundary of a proposed TID #45.
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
31. [38442](#) Authorizing the Mayor and City Clerk to enter into an amended purchase of service (Architect) agreement with Meyer Scherer & Rockcastle, Ltd. for \$500,000 to provide professional architectural and engineering design services; an agreement with Sustainable Engineering Group LLC for \$14,000 to provide energy modeling and enhanced commissioning services; and an agreement with Middleton Construction Consulting LLC for \$18,000 to provide construction estimating services for the complete rehabilitation of the Madison Municipal Building (MMB).
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**

32. [38752](#) Authorizing the Mayor and City Clerk to enter into an amended purchase of service (Architect) agreement with Meyer Scherer & Rockcastle, Ltd. for \$45,000 to provide professional architectural and engineering design services for expedited demolition of the Madison Municipal Building (MMB) loading dock annex in preparation for the Judge Doyle Square parking structure excavation.
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
33. [38765](#) Authorizing a Request for Proposals (RFP) for a Topographic/Boundary Survey and Certified Survey Map for Blocks 88 and 105 required for the Judge Doyle Square Project and amending the 2015 Department of Planning & Community & Economic Development Capital Budget to fund both surveys.
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.**
34. [38827](#) Authorizing the termination of a lease between the City and the Madison Credit Union for space within the Madison Municipal Building located at 215 Martin Luther King, Jr. Boulevard.
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
35. [38219](#) SUBSTITUTE Amending the 2015 Adopted Capital Budget related to Acquisition of the Garver Replacement Property / LB Lands Purchase
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.**
36. [38839](#) Report from TIF staff on Exceptions to TIF Policy for the Union Corners Project
- A motion was made by DeMarb, seconded by Rummel, to RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER. The motion passed by voice vote/other.**

Present: 6 - Denise DeMarb; Marsha A. Rummel; Barbara Harrington-McKinney; Sara Eskrich; Maurice S. Cheeks and Paul R. Soglin

Absent: 1 - Michael E. Verveer

CLOSED SESSION

A motion was made by DeMarb, seconded by Cheeks, to Convene into Closed Session. The motion passed by the following vote:

Absent: 1 - Michael E. Verveer

Ayes: 5 - Denise DeMarb; Marsha A. Rummel; Barbara Harrington-McKinney; Sara Eskrich and Maurice S. Cheeks

Non Voting: 1 - Paul R. Soglin

37. [38854](#) Report of the Garver Feed Mill Negotiation Status

No formal action was taken on this item.

RECONVENE IN OPEN SESSION

A motion was made by DeMarb, seconded by Cheeks, to Reconvene. The motion passed by voice vote/other.

Ald. Verveer arrived.

Present: 7 - Denise DeMarb; Marsha A. Rummel; Michael E. Verveer; Barbara Harrington-McKinney; Sara Eskrich; Maurice S. Cheeks and Paul R. Soglin

CLOSED SESSION

A motion was made by DeMarb, seconded by Cheeks, to Convene into Closed Session. The motion passed by the following vote:

Ayes: 6 - Marsha A. Rummel; Michael E. Verveer; Barbara Harrington-McKinney; Sara Eskrich; Maurice S. Cheeks and Denise DeMarb

Non Voting: 1 - Paul R. Soglin

38. 38836 Report of the Judge Doyle Square Negotiating Committee

No formal action was taken on this item.

RECONVENE IN OPEN SESSION

A motion was made by DeMarb, seconded by Cheeks, to Reconvene. The motion passed by voice vote/other.

ADJOURNMENT

A motion was made by DeMarb, seconded by Cheeks, to Adjourn at 9:45 p.m. The motion passed by voice vote/other.