

**CITY OF WATERLOO COMMON COUNCIL**  
**MEETING MINUTES: June 6, 2019**

Digital audio files are archived with these written minutes additionally serving as the official record.

CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL. Council President Thomas called the meeting to order at 7:00 p.m. in the Mayor's absence. Alderpersons present: Schoenwetter, Rhynes, Kuhl, Griffin, Thomas, Stinnett and Petts. Absent: none. Others present: WLOO videographers; Diane Graff, the Courier; Police Chief Denis Sorenson; Public Works Director Chad Yerges; Assistant Public Works Director Jeff Robbins; Utility Superintendent Barry Sorenson; Parks Coordinator Gabe Haberkorn; Scott Schoenherr; James Rhyner; Mary Walters-Rhyner; Jim Jermain; Dan Kalina and Clerk/Treasurer Mo Hansen. The pledge of allegiance was recited.

MEETING MINUTES APPROVAL: May 16, 2019 Open & Closed Session; May 9, 2019 Closed Session.  
MOTION: Moved by Petts, seconded by Schoenwetter to approve the minutes as listed. VOICE VOTE: Motion carried with Stinnett abstaining.

PUBLIC COMMENT. None.

**MEETING SUMMARIES - SINCE LAST COUNCIL MEETING**

- a. 2019-05-29 Board of Review. Hansen said no citizen objections to property assessments were heard. A 2021 property revaluation was discussed.
- b. 2019-05-28 Plan Commission. Petts said a cell tower recommendation was forwarded to the City Council.
- c. 2019-05-23 Board of Zoning Appeals. Schoenwetter said a Jeff & Cindy Tate proposal for warehousing/storage between the grocery store and the pharmacy was tabled for sixty days.
- d. 2019-05-21 Community Development Authority. No meeting due to the lack of a quorum.
- e. 2019-05-20 Karl Junginger Memorial Library Board. Stinnett promoted the summer reading program and said an emergency meeting to replace failing air conditioners was held. A/C repairs were estimated at \$22,000.

**RECOMMENDATIONS OF BOARDS, COMMITTEES & COMMISSIONS**

- a. Utility Commission
  - i. Resolution #2019-15 Review Of The Annual Wastewater Treatment Plant Compliance Maintenance Report. MOTION: Moved by Stinnett, seconded by Petts to approve the resolution as presented. VOICE VOTE: Motion carried.
- b. Finance, Insurance & Personnel Committee
  - ii. Resolution #2019-16 Waiving Impact Fees For The 2019 Waterloo School District Facility Improvements. Griffin said the committee recommended a waiver. Jim Rhyner asked, from where would replacement dollars for waived fee revenue come? He said the waiver meant city taxpayers were covering expenses that non-city school district taxpayers otherwise would be contributing to. Petts asked if the School District had budgeted for expenses properly. Stinnett said District expenses for traffic control improvements roughly equaled the waiver amount. MOTION: Moved by Stinnett, seconded by Kuhl to approve the resolution as presented. VOICE VOTE: Motion carried.
- c. Plan Commission
  - iii. Application For Conditional Use Permit, SAC Wireless On Behalf Of AT&T (Owner – City Of Waterloo), 333 Portland Road, To Allow For The Construction Of A 260' Self Support Telecommunications Tower. MOTION: Moved by Petts, seconded by Kuhl to approve the conditional use as submitted. DISCUSSION; Jim Jermain representing AT&T commented on cell service improvements and the First Net program benefitting first responders. Griffin inquired about the twelve foot access easement. Responding to a Jim Rhyner question, Hansen said WisDOT had denied access from STH 19 and the easement would not prevent others from using the easement area. Scott Schoenherr asked if ruts created on his property due to construction would be leveled. In reply to a Schoenherr question, Dan Kalina representing AT&T said the proposed tower was self-supporting and had no guy wires. In reply to a Schoenherr question Jermain said the FCC publishes a municipal guide to RF levels which AT&T follows. In response to a Rhynes question, Kalina said FAA lighting requirements were not yet known, but the tower would be lighted. Replying to Schoenherr, Jermain said AT&T had checked existing Waterloo towers to see if they met the company's location needs, and they did not. VOICE VOTE: Motion carried.

## NEW BUSINESS

- a. Amending An Existing Ground Lease Agreement Between The City of Waterloo And New Cingular Wireless PCS, LLC For A Telecommunications Tower At 333 Portland Road. MOTION: Moved by Kuhl, seconded by Petts to approve amending the ground lease as presented in a revised form submitted and before the Council this evening. DISCUSSION: Hansen described the amendment to a previously approved ground lease as consisting of a location change and two provisions sought by Alder Schoenwetter: a 27% increase in rental income and the inclusion of language similar Jefferson County agreements regarding a bond in case of tower abandonment. VOICE VOTE: Motion carried.
- b. Resolution #2019-17 Authorizing Tax Incremental District #3 Expenses For Wetland Delineation And Geotechnical Analysis Relating To Reuse And Redevelopment Of 333 Portland Road. MOTION: Moved by Petts, seconded by Schoenwetter to approve the resolution as presented. In reply to a Petts question, Hansen said the Mayor had agreed to fast-track the work in advance of the June CDA meeting. Roll Call Vote: Ayes: Schoenwetter, Rhynes, Kuhl, Thomas, Stinnett and Petts. Noes: none with Griffin abstaining.
- c. Class A & B Beer, Liquor & Cider License Applications For The License Period 7/1/2019 – 6/30/2020. MOTION: Moved by Petts, seconded by Griffin to approve the licenses. VOICE VOTE: Motion carried.
- d. Cigarette License Applications For the License Period From 7/1/2019 – 6/30/2020. MOTION: Moved by Petts, seconded by Stinnett to approve the licenses. VOICE VOTE: Motion carried.
- e. Annual Mobile Home Park Licenses For The License Period From 7/1/2019 – 6/30/2020 (2). MOTION: Moved by Stinnett, seconded by Petts to approve the licenses. DISCUSSION: Rhynes confirmed the license period. VOICE VOTE: Motion carried.
- f. Council Confirmation Of Mayoral Appointments. MOTION: Moved by Kuhl, seconded by Schoenwetter to confirm all Mayoral appointments listed below. VOICE VOTE: Motion carried.
  - i. Community Development Authority – Jeanette Petts and Jason Schoenwetter
  - ii. Waterloo CATV Regulatory Board – Eric Rhynes
  - iii. Administrative Review Appeals Board – James Setz
  - iv. Board of Zoning Appeals – James Setz

## FUTURE AGENDA ITEMS AND ANNOUNCEMENTS

- a. Thank You Letter To Businesses For Not Selling Tobacco To Minors. Noted.

ADJOURNMENT. Moved by Stinnett, seconded by Griffin to adjourn. Motion carried. Time: 8:10 p.m.



Attest:  
Mo Hansen, Clerk/Treasurer