

CITY OF GLENDALE COMMON COUNCIL

Meeting Minutes
February 10, 2020

Regular meeting of the Common Council of the City of Glendale held in the Municipal Building, 5909 North Milwaukee River Parkway, Glendale, Wisconsin.

The meeting was called to order by Mayor Kennedy at 6:00 p.m.

Roll Call: Present: Mayor Bryan Kennedy, Ald. Tomika Vukovic, Jim Daugherty, John Gelhard, Richard Wiese, Steven Schmelzling and JoAnn Shaw.

Other Officials Present: Rachel Safstrom, City Administrator; John Fuchs, City Attorney; Rhett Fugman, Police Captain; Megan Humitz, City Clerk.

PLEDGE OF ALLEGIANCE.

The members of the Common Council, City staff, and all those present pledged allegiance to the flag of the United States of America.

OPEN MEETING NOTICE.

Administrator Safstrom advised that in accordance with the Open Meeting Law, the local news media was advised on Thursday, February 6, 2020, of the date of this meeting; that the Agenda was posted on the official bulletin board of City Hall, the Glendale Police Department, and the North Shore Library; that copies of the Agenda were made available to the general public in the Municipal Building and the Police Department; and those persons who requested, were sent copies of the Agenda.

SPEAKER.

District 1 Milwaukee County Supervisor Elect, Liz Sumner, was present to introduce herself to the Common Council. Ms. Sumner is running unopposed in the April election, and will be the next County Supervisor for District 1. The main issues she hopes to address during her term are environmental causes related to the Milwaukee County Parks and local business growth in her district.

PUBLIC COMMENT.

No comments were made by the public.

CONSENT AGENDA.

- I. File No. _____
 - a. Adoption of Minutes of Meeting held on January 27, 2020.

Motion by Ald. Vukovic, seconded by Ald. Gelhard, to of adopt the minutes of Meeting held on January 27, 2020. Ayes: Ald. Vukovic, Daugherty, Gelhard, and Wiese.

Noes: None. Absent: None. Abstain: Ald. Schmelzling and Ald. Shaw. Motion carried.

b. Approval of Accounts Payable.

Motion by Ald. Wiese, seconded by Ald. Schmelzling, to approve accounts payable as presented. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Motion carried.

c. Approve the appointment of Lee Carey to the Board of Review, to fill the unexpired term of Jon Janowski.

Motion by Ald. Shaw, seconded by Ald. Vukovic, to approve the appointment of Lee Carey to the Board of Review. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Motion carried.

d. Payment 3 and FINAL to Vinton Construction Co., for work completed on 2019 Green Bay Avenue Watermain Project.

Motion by Ald. Shaw, seconded by Ald. Vukovic, to approve Payment 3 and FINAL to Vinton Construction Co., for work completed on 2019 Green Bay Avenue Watermain Project. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling and Shaw. Noes: None. Absent: Motion carried.

NEW BUSINESS.

II. File No. _____

Bid Results for the 2020-2022 Landscape Services Three-Year Request for Proposal.

Administrator Safstrom explained that this was the second year sending out a request for proposal for landscaping services, with the thought to, in 2020, contract for three years to lock in a better rate. Last year Staff took on more of the landscape responsibilities that were previously contracted out. The goal is to continue to perform more of these services in-house, thus saving the City money. Some services will still need to be contracted out, due to limited time, staff, and resources.

Staff recommends awarding the three-year contract to Sebert Landscaping in the amount of \$275,2790.00. This will include mulching during the last year of the contract.

Motion by Ald. Schmelzling, seconded by Ald. Daugherty, to approve the Bid Results for the 2020-2022 Landscape Services Three-Year Request for Proposal as presented. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling and Shaw. Noes: None. Absent: Motion carried.

III. File No. _____

Review and approval of Amendment One to the Idle Industrial Sites

Redevelopment Grant Agreement between the Wisconsin Economic Development Corporation and the City of Glendale.

Administrator Safstrom explained that Glendale Partners, LLC owns a vacant parcel at the south end of Glendale, near the Home Depot – 4300 N. Green Bay Avenue. This parcel is zoned M-1 (Warehouse, Light Manufacturing, Office and Service), with limited access to the property. The property owners requested the City work with them on an Idle Sites Grant to assist with development of the property.

The property owner developed and submitted the grant in 2018 with Council approval. Since that time, the developer has had challenges with the WDOT related to the I-43 construction, resulting in a delay of the project. Wisconsin Economic Development Corporation (WEDC) is willing to work with the City and the Developer to extend the deadlines.

A request has been made to approve Amendment One to the Idle Industrial Sites Redevelopment Grant Agreement between the Wisconsin Economic Development Corporation and the City of Glendale. The City of Glendale is the recipient of the grant, which will be used to reimburse the Developer.

Motion by Ald. Gelhard, seconded by Ald. Wiese, to approve Amendment One to the Idle Industrial Sites Redevelopment Grant Agreement between the Wisconsin Economic Development Corporation and the City of Glendale as presented. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling and Shaw. Noes: None. Absent: Motion carried.

IV. File No. _____

Waive option of the City to purchase 725 W. Glendale Avenue.

Attorney Fuchs explained that in January 2016, the City entered into an agreement with Sprecher Brewing located at 701 W. Glendale Avenue. Sprecher had just purchased 725 W. Glendale Avenue, a property between the two properties Sprecher had already purchased. The agreement included a first right of refusal in the event that 725 W. Glendale Avenue was sold.

With the recent sale of the business Sprecher Brewing to local investors, the sale of the land was included. It is the intent of the new owners to utilize 725 W. Glendale Avenue to expand brewery operations.

Ald. Daugherty raised concerns that combining the three parcels will not guarantee that the new owners of Sprecher Brewing will not resell the property after the City has waived the option right. Administrator Safstrom clarified that the first right of refusal applies only to this sale and does not apply to future sales of the properties. The Development Agreement will still be enforceable with the new owners for any future sale.

A request has been made to formally waive the option right of the City and to waive the enforcement of the development fee. The new owners are considering a Certified Survey Map formally joining all three parcels.

Motion by Ald. Wiese, seconded by Ald. Shaw, to approve the Waiver of the option of the City to purchase 725 W. Glendale Avenue as presented. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling and Shaw Ald. Noes: None. Absent: Motion carried.

V. File No.

Ordinance creating section 9.4.3(b) pertaining to small Cell Permit and Colocation Fees for Wireless Communication Systems.

Attorney Fuchs explained that many measures of Chapter 9.4 of the Municipal Code pertaining to Wireless Communication Systems have not been updated. Specifically, in accordance with the framework for the deployment by wireless services and infrastructure providers of equipment and facilities; the permitting process for certain activities by wireless providers; the regulation of access to certain governmental structures by wireless providers; and the establishment of nondiscriminatory rates or fees on wireless providers.

The new Ordinance creating section 9.4.3(b) pertaining to small Cell Permit and Colocation Fees for Wireless Communication Systems will implement an annual fee of \$20 per small wireless facility placement in the City's right-of-way, as well as a \$250 fee for each new or replacement installation which is affixed to or located on a City of Glendale owned structure.

Ald. Vukovic raised concerns associated removing equipment when it becomes obsolete. Attorney Fuchs clarified that all associated expenses are that of the wireless service and infrastructure providers as part of the permit and will not fall under obligation of the City.

Motion by Ald. Daugherty, seconded by Ald. Vukovic, to approve Ordinance creating section 9.4.3(b) pertaining to small Cell Permit and Colocation Fees for Wireless Communication Systems as presented. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling and Shaw. Noes: None. Absent: Motion carried.

VI. File No.

Resolution Authorizing the Submittal of a State Grant Application by the City of Glendale Floodplain Administrator and the Subsequent Appropriation of the City Funds for a Municipal Flood Control Grant Project Titled Sunny Point Acquisition – Phase IV.

Administrator Safstrom explained that the City has been working with the Wisconsin Department of Natural Resources for several years on flood mitigation. Annually, the City sends out letters to property owners affected most by potential flooding on the Milwaukee River. If a property owner is interested in working with the City on this voluntary process, the City will acquire the property and remove all structures in the floodplain. To date, seven properties have been acquired.

The City is reimbursed for all costs, including contracted engineering services, from WDNR, FEMA, and MMSD. After all structures have been removed, the City is responsible for the associated maintenance costs.

Motion by Ald. Wiese, seconded by Ald. Gelhard, to approve Resolution Authorizing the Submittal of a State Grant Application by the City of Glendale Floodplain Administrator and the Subsequent Appropriation of the City Funds for a Municipal Flood Control Grant Project Titled Sunny Point Acquisition – Phase IV as presented. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling and Shaw. Noes: None. Absent: Motion carried.

VII. File No.
Approval of Arch Electric Feasibility Study for Solar Options at City Hall.

Administrator Safstrom explained that now that the construction of City Hall has been completed, there is an opportunity to have additional savings for electric costs on top of the 40% savings as a result of the new building. Arch Electric has worked with various other North Shore agencies on feasibility studies, as well as implementation programs. The cost of an initial feasibility is \$2,100.

Ald. Wiese expressed concerns over whether or not any other companies were solicited to conduct a feasibility study. Administrator Safstrom informed the Council that none were solicited at this time, however the estimate provided by Arch Electric came in significantly lower than a prior report from 2012. The Village of Whitefish Bay and the North Shore Water Commission has had positive experiences with Arch Electric. Additionally, Administrator Safstrom indicated that it would be possibly to solicit other companies, however that would cause a delay in the process.

Ald. Daugherty expressed concern regarding the results of the feasibility study and bidding on the work itself, if approved. Administrator Safstrom confirmed that the report resulting from the study will be public record, and the results would be available for RFP for bidding.

Mayor Kennedy indicated that he is fully in support of moving forward with the study by Arch Electric, and recommended a vote in favor of the action.

Motion by Ald. Gelhard, seconded by Ald. Vukovic, to approve Arch Electric Feasibility Study for Solar Options at City Hall as presented. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling and Shaw. Noes: None. Absent: Motion carried.

VIII. File No.
Recommendation of the Plan Commission for approval of a Certified Survey Map 208 East Capitol Drive.

Administrator Safstrom explained that a Certified Survey Map was created for 208 E. Capitol Drive. The proposed CSM shows that a parcel will be split into two separate parcels, with the north portion located in the City of Glendale and the south portion in the City of Milwaukee. The current plan for the east parcel is for a Taco Bell, however the developer is currently unsure if they will split the property between the municipalities. The developer has indicated having additional concerns, however has not articulated to the City the specific concerns.

Motion by Ald. Wiese, seconded by Ald. Daugherty, to approve to approve the

Certified Survey Map 208 E. Capitol Drive, with the requirement that pending City of Glendale review and approval of redevelopment plans for properties, plans be submitted and Building Permits be completed to raze and restore the existing building and site, payment of the \$205 administration fee making the required technical corrections to the document, and payment of City Engineer CSM technical review fees and any other required fees. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling and Shaw. Noes: None. Absent: Motion carried.

COMMISSION, COMMITTEE AND BOARD REPORTS.

There were several updates from Council members, on the activities of the various Commissions, Committees and Boards on which they serve.

ADJOURNMENT.

There being no further business, motion was made by Ald. Wiese, seconded by Ald. Shaw, to adjourn the meeting. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Scmelzling, and Shaw. Noes: None. Absent: Motion carried and adjournment of the Common Council was ordered at 6:50 p.m., until Monday, February 24, 2020, at 6:00 p.m.

Megan Humitz
City Clerk

Recorded: February 11, 2020.