

## CITY OF GLENDALE COMMON COUNCIL

Meeting Minutes  
February 14, 2022

Regular meeting of the Common Council of the City of Glendale held via Zoom conference call.

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

Roll Call: Present: Mayor Bryan Kennedy, Ald. Tomika Vukovic, Jim Daugherty, John Gelhard, Richard Wiese, Steve Schmelzling, and JoAnn Shaw. Absent: None.

Other Officials Present: Darrell Hofland, Interim City Administrator; Nathan Bayer, City Attorney; Mark Ferguson, Police Chief; Todd Stuebe, Director of Community Development; and 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.

Interim City Administrator Hofland advised that in accordance with the Open Meeting Law, the local news media was advised on Thursday, February 10, 2022, 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.

### PUBLIC HEARING: REQUEST TO REZONE 1616 WEST BENDER ROAD (TAX KEY PARCEL 161-9974-000 FROM S-1 SPECIAL (INSTITUTIONAL) DISTRICT TO PD PLANNED UNIT DEVELOPMENT-MULTI FAMILY RESIDENTIAL DISTRICT.

Interim City Administrator Hofland stated the applicant, Devo Properties LLC, requests to rezone the 1616 West Bender Road property to provide for the development of a multi-family residential property. The 1616 property is presently zoned S-1 Special (Institutional) District and the PD Planned Unit Development-Multi Family Residential District will allow for conversion from the vacant, former location of several nursing home businesses dating back to the mid-1960s to a new multi-family residential setting. The Plan Commission voted to recommend the Common Council approve the zoning.

Mayor Kennedy opened the public hearing. Mayor Kennedy called three times for anyone on the Zoom call that wished to speak for public comment. Hearing no public comment, Ald. Shaw made the motion to close the public hearing, seconded by Ald. Gelhard. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried.

Motion by Ald. Daugherty, seconded by Ald. Vukovic, to approve the Ordinance to Rezone 1616 West Bender Road (Tax Key Parcel 161-9974-000) from S-1 Special (Institutional) District to PD Planned Unit Development-Multi Family Residential District. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None.

Absent: None. Abstain: None. Motion carried.

PUBLIC COMMENT.

No public comment.

PRESENTATION: BRIEF OVERVIEW OF THE 2022 REFERENDUM FOR NICOLET UNION HIGH SCHOOL.

Dr. Greg Kabara gave a presentation highlighting the 2022 Referendum for Nicolet Union High School. He stated a facility study was conducted, which included the athletic facilities. The intention of the referendum is to be able to address building conditions, safety and security, the learning environments both in and outside the building, and construction of necessary improvements. After an accumulation of research, this is the final step. The community has been surveyed twice and were more in favor of a renovation versus new construction but did come back with a reduced amount for the referendum which has adjusted the scope of the project and the priorities. The financial impact is a \$77.4 million project, which is approximately a \$111 maximum impact annually on \$100,000, or \$9.25 per month. This is the district's threshold for borrowing and can be used as a multiplier for higher valued properties. The biggest ask the district has of the Council, is to direct all questions to Dr. Kabara. There are numerous listening sessions scheduled both virtually and in-person, as well as the opportunity for tours of the school. The video production class is currently working on videos of the school to post online. There is a large amount of information available on the district website, including a QR code. The project is comprehensive and will entail light and heavy renovations, which are also detailed on the website, and indoor and outdoor construction. The intention of tonight's presentation is to ensure that the public is aware that information is readily available to the public.

Ald. Gelhard requested clarification regarding the \$111 per \$100,000. Dr. Kabara stated this is based on fair market value and is \$1.11 per thousand.

Ald. Schmelzling stated he had the opportunity to tour the school and appreciates the information that is available so far. He questioned if an FAQ will be made available, as it is likely that residents will come up with similar questions. Dr. Kabara stated the FAQ is currently being developed and will be available on the website as soon as possible.

Ald. Daugherty questioned what Nicolet spends per student versus the state average, as well as how the district was able to obtain a 3.5% interest rate. Dr. Kabara stated he does not have exact dollar amount readily available but is aware that Nicolet spends more than other most other schools in the state on its students. Regarding the interest rate, it was evaluated in late January, and was estimated both high and conservatively with the thought that it could increase. Nicolet has a AAA bond rating and is one of only three schools in the state with that rating. If interest rates change, the dollar limit will remain the same on the referendum.

Ald. Wiese questioned that Dr. Kabara's predecessors had made comments that sports project expenses were to be handled at no tax dollar expenses from residents and would instead be fundraised and it seems that has changed. Dr. Kabara stated this was unlikely to have ever been possible, as the property which belonged to Nicolet because of a land sale was through tax dollars and therefore was not and no cost to residents. The estimated sale of the land was \$10 million, but it sold for \$3.8 million. Since the scope of the project is greater, it would not be possible to complete the project without the referendum as discussed, but because of feedback from residents, the athletic portion was scaled back, and fundraising will continue to meet the idea of the project

that was originally planned.

Ald. Vukovic raised the question regarding how much of the total amount of the referendum is for school expenses and how much is for athletics. Dr. Kabara stated approximately \$9-10 million is for athletic, and the remainder is within the building. The breakdown of the expenses and cost totals will be included in the FAQ.

CONSENT AGENDA.

I. File No. \_\_\_\_\_

Adoption of Minutes of Meeting held on January 24, 2022 and Approval of Accounts Payable.

Motion by Ald. Wiese, seconded by Ald. Vukovic, to adopt the minutes of the meeting held on January 24, 2022, and approve Accounts Payable. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried.

NEW BUSINESS.

II. File No. \_\_\_\_\_

CVMIC Law Enforcement Risk Mitigation Program Grant Opportunity

Chief Ferguson stated CVMIC has approved a Law Enforcement Risk Mitigation program allocating \$2,500 to each CVMIC law enforcement agency in 2022 for improving officer safety, training, aligning operations, and supporting officer well-being. CVMIC will reimburse the department for purchases in equipment and services approved by the program. Program funds cannot be used to offset wages, benefits, or any other form of compensation for services provided.

Motion by Ald. Daugherty, seconded by Ald. Shaw, to approve the the department to participate in the CVMIC Law Enforcement Risk Mitigation program. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried.

III. File No. \_\_\_\_\_

Out of State Training Request – Basic School Resource Officer Certification

Chief Ferguson stated the Police Department’s School Resource Officer resigned this January, an officer has been temporarily assigned to the position. The officer needs to receive their Basic SRO certification prior to the fall semester. School Resource Officer training is not offered in Wisconsin. Staff has researched the various SRO training opportunities and the training in Aurora Colorado is the most economical and will not disrupt current SRO activities during this school semester. The cost for this training will be out of the training budget and will not require additional funding. \$4,400 was budgeted in the training budget for a supervisor to attend the Northwestern University School of Staff and Command and we were unable to send the supervisor due to staffing shortages. Chief Ferguson requests that the funds allocated for the supervisor school be used for the SRO training.

Motion by Ald. Wiese, seconded by Ald. Schmelzling, to approve an officer to attend the Basic School Resource Officer training in Aurora Colorado July 2-7, 2022.

Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, and Schmelzling. Noes: Ald. Shaw.  
Absent: None. Abstain: None. Motion carried.

IV. File No.

Resolution Approving an Intermunicipal Agreement Authorizing the Connection of a Glendale Property to City of Milwaukee Sanitary Sewer Facilities and Services.

Mayor Kennedy stated the property (known as Glendale Yards) located at 4205 North Port Washington Road, City of Glendale, has obtained City redevelopment approval. While the City of Glendale has sanitary sewer services available on the east side of North Port Washington Road, the City of Milwaukee has existing sanitary sewer services to properties on the west side of North Port Washington Road. The Glendale Yard property is located on the west side of North Port Washington Road. The City of Milwaukee has indicated its willingness to provide sanitary sewer services to the property and its planned development.

Motion by Ald. Gelhard, seconded by Ald. Schmelzling, to approve the Resolution Approving an Intermunicipal Agreement Authorizing the Connection of a Glendale Property located at 4205 North Port Washington Road to City of Milwaukee Sanitary Sewer Facilities and Services.. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, and Schmelzling. Noes: Ald. Shaw. Absent: None. Abstain: None. Motion carried.

V. File No.

Resolution Approving an Intermunicipal Agreement Authorizing the Connection of a Glendale Property to City of Milwaukee Water, Sanitary Sewer, and Storm Drainage Facilities and Services.

Mayor Kennedy stated Outreach Community Health Center, Inc. owns the property at 210 West Capitol Drive, City of Milwaukee, near the far southern end of the City of Glendale. The property owner is proposing an addition to its existing building and portions of the addition lie within the City of Glendale. The Glendale portion of the property where the addition will be construction does not access to City of Glendale water, sanitary sewer or storm drainage facilities or services. The City of Milwaukee has indicated its willingness to provide these services to the building addition.

Motion by Ald. Gelhard, seconded by Ald. Schmelzling, to approve Resolution Approving an Intermunicipal Agreement Authorizing the Connection of a Glendale Property (Parcel No. 2421197001) located at 210 West Capitol Drive to City of Milwaukee Water, Sanitary Sewer, and Storm Drainage Facilities and Services. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, and Schmelzling. Noes: Ald. Shaw. Absent: None. Abstain: None. Motion carried.

COMMISSION, COMMITTEE, BOARD, AND STAFF REPORTS.

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

CLOSED SESSION.

Motion by Ald. Gelhard, seconded by Ald. Daugherty, to convene in Closed Session per Wis. Stats. §19.85(1)(g) for conferring with legal counsel for the governmental body

who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved (Moeckler v. Glendale 21CV537, Cronwell v. Glendale 21CV6740, Glendale v. Chigrinets 21CV3579, and Glendale v. Browns Living LLC 22CV529), and per Wis. Stats. §19.85(1)(e) for deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (Negotiation of Purchase of Property located on N. Hubbard Street and Negotiation of Terms of Development Agreement for Property on N. Green Bay Road) Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Motion carried.

A closed session of approximately 80 minutes was held. The Council discussed Moeckler v. Glendale 21CV537, Cronwell v. Glendale 21CV6740, Glendale v. Chigrinets 21CV3579, and Glendale v. Browns Living LLC 22CV529, Negotiation of Purchase of Property located on N. Hubbard Street, and Negotiation of Terms of Development Agreement for Property on N. Green Bay Road.

Motion by Ald. Gelhard, seconded by Ald. Daugherty, to reconvene to open session and regular order of business. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Motion carried.

ACTION ON CLOSED SESSION ITEMS.

No action was taken on closed session items.

ADJOURNMENT.

There being no further business, motion was made by Ald. Shaw, seconded by Ald. Gelhard, to adjourn the meeting. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried and adjournment of the Common Council was ordered at 7:51 p.m., until Monday, February 28, 2022, at 6:00 p.m.

Megan Humitz  
City Clerk

Recorded: February 15, 2022.