



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

City Council

Tuesday, September 18, 2018

6:30 PM

Council Chambers, City Hall
Use lower level glass door.

1. Roll Call

Newly sworn Alderman for District #14, Sarah Wilke, was present for voting after Item #: ID#18-1370.

Present: 14 - Pieper, Bartels, Cummings, Perry, C. Payne, Manion, Thieme, Johnson, Helgestad, Rodriguez, Lemke, E. Payne, Wells and Wilke

Absent: 1 - Skinner

2. Pledge of Allegiance

3. Public Comment

Dale Zastrow, 409 Oxford Road, spoke against including the Annex in the new City Hall.

Gordon Blunck, 2505 Pendleton Place, spoke to the impact of the homeless population.

Bernie Babeck, 1258 Fox Point Drive, spoke against the Mendiola Park Baseball Development.

Scott Anfinson, 802 Glen Ridge Court, spoke against City spending.

Bruce Fleischmann, 2124 Yvonne Street, spoke against Mendiola Park Baseball Development.

Don Richmond, 2133 Rambling Rose Road, spoke against a new City Hall.

Charlie Betker, 944 Oakland Avenue, spoke against Mendiola Park Baseball Development.

4. Public Art Committee Report - Ald. C Payne

[ID#18-1369](#) Ken Reichert presents art to the City

Attachments: [Reichert Council](#)

5. Approval of Minutes

[ID#18-1366](#) Minutes from September 4, 2018

Attachments: [ccmn 180904 draft](#)

A motion was made by Ald. Thieme, seconded by Ald. Johnson, to approve the Minutes from September 4, 2018. The motion carried by the following vote:

Aye: 12 - Pieper, Bartels, Perry, C. Payne, Manion, Thieme, Johnson, Helgestad, Rodriguez, Lemke, E. Payne and Wells

Absent: 1 - Skinner

Abstain: 1 - Cummings

9. Interview District #14 candidates to fill the existing vacancy on the Council

This item moved up per Motion.

A motion was made by Ald. Lemke, seconded by Ald. Cummings, to move Item #9 up to Interview District #14 candidates. The motion carried by the following vote:

AYE: 8 - Bartels, Cummings, Perry, C. Payne, Thieme, Rodriguez, Lemke, and E. Payne

NAY: 5 - Pieper, Manion, Johnson, Helgestad and Wells

ABSENT: 1 - Skinner

[ID#18-1370](#) Applications for District 14

Attachments: [Buerger Application](#)

[Lemke Application](#)

[Panesar Application](#)

[Wilke Application](#)

This item also moved up per Motion.

10. Act on appointment to fill the vacancy for District #14 and administration of Oath of Office

Sarah Wilke was sworn in by Gina Kozlik, City Clerk-Treasurer.

Meeting went into Recess.

Meeting Reconvened.

Consent Agenda

The following items were removed from the Consent Agenda: Item #: ID#18-1247 was removed by Ald. Johnson and handled under Parks, Recreation & Forestry Report; Item #: ID#18-0632 was removed by Ald. Rodriguez and handled under Board of Public Works Report; and Item #: PC18-0121 was removed by Ald. Pieper and handled under Plan Commission. The remainder of the Consent Agenda was passed as presented by unanimous consent. Ald. Pieper abstained from Consent Agenda.

1. Other Boards and Commissions

[ID#18-1244](#) Approve ownership transfer to WE Energies and related easement associated with an electric pole located in Bethesda Park.

Attachments: [Bethesda Springs Pole project packet.pdf](#)

[ID#18-1247](#) Approve concept and budget study contract for potential interior office

remodel at Park, Recreation & Forestry building.

Attachments: [04.18.18 Proposal Waukesha Parks & Rec REVISED.PDF](#)

This item was removed from Consent Agenda and handled under Parks, Recreation & Forestry Report.

2. Plan Commission

[PC18-0117](#) Montessori School of Waukesha, 2600 Summit Avenue - Certified Survey Map

Attachments: [2018-08-13 CSM for review.pdf](#)
[Montessori School CSM Cover Sheet.pdf](#)

[PC18-0120](#) WI State Patrol SE, 21115 E. Moreland Blvd. - Extra-territorial Certified Survey Map

Attachments: [Proposed CSM.pdf](#)
[WI State Patrol Cover Sheet.pdf](#)

[PC18-0121](#) Therm Tech, 301 Travis Lane - Certified Survey Map

Attachments: [CSM.pdf](#)
[Therm Tech CSM Cover Sheet.pdf](#)

This item was removed from Consent Agenda and handled under the Plan Commission Report.

[PC18-0131](#) Porta Painting, Inc., 313 Travis Lane - Certified Survey Map

Attachments: [18-3235 C.S.M. 313 TRAVIS LANE.pdf](#)
[Travis Lane CSM Cover Sheet.pdf](#)

3. Standing Committees

A. Finance Committee - Ald. Pieper

B. Building & Grounds Committee - Ald. E. Payne

C. Ordinance & License Committee Report - Ald. Johnson

1. Licenses

[ID#18-1302](#) Bartender Applications - September 10, 2018

Attachments: [Bartenders 2018.09.10](#)

[ID#18-1303](#) INVITED Other Applications - September 10, 2018

Attachments: [Other Licenses 9.10.18](#)

D. Human Resources - Ald. Thieme

E. Board of Public Works - Dr. Fred Abadi

[ID#18-0632](#) Discuss 1 hour, free parking proposal at South Street ramp.

Attachments: [Ramp Parking Study.pdf](#)

This item was removed from Consent Agenda and handled under Board of Public Works Report.

[ID#18-1274](#) Review and act on the Strategic Transportation Aids Resolution.

Sponsors: Public Works and Mayor

Attachments: [18-1274 BPW Agenda Cover-Resolution Strategic Transportation Aids.pdf](#)
[2018 Strategic Transportation Aids Resolution \(002\).pdf](#)

Resolution #: 62-18

[ID#18-1297](#) Review and act on the Storm Water Management Practice Maintenance Agreement between Montessori School of Wauk Inc. at 2600 Summit Avenue and the City of Waukesha.

Sponsors: Public Works

Attachments: [18-1297 BPW Agenda Cover Sheet - Montessori School of Wauk Inc.pdf](#)
[City Maintenance Agreement - Draft.pdf](#)

End of Consent Agenda

6. New Business

[ID#18-1367](#) Notice of Exemption from Waukesha County Library Levy 2018

Sponsors: Library

Attachments: [Cover Sheet- Notice of exemption from Waukesha County Library Levy 2018](#)
[2019 WK Co Library Tax Exemption Letter to Municipalities](#)
[Waukesha County exemption--council resolution](#)

Resolution #: 63-18

A motion was made by Ald. Helgestad, seconded by Ald. Manion, to approve Exemption from Waukesha County Library Levy 2018. The motion carried by the following vote:

Aye: 14 - Pieper, Bartels, Cummings, Perry, C. Payne, Manion, Thieme, Johnson, Helgestad, Rodriguez, Lemke, E. Payne, Wells and Wilke

Absent: 1 - Skinner

[ID#18-1264](#) Further discussion and act on Finance recommendation to approve 2019 - 2023 CIP

Sponsors: Finance and City Administrator

Indexes: CIP

Attachments: [2019 EXECUTIVE CIP BUDGET BOOK - FINAL.pdf](#)
[2019 CIP Changes from Executive to Finance Recommended](#)
[City Hall - CIP Sheet](#)
[Mindiola Sports Complex - Phased Option 1](#)
[Mindiola Sports Complex - Phased Option 2](#)

Item was moved to the end of New Business.

[ID#18-1269](#) Review and Act on a request to prepay in 2018 for a 2019 fire engine and approve the Mayor to sign the contract with Reliant Fire Apparatus for the purchase in the amount of \$695,603 pending final review of the contract by the City Attorney.

Sponsors: Fire Department

Attachments: [Cover Sheet- SH18Finance0918 - RLA](#)
[Waukesha WI Updated Pricing Information 8-20-18](#)

A motion was made by Ald. Pieper, seconded by Ald. Helgestad, to approve request to prepay in 2018 for a 2019 fire engine and approve the Mayor to sign the contract with Reliant Fire Apparatus for the purchase in the amount of \$695,603 pending final review of the contract by the City Attorney. The motion carried by the following vote:

Aye: 13 - Pieper, Bartels, Cummings, Perry, Manion, Thieme, Johnson, Helgestad, Rodriguez, Lemke, E. Payne, Wells and Wilke

Nay: 1 - C. Payne

Absent: 1 - Skinner

[ID#18-1368](#) A motion to rescind the action of August 7, 2018, ID #18-1155 "to build a new City Hall at 201 Delafield Street."

Sponsors: C. Payne, E. Payne, Cummings and Perry

Attachments: [C. Payne, E. Payne, Cummings and Perry Agenda Item](#)

A motion was made by Ald. Cummings, seconded by Ald. Lemke, to rescind the action of August 7, 2018, ID #18-1155 "to build a new City Hall at 201 Delafield Street. The motion failed by the following vote:

Aye: 5 - Cummings, Perry, C. Payne, Lemke and E. Payne

Nay: 9 - Pieper, Bartels, Manion, Thieme, Johnson, Helgestad, Rodriguez, Wells and Wilke

Absent: 1 - Skinner

[ID#18-1417](#) Consideration and possible action on alternative proposals for renovation, reconstruction, or replacement of City Hall, in the event that the motion to rescind item number 18-1155 passes.

Sponsors: Pieper, Thieme and Perry

Attachments: [Pieper, Thieme, Perry Agenda Item](#)

This item was not considered due to the failed vote on Item #: ID18-1368.

[ID#18-1264](#) Further discussion and act on Finance recommendation to approve 2019 - 2023 CIP

Sponsors: Finance and City Administrator

Indexes: CIP

Attachments: [2019 EXECUTIVE CIP BUDGET BOOK - FINAL.pdf](#)
[2019 CIP Changes from Executive to Finance Recommended](#)
[City Hall - CIP Sheet](#)
[Mindiola Sports Complex - Phased Option 1](#)
[Mindiola Sports Complex - Phased Option 2](#)

A motion was made by Ald. Pieper, seconded by Ald. Helgestad, to approve 2019 CIP in the amount of \$50,603,452 and the five year plan in the amount of \$304,382,252.

Indexes: CIP

A motion was made by Ald. C. Payne, seconded by Ald. Johnson, to approve adding Alternative A for Mindiola Park development back into the 2019 CIP and moving \$550,000 from Meadowview Park into 2020.

Indexes: CIP

A motion was made by Ald. Manion, seconded by Ald. Johnson, to CALL THE QUESTION. The motion carried by the following vote:

Aye: 12 - Pieper, Bartels, Perry, C. Payne, Manion, Thieme, Johnson, Helgestad, Lemke, E. Payne, Wells and Wilke

Nay: 2 - Cummings and Rodriguez

Absent: 1 - Skinner

Indexes: CIP

[Voting on Original Motion] A motion was made by Ald. C. Payne, seconded by Ald. Johnson, to approve adding Alternative A for Mindiola Park development back into the 2019 CIP and moving \$550,000 from Meadowview Park into 2020.

The motion carried by the following vote:

Aye: 8 - Pieper, Perry, C. Payne, Thieme, Johnson, Helgestad, E. Payne and Wells

Nay: 6 - Bartels, Cummings, Manion, Rodriguez, Lemke and Wilke

Absent: 1 - Skinner

Indexes: CIP

Meeting went into Recess.

Meeting Reconvened.

Indexes: CIP

A motion was made by Ald. C. Payne, seconded by Ald. E. Payne, to amend City Hall Design and contingency 0420-1815-68220 for 2019 from \$4.3 million to \$2.0 million. The motion failed by the following vote:

Aye: 5 - Cummings, Perry, C. Payne, Lemke and E. Payne

Nay: 9 - Pieper, Bartels, Manion, Thieme, Johnson, Helgestad, Rodriguez, Wells and Wilke

Absent: 1 - Skinner

Indexes: CIP

A motion was made by Ald. C. Payne, seconded by Ald. E. Payne, to amend 420-1815-68220 Construction of City Hall from \$ 19,900,000 to \$15,000,000. The motion failed by the following vote:

Aye: 6 - Bartels, Perry, C. Payne, Manion, Lemke and E. Payne

Nay: 8 - Pieper, Cummings, Thieme, Johnson, Helgestad, Rodriguez, Wells and Wilke

Absent: 1 - Skinner

Indexes: CIP

A motion was made by Ald. C. Payne, seconded by Ald. E. Payne, to amend 0420-1815-68290 Furniture, Fixtures and Equipment for 2020 from \$2.2 million to \$1 million. Mayor voted "No" to break the tie vote. Motion fails.

Aye: 7 - Bartels, Cummings, Perry, C. Payne, Manion, Lemke and E. Payne

Nay: 7 - Pieper, Thieme, Johnson, Helgestad, Rodriguez, Wells and Wilke

Absent: 1 - Skinner

Indexes: CIP

A motion was made by Ald. C. Payne, seconded by Ald. E. Payne, to amend 0420-1815-68290 Security and IT Infrastructure down to \$423,000 to move that \$500,000 to Meadowview Park for fiscal year 2019.

Indexes: CIP

A motion was made by Ald. Manion, seconded by Ald. Helgestad, to CALL THE QUESTION. The motion fails - NEED SUPERMAJORITY.

Aye: 9 - Bartels, Perry, C. Payne, Manion, Thieme, Johnson, Helgestad, Lemke and Wells

Nay: 5 - Pieper, Cummings, Rodriguez, E. Payne and Wilke

Absent: 1 - Skinner

Indexes: CIP

A motion was made by Ald. C. Payne, seconded by Ald. E. Payne, to amend 0420-1815-68290 Security and IT Infrastructure down to \$423,000 to move that \$500,000 to Meadowview Park for fiscal year 2019.

Indexes: CIP

A motion was made by Ald. Perry, seconded by Ald. Johnson, to CALL THE QUESTION. The motion carried by the following vote:

Aye: 12 - Pieper, Bartels, Perry, C. Payne, Manion, Thieme, Johnson, Helgestad, Rodriguez, Lemke, Wells and Wilke

Nay: 2 - Cummings and E. Payne

Absent: 1 - Skinner

Indexes: CIP

A motion was made by Ald. C. Payne, seconded by Ald. E. Payne, to amend 0420-1815-68290 Security and IT Infrastructure down to \$423,000 to move the \$500,000 to Meadowview Park for fiscal year 2019. The motion failed by the following vote:

Aye: 3 - Cummings, C. Payne and E. Payne

Nay: 11 - Pieper, Bartels, Perry, Manion, Thieme, Johnson, Helgestad, Rodriguez, Lemke, Wells and Wilke

Absent: 1 - Skinner

Indexes: CIP

A motion was made by Ald. Cummings, seconded by Ald. E. Payne, to amend construction costs from \$19,900,000 to \$18,000,000 #0420-1815-68220. The motion failed by the following vote:

Aye: 6 - Cummings, Perry, C. Payne, Manion, Lemke and E. Payne

Nay: 8 - Pieper, Bartels, Thieme, Johnson, Helgestad, Rodriguez, Wells and Wilke

Absent: 1 - Skinner

Indexes: CIP

A motion was made by Ald. Cummings, seconded by Ald. Lemke, to move the two-way streets (St. Paul) from 2020 to 2023. The motion carried by the following vote:

Aye: 11 - Pieper, Bartels, Cummings, C. Payne, Manion, Thieme, Johnson, Rodriguez, Lemke, E. Payne and Wilke

Nay: 3 - Perry, Helgestad and Wells

Absent: 1 - Skinner

Indexes: CIP

A motion was made Ald. Cummings, seconded by Ald. Rodriguez to move the \$1,000,000 from the two-way streets (St. Paul) to Buchner Pool in 2020. Motion was withdrawn by the mover and seconder.

Indexes: CIP

A motion was made by Ald. Pieper, seconded by Ald. Thieme, to adopt the 2019 CIP budget as amended \$63,530,919 and a five year plan for \$318,982,252. Mayor voted "Yes" to break the tie vote. Motion passes.

Aye: 7 - Pieper, Bartels, Thieme, Johnson, Helgestad, Wells and Wilke

Nay: 7 - Cummings, Perry, C. Payne, Manion, Rodriguez, Lemke and E. Payne

Absent: 1 - Skinner

7. Public Hearing

[PC18-0103](#) Woodland Hills Condominiums, Hwy. 18 & Meadowbrook Road - PUD Amendment for general development changes

Attachments: [Site Map.pdf](#)
[Proposed & Existing Plans.pdf](#)
[Woodland Hills Cover Sheet.pdf](#)
[Woodland Hills Cover Sheet -Tennis court removal.docx](#)
[Proposed & Existing Plans.pdf](#)
[aerial2018.jpg](#)

Meeting went into Recess.

Meeting Reconvened.

8. Action on Public Hearing

[PC18-0103](#) Woodland Hills Condominiums, Hwy. 18 & Meadowbrook Road - PUD Amendment for general development changes

Attachments: [Site Map.pdf](#)
[Proposed & Existing Plans.pdf](#)
[Woodland Hills Cover Sheet.pdf](#)
[Woodland Hills Cover Sheet -Tennis court removal.docx](#)
[Proposed & Existing Plans.pdf](#)
[aerial2018.jpg](#)

The Public Hearing was opened. Bruce Buerger, 3503 White Oak Way, commented the change is welcomed by all residents.

Roger Clauer, 3512 Sequoia Circle, President of the association spoke in favor of the

change.

The Public Hearing was closed.

A motion was made by Ald. Johnson, seconded by Ald. Thieme, to approve Woodland Hills Condominiums, Hwy. 18 & Meadowbrook Road - PUD Amendment for general development changes. The motion carried by the following vote:

Aye: 12 - Pieper, Cummings, C. Payne, Manion, Thieme, Johnson, Helgestad, Rodriguez, Lemke, E. Payne, Wells and Wilke

Absent: 3 - Bartels, Skinner and Perry

Interview District #14 candidates to fill the existing vacancy on the Council

Item was moved after Minutes approval.

10. Act on appointment to fill the vacancy for District #14 and administration of Oath of Office

Item was also moved after Minutes approval.

Reports

Ald. Perry left at 11:15 pm, and Ald. Bartels left at 11:23 pm. after the Public Hearing and were marked Absent for the remainder of the meeting.

11. Other Boards and Commissions

A. Transit Commission Report - Dr. Fred Abadi

B. Water Utility Commission - Ald. Thieme

C. Information Technology Board Report - Ald. Manion

D. Landmarks Commission Report - Ald. Rodriguez

E. Redevelopment Authority Report - Ald. Skinner

F. Parks, Recreation & Forestry Board Report - Ald. Johnson

[ID#18-1247](#) Approve concept and budget study contract for potential interior office remodel at Park, Recreation & Forestry building.

Attachments: [04.18.18 Proposal Waukesha Parks & Rec REVISED.PDF](#)

This item was removed from Consent Agenda and handled under Parks, Recreation & Forestry Report.

A motion was made Ald. Johnson, seconded by Ald. Thieme, to approve concept and budget study contract for potential interior office remodel at Park, Recreation & Forestry building. The motion carried by the following vote:

Aye: 10 - Pieper, Cummings, Manion, Thieme, Johnson, Helgestad, Rodriguez, E. Payne, Wells and Wilke

Nay: 2 - C. Payne and Lemke

Absent: 3 - Bartels, Skinner and Perry

G. Library Board Report - Ald. Helgestad

H. Cemetery Commission Report - Ald. Boyle

I. Waukesha Housing Authority Report - Ald. Rodriguez

J. Community Development Block Grant Committee Report - Jennifer Andrews

K. Public Art Committee Report - Ald. C Payne

12. Plan Commission - Jennifer Andrews

[PC17-0129](#) W249 S3608 Center Road (Martin) - Annexation

Attachments: [Annexation docs.pdf](#)
[20171227104558152.pdf](#)
[Martin Annexation Review questionnaire.pdf](#)
[W249 S3608 Center Road Annexation Cover Sheet.pdf](#)
[Martin Annexation Ordinance.pdf](#)

Ordinance #: 9-18

A motion was made by Ald. Manion, seconded by Ald. Helgestad, to approve W249 S3608 Center Road (Martin) - Annexation. The motion carried by the following vote:

Aye: 12 - Pieper, Cummings, C. Payne, Manion, Thieme, Johnson, Helgestad, Rodriguez, Lemke, E. Payne, Wells and Wilke

Absent: 3 - Bartels, Skinner and Perry

[ID#18-1260](#) Action: Fire Code Updates

A motion was made by Ald. Helgestad, seconded by Ald. Manion, to approve Fire Code Updates to 21.01(3). The motion carried by the following vote:

Aye: 12 - Pieper, Cummings, C. Payne, Manion, Thieme, Johnson, Helgestad, Rodriguez, Lemke, E. Payne, Wells and Wilke

Absent: 3 - Bartels, Skinner and Perry

[PC18-0121](#) Therm Tech, 301 Travis Lane - Certified Survey Map

Attachments: [CSM.pdf](#)
[Therm Tech CSM Cover Sheet.pdf](#)

This item was removed from Consent Agenda and handled under the Plan Commission Report.

A motion was made by Ald. Manion, seconded by Ald. C. Payne, to approve Therm Tech, 301 Travis Lane - Certified Survey Map. The motion carried by the following vote:

- Aye:** 11 - Cummings, C. Payne, Manion, Thieme, Johnson, Helgestad, Rodriguez, Lemke, E. Payne, Wells and Wilke
- Absent:** 3 - Bartels, Skinner and Perry
- Abstain:** 1 - Pieper

13. Standing Committees

- A. Finance Committee Report - Ald. Pieper
- B. Building & Grounds Committee Report - Ald. E. Payne
- C. Ordinance & License Committee - Ald. Johnson

[ID#18-1305](#) Create a New Ordinance in the City's Traffic Code to Authorize Towing of Vehicles with at Least 5 Unpaid Parking Tickets

Attachments: [Towing Ordinance - Agenda Cover Sheet](#)
[Towing Cover Memo to Council](#)
[Towing Ordinance - Final](#)

A motion was made by Ald. Johnson, seconded by Ald. Manion, to approve a New Ordinance in the City's Traffic Code to Authorize Towing of Vehicles with at Least 5 Unpaid Parking Tickets. The motion carried by the following vote:

- Aye:** 10 - Pieper, C. Payne, Manion, Thieme, Johnson, Helgestad, Lemke, E. Payne, Wells and Wilke
- Nay:** 2 - Cummings and Rodriguez
- Absent:** 3 - Bartels, Skinner and Perry

- D. Human Resources Committee Report - Ald. Thieme

14. Board of Public Works Report - Dr. Fred Abadi

[ID#18-0632](#) Discuss 1 hour, free parking proposal at South Street ramp.

Attachments: [Ramp Parking Study.pdf](#)

This item was removed from Consent Agenda and handled under Board of Public Works Report.

A motion was made by Ald. Pieper, seconded by Ald. E. Payne, to approve 2 hours of free parking proposal at South Street ramp. The motion carried by the following vote:

- Aye:** 12 - Pieper, Cummings, C. Payne, Manion, Thieme, Johnson, Helgestad, Rodriguez, Lemke, E. Payne, Wells and Wilke

Absent: 3 - Bartels, Skinner and Perry

- 15. Director of Public Works Report
- 16. City Attorney's Report
- 17. City Administrator's Report

[ID#18-1365](#) Report from the City Administrator

Attachments: [Admin Report 9-14-18](#)

- 18. Mayor's Report & Referrals

[ID#18-1364](#) Board and Committee Appointments

Attachments: [Letter for Council, September 18, 2018](#)

A motion was made by Ald. Pieper, seconded by Ald. Manion, to approve the appointment of Charlie Betker to the Administrative Review Appeals Board. The motion carried by the following vote:

Aye: 12 - Pieper, Cummings, C. Payne, Manion, Thieme, Johnson, Helgestad, Rodriguez, Lemke, E. Payne, Wells and Wilke

Absent: 3 - Bartels, Skinner and Perry

- 19. Referrals

No referrals.

- 20. Adjournment

Adjourned at 12:09 a.m.

Shawn Reilly, Mayor
City of Waukesha

NOTICE: Any person who has a qualifying disability under the Americans with Disabilities Act that requires that the meeting be accessible or that materials at the meeting be in an accessible format, please contact Fred Abadi, 48 hours prior to the meeting at 524-3600 or by the Wisconsin Telecommunications Relay System so that arrangements may be made to accommodate the request.