



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Draft

### City Council

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Tuesday, March 1, 2022

6:30 PM

Council Chambers, City Hall

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#### 1. Roll Call

**Present:** 13 - Pieper, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, Browne, McElderry and M. Payne

**Absent:** 2 - Bartels and C. Payne

#### 2. Announcement of Closed Session pursuant to Wis. Stats. 19.85(1)(c) to discuss the 2021 City Administrator Annual Evaluation and City Administrator's Direct Report 360 Feedback Survey summary

*The Mayor announced that there would be a Closed Session at the end of the meeting.*

#### 3. Pledge of Allegiance

#### 4. Public Comment

*Ron Kading, 3921 Oxbow Dr., submitted comments via email to be considered for the City Administrator Annual Review.*

*Mike Walsh, 2412 Kestrel Ln., spoke on the City Administrator Annual Review.*

*Police Chief Daniel Thompson announced the retirement of Deputy Chief Angle.*

#### 5. Approval of Minutes

##### A. [ID#22-3637](#) Minutes from February 17, 2022

**Attachments:** [ccmn220217 draft](#)

**A motion was made by Ald. E. Payne. seconded by Ald. Manion, to approve Minutes from February 17, 2022. The motion carried by the following vote:**

**Aye:** 13 - Pieper, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, Browne, McElderry and M. Payne

**Absent:** 2 - Bartels and C. Payne

#### Consent Agenda

*Ald. Johnson removed Bartender Applications: Austin Stoll and Thomas MacAskill under ID#22-3670 and ID#22-3669 and Other Applications: Aldi #59, ID#22-3672 was removed at the request of Ald. Rodriguez. (See O&L report)  
ID#22-3586 was removed at the request of Ald. M. Payne. (See BPW report)*

## **1. Other Boards and Commissions**

### **2. Plan Commission**

- A. [PC22-0204](#) Extra-territorial Certified Survey Map, Longview Development, 21725 & 21755 Longview Drive

**Attachments:** [CSM - Longview Development -21725 and 21755 Longview Dr.](#)

### **3. Standing Committees**

#### **A. Finance Committee - Ald. Pieper**

- A. [ID#22-3648](#) Review and act on approval of a contract with GovHRUSA for recruitment of the Finance Director.

**Attachments:** [Cover Sheet - Finance Director Recruitment](#)  
[City of Waukesha WI - Finance Director 2021](#)

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

#### **C. Ordinance & License Committee - Ald. Johnson**

##### 1. Licenses

- A. [ID#22-3669](#) Invited Bartenders

**Attachments:** [O&L Invited Bartenders](#)

*Invited Bartender Austin Stoll was removed from the Consent Agenda. (See O&L report)*

- B. [ID#22-3670](#) Bartenders

**Attachments:** [O&L Bartenders](#)

*Bartender Thomas MacAskill was removed from Consent Agenda. (See O&L report)*

- C. [ID#22-3671](#) Invited Other Applications

**Attachments:** [O&L Invited Other Applications](#)

- D. [ID#22-3672](#) Other Applications

**Attachments:** [O&L Other Applications](#)

*Other Applications: Aldi #59 was removed from Consent Agenda. (See O&L report)*

#### **D. Human Resources - Ald. Manion**

## **E. Board of Public Works - Alex Damien**

*ID#22-3586 removed from Consent Agenda, to be handled under BPW report.*

[ID#22-3586](#) Review and act on Contract Change Order No. 3 with D. F. Tomasini Contractors, Inc., for the Oxford Road, Downing Drive, Algoma Terrace, Rawlins Drive and Badger Drive Utility and Street Improvements project.

**Sponsors:** Public Works

**Attachments:** [22-3586\\_BPW\\_Agenda\\_Cvr\\_CCO3-Tomasini-2021 Sanitary Relay](#)  
[22-3586\\_CCO3-Tomasini-Oxford Downing Algoma Rawlins Badger](#)

*Item ID#22-3586 was removed from Consent Agenda. (See BPW report)*

**failed**

**B.** [ID#22-3587](#) Review and act on Contract Change Order No. 4 with J.P. Cullen & Sons, Inc., for the Waukesha Police Department Addition and Renovation project

**Sponsors:** Public Works

**Attachments:** [22-3587\\_BPW\\_Agenda\\_Cvr-CO4-Cullen-PD Addition and Renovation](#)  
[22-3587\\_CO4 for JP Cullen Police Project](#)

**C.** [ID#22-3589](#) Approve Storm Water Management Practice Maintenance Agreement between City of Waukesha and Hendricks Commercial Properties, LLC for property located at 1822 Dolphin Drive.

**Sponsors:** Public Works

**Attachments:** [22-3589\\_BPW\\_Agenda\\_Cover Sheet -Hendricks Commercial Properties, LLC 1822 Dolphin Dr](#)  
[22-3589\\_sw agreement](#)

### **End of Consent Agenda**

*Ald. Moltzan presented the artwork of Barbara Wilson.*

## **6. New Business**

**A.** [ID#22-3628](#) Review and act on approval of a Resolution Providing for the Sale of Approximately \$3,650,000 Note Anticipation Notes, Series 2022C.

**Sponsors:** Finance and City Administrator

**Attachments:** [2022C Note Anticipation Notes Resolution](#)

*Resolution 2022-3*

**A motion was made by Ald. Pieper, seconded by Ald. Moltzan, to approve Resolution Providing for the Sale of Approximately \$3,650,000 Note Anticipation**

**Notes, Series 2022C. The motion carried by the following vote:**

**Aye:** 13 - Pieper, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, Browne, McElderry and M. Payne

**Absent:** 2 - Bartels and C. Payne

- B.** [ID#22-3629](#) Review and act on approval of a Resolution Providing for the Sale of Approximately \$23,760,000 General Obligation Promissory Notes, Series 2022D.

**Sponsors:** Finance and City Administrator

**Attachments:** [2022D General Obligation Promissory Notes Resolution](#)

*Resolution 2022-4*

**A motion was made by Ald. Pieper, seconded by Ald. Moltzan, to approve a Resolution Providing for the Sale of Approximately \$23,760,000 General Obligation Promissory Notes, Series 2022D. The motion carried by the following vote:**

**Aye:** 13 - Pieper, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, Browne, McElderry and M. Payne

**Absent:** 2 - Bartels and C. Payne

- C.** [ID#22-3630](#) Review and act on approval of a Resolution Providing for the Sale of Approximately \$16,740,000 General Obligation Refunding Bonds, Series 2022E.

**Sponsors:** Finance and City Administrator

**Attachments:** [2022E General Obligation Refunding Bonds Resolution](#)

*Resolution 2022-5*

**A motion was made by Ald. Pieper, seconded by Ald. McElderry, to approve a Resolution Providing for the Sale of Approximately \$16,740,000 General Obligation Refunding Bonds, Series 2022E. The motion carried by the following vote:**

**Aye:** 13 - Pieper, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, Browne, McElderry and M. Payne

**Absent:** 2 - Bartels and C. Payne

- D.** [ID#22-3632](#) Review and act on approval of a Resolution Providing for the Sale of Approximately \$6,100,000 Sewer System Revenue Bonds, Series 2022G.

**Sponsors:** Finance and City Administrator

**Attachments:** [2022G Sewer System Revenue Bonds Resolution](#)

*Resolution 2022-6*

**A motion was made by Ald. Pieper, seconded by Ald. Moltzan, to approve Resolution Providing for the Sale of Approximately \$6,100,000 Sewer System**

**Revenue Bonds, Series 2022G. The motion carried by the following vote:**

**Aye:** 13 - Pieper, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, Browne, McElderry and M. Payne

**Absent:** 2 - Bartels and C. Payne

- E.** [ID#22-3634](#) Review and act on approval of a Resolution Providing for the Sale of Approximately \$4,675,000 Taxable Note Anticipation Notes, Series 2022B.

**Sponsors:** Finance and City Administrator

**Attachments:** [2022B Taxable Note Anticipation Notes Resolution](#)

*Resolution 2022-7*

**A motion was made by Ald. Pieper, seconded by Ald. McElderry, to approve Resolution Providing for the Sale of Approximately \$4,675,000 Taxable Note Anticipation Notes, Series 2022B. The motion carried by the following vote:**

**Aye:** 13 - Pieper, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, Browne, McElderry and M. Payne

**Absent:** 2 - Bartels and C. Payne

- F.** [ID#22-3635](#) Review and act on approval of a Resolution Providing for the Sale of Approximately \$5,200,000 Taxable General Obligation Refunding Bonds, Series 2022F.

**Sponsors:** Finance and City Administrator

**Attachments:** [2022F Taxable General Obligation Refunding Bonds Resolution](#)

*Resolution 2022-8*

**A motion was made by Ald. Pieper, seconded by Ald. Moltzan, to approve Resolution Providing for the Sale of Approximately \$5,200,000 Taxable General Obligation Refunding Bonds, Series 2022F. The motion carried by the following vote:**

**Aye:** 13 - Pieper, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, Browne, McElderry and M. Payne

**Absent:** 2 - Bartels and C. Payne

- G.** [ID#22-3679](#) Claim for Medical Expenses - Neitzke

**Attachments:** [Cover Sheet -Claim-Neitzke.pdf](#)

**A motion was made by Ald. Miller, seconded by Ald. Wells, to approve Claim Allowance for Medical Expenses and authorize payment - Neitzke. The motion carried by the following vote:**

**Aye:** 13 - Pieper, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, Browne, McElderry and M. Payne

**Absent:** 2 - Bartels and C. Payne

**Reports**

## 7. Other Boards and Commissions

- A. Transit Commission Report - Alex Damien
- B. Water Utility Commission - Ald. Bartels
- C. Information Technology Board Report - Ald. Manion
- D. Landmarks Commission Report - Ald. Moltzan
- E. Redevelopment Authority Report - Ald. R. Lemke
- F. Parks, Recreation & Forestry Board Report - Ald. Johnson
- G. Library Board Report - Ald. Miller
- H. Cemetery Commission Report - Ald. McElderry
- I. Waukesha Housing Authority Report - Ald. Pieper
- J. Community Development Block Grant Committee Report - Jennifer Andrews
- K. Public Art Committee Report - Ald. Moltzan

- A. [ID#22-3673](#) Gallery Art Presentation

**Attachments:** [Barbara Wilson- Gallery Art](#)

## 8. Plan Commission - Jennifer Andrews

- A. [ID#22-3424](#) Zoning Code Amendment - Proposed addition to the Conditional Uses for Sections 22.33, B-1 Neighborhood Business District, 22.36 B-4 Office and Professional Business District, 22.40 M-3 Limited Business and Industrial Park District, 22.42 I-1 Institutional District and 22.43 P-1 Park District to include the item:
  - Uses similar to and reasonably related to Principal Permitted Uses

**Attachments:** [Cover Sheet - Zoning Code Updates](#)

[B-1 Neighborhood Business District Redline](#)

[B-4 Neighborhood Business District Redline](#)

[I-1 Institutional District Redline](#)

[M-3 Limited Business and Industrial Park District Redline](#)

[P-1 Park District Redline](#)

[Ordinance 22.33-22.43 Conditional Uses.pdf](#)

*Ordinance #2022-3*

**A motion was made by Ald. Johnson, seconded by Ald. R. Lemke, to approve Zoning Code Amendment - Proposed addition to the Conditional Uses for Sections 22.33, B-1 Neighborhood Business District, 22.36 B-4 Office and Professional Business District, 22.40 M-3 Limited Business and Industrial Park District, 22.42 I-1 Institutional District and 22.43 P-1 Park District to include the item: - Uses similar to and reasonably related to Principal Permitted Uses. The motion carried by the following vote:**

**Aye:** 13 - Pieper, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, Browne, McElderry and M. Payne

**Absent:** 2 - Bartels and C. Payne

**9. Standing Committees**

A. Finance Committee Report - Ald. Pieper

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

C. Ordinance & License Committee Report - Ald. Johnson

[ID#22-3669](#) Invited Bartenders

**Attachments:** [O&L Invited Bartenders](#)

**A motion was made by Ald. Johnson, seconded by Ald. D. Lemke, to approve the Denial of Bartender License for Austin Stoll. The motion carried by the following vote:**

**Aye:** 13 - Pieper, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, Browne, McElderry and M. Payne

**Absent:** 2 - Bartels and C. Payne

[ID#22-3670](#) Bartenders

**Attachments:** [O&L Bartenders](#)

*Ald. M. Payne abstained from the vote and left the room.*

**A motion was made by Ald. Johnson, seconded by Ald. D. Lemke, to approve the issuance of Bartender License for Thomas MacAskill. The motion carried by the following vote:**

**Aye:** 12 - Pieper, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, Browne and McElderry

**Absent:** 2 - Bartels and C. Payne

**Abstain:** 1 - M. Payne

[ID#22-3672](#) Other Applications

**Attachments:** [O&L Other Applications](#)

A motion was made by Ald. Steve Johnson, seconded by Ald. Eric E. Payne, to approve Aldi's Change of Agent. The motion carried by the following vote:

**Aye:** 11 - Pieper, Manion, Johnson, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, Browne and McElderry

**Absent:** 3 - Bartels, C. Payne and M. Payne

**Abstain:** 1 - Rodriguez

#### D. Human Resources Committee Report - Ald. Manion

#### 10. Board of Public Works Report - Alex Damien

- A. [ID#22-3586](#) Review and act on Contract Change Order No. 3 with D. F. Tomasini Contractors, Inc., for the Oxford Road, Downing Drive, Algoma Terrace, Rawlins Drive and Badger Drive Utility and Street Improvements project.

**Sponsors:** Public Works

**Attachments:** [22-3586 BPW Agenda Cvr CCO3-Tomasini-2021 Sanitary Relay](#)  
[22-3586 CCO3-Tomasini-Oxford Downing Algoma Rawlins Badger](#)

*Ald. M. Payne was not present and abstained.*

A motion was made by Ald. E. Payne, seconded by Ald. Pieper, to approve the Review and act of Contract Change Order No. 3 with D.F. Tomasini Contractors, Inc., for the Oxford Road, Downing Drive, Algoma Terrace, Rawlins Drive and Badger Drive Utility and Street Improvements project. The motion was carried by the following vote:

**Aye:** 12 - Pieper, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, Browne, McElderry

**Absent:** 2 - Bartels, C. Payne

**Abstain:** 1 - M. Payne

- A. [ID#22-3575](#) Bids Received: Friday, February 11, 2022, at 11:00 a.m.  
Concrete Sidewalk Replacement - City Wide

The Board of Public Works recommends that the low bid from State Contractors, Inc., in the amount of \$681,190.00, be awarded.

**Sponsors:** Public Works

**Attachments:** [Bid\\_2022 Concrete Sidewalk Replacement](#)

A motion was made by Ald. Pieper, seconded by Ald. E. Payne, to approve the low bid from State Contractors, Inc., in the amount of \$681,190.00, be awarded. The motion carried by the following vote:



**Aye:** 13 - Pieper, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, Browne, McElderry and M. Payne

**Absent:** 2 - Bartels and C. Payne

11. Director of Public Works Report

12. City Attorney's Report

13. City Administrator's Report

14. Mayor's Report & Referrals

15. Referrals

*Ald. Moltzan to Building and Grounds to review the street lighting on Racine Avenue at Newhall Ave.*

16. Closed Session

- A. [ID#22-3579](#) Report to Council on the results of the 2021 City Administrator Annual Evaluation and City Administrator's Direct Report 360 Feedback Survey summary.

*The Meeting went into Closed Session at 7:25 pm.*

**A motion was made by Ald. Manion, seconded by Ald. Pieper, to approve going into Closed Session for ID#22-3579 Report to Council on the results of the 2021 City Administrator Annual Evaluation and City Administrator's Direct Report 360 Feedback Survey summary. The motion carried by the following vote:**

**Aye:** 13 - Pieper, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, Browne, McElderry and M. Payne

**Absent:** 2 - Bartels and C. Payne

17. Reconvene in Open Session

- A. [ID#22-3585](#) Possible discussion and/or action on the 2021 City Administrator Annual Evaluation and City Administrator's Direct Report 360 Feedback Survey summary.

*The Meeting reconvened into Open Session at 8:14 pm.*

**A motion was made by Ald. Manion, seconded by Ald. R. Lemke, to approve to adjust the City Administrator's salary: Increase base salary in the amount of \$1750 retroactive to 1/1/22 and to make a payment to deferred comp in the amount of \$1750 in 2022. The motion carried by the following vote:**

**Aye:** 9 - Pieper, Manion, Johnson, D. Lemke, Wells, Moltzan, Miller, R. Lemke and M. Payne

**Nay:** 4 - Rodriguez, E. Payne, Browne and McElderry

**Absent:** 2 - Bartels and C. Payne

18. Adjournment

*The meeting adjourned at 8:18pm.*

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 the Public Works department, 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.