



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Final

### City Council

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Tuesday, March 2, 2021

6:30 PM

Common Council: Council Chambers

Public: In Person (Limited Capacity) or Virtual

[https://waukesha-wi.zoom.us/webinar/register/WN\\_BWcg8bDZ](https://waukesha-wi.zoom.us/webinar/register/WN_BWcg8bDZ)

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Web ID: 95808292133

Passcode: 927882

Phone: 877-853-5247

Register for Public Comment by 4 pm

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#### 1. Roll Call

*Ald. Wells attended via Zoom. Ald. C. Payne arrived at 6:32 p.m. and Ald. E. Payne arrived at 6:36 p.m.*

**Present:** 15 - Pieper, Bartels, Cummings, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, C. Payne, Browne and McElderry

2. Announcement of Closed Session pursuant to Wis. Stats. 19.85(1)(e) to go into closed session to discuss the possible purchase of public property and Wis. Stats. 19.85(1)(c) to discuss results of the 2020 City Administrator annual evaluation.

3. Pledge of Allegiance

4. Public Comment

*John Thomas, 134 Douglass Ave. spoke regarding parking restrictions and others.*

5. Approval of Minutes

**A.** [ID#21-1828](#) Minutes from February 18, 2021

**A motion was made by Ald. Johnson, seconded by Ald. Miller, to approve the Minutes from February 18, 2021. The motion carried by the following vote:**

**Aye:** 15 - Pieper, Bartels, Cummings, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, C. Payne, Browne and McElderry

### **Consent Agenda**

*Ald. Rick Lemke removed Board of Public Works Item #21-1761 for discussion and action. The remainder of the Consent Agenda passed by unanimous consent.*

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

- A. [ID#21-1803](#) Review and act on proposed 2021 Springs Park usage contract with the Waukesha YMCA.
- B. [ID#21-1810](#) Review and act on proposed sponsorship agreement with Dick's Sporting Goods.
- C. [ID#21-1811](#) Review and act on proposed agreement with TruGreen Lawn Care to provide fertilization and weed control services on various City/park properties.
- D. [ID#21-1728](#) Approval of Elimination of Bus Stops

## **2. Plan Commission**

- A. [PC21-0005](#) Skyline Subdivision, Preliminary Plat Review - Bielinski Homes is proposing to revise the lot count from 156 to 143 single family lots

## **3. Standing Committees**

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

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

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

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

### **E. Board of Public Works - Dr. Fred Abadi**

- A. [ID#21-1760](#) Review and act on Contract Change Order No. 2 with J&A Pohl, Inc., for the ADA Curb Ramp Improvements on Michigan Ave.  
  
[ID#21-1761](#) Review and act on Contract Change Order No. 8 with Greenfire Management Services, LLC, for the Waukesha City Hall project.  
  
*This item was removed from Consent by Ald. Rick Lemke for discussion and action under Board of Public Works Report.*
- C. [ID#21-1762](#) Review and act on Contract Change Order No. 5 with Greenfire Management Services, LLC, for the Waukesha City Hall – Transit Portion of the project.
- D. [ID#21-1763](#) Review and act on Contract Change Order No. 2 with Payne and Dolan, Inc., for the Banting and Mindiola Parks Parking Lots and Heyer Park Tennis Court Improvements-Asphalt Alternate including Additive Alternate Epoxy Coated Fencing project.

- E. [ID#21-1764](#) Review and act on Contract Change Order No. 2 with Stuckey Construction Company, Inc., for the Buchner Park Community Pool and Building project.
- F. [ID#21-1768](#) Review and act on the contracts for the 2021-2022 Construction Site Representation for Private Development Construction.
- G. [ID#21-1772](#) Review and act on the contract for the N. and S. Prairie Avenue, Sentry Drive, and W. Sentry Drive Utility and Street Improvements Construction Management Services.

### End of Consent Agenda

#### 6. Public Hearing

- A. [ID#21-0013](#) Recommend that the Common Council review and act on the proposed assessment for the Spring 2021 Public Street Tree Planting Program, said cost to be \$235.00 per tree.

*Mike Talaska, Forestry Supervisor at Park Rec spoke on the proposed assessment. The public hearing was opened. John Thomas spoke during the public hearing and asked about tree varieties. The Public Hearing was closed.*

#### 7. Action on Public Hearing

- A. [ID#21-0013](#) Recommend that the Common Council review and act on the proposed assessment for the Spring 2021 Public Street Tree Planting Program, said cost to be \$235.00 per tree.

**A motion was made by Ald. Miller, seconded by Ald. Browne to approve the proposed assessment for the Spring 2021 Public Street Tree Planting Program, said cost to be \$235.00 per tree. The motion carried by the following vote:**

**Aye:** 15 - Pieper, Bartels, Cummings, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, C. Payne, Browne and McElderry

#### 8. New Business

- A. [ID#21-1867](#) Consideration and possible action on a Resolution allocating 2020 increment from Tax Incremental District Number 14 to Benefit Affordable Housing Activities..

*Resolution 2021-6*

**A motion was made by Ald. Pieper, seconded by Ald. Moltzan, to approve and adopt the Resolution allocating 2020 increment from Tax Incremental District Number 14 to Benefit Affordable Housing Activities as discussed. The motion carried by the following vote:**

**Aye:** 9 - Pieper, Manion, Johnson, Rodriguez, Wells, Moltzan, Miller, R. Lemke and Browne

**Nay:** 6 - Bartels, Cummings, D. Lemke, E. Payne, C. Payne and McElderry

- B.**     [ID#21-1868](#)     Consideration and possible action on a Resolution Terminating Tax Incremental District Number 14.

*Resolution #2021-7*

**A motion was made by Ald. Pieper, seconded by Ald. Manion to approve the Resolution Terminating Tax Incremental District Number 14. The motion carried by the following vote:**

**Aye:** 15 - Pieper, Bartels, Cummings, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, C. Payne, Browne and McElderry

## **Reports**

### 9. Other Boards and Commissions

#### A. Transit Commission Report - Dr. Fred Abadi

- A.**     [ID#21-1725](#)     Approval of Resolution Supporting the Wisconsin Department of Transportation Request to Transfer Federal Congestion Mitigation and Air Quality (CMAQ) Funds from the Federal Highway Administration to the Federal Transit Administration on behalf of the City of Waukesha.

*Resolution #2021-4*

**A. ID#21-1725 Approval of Resolution Supporting the Wisconsin Department of Transportation Request to Transfer Federal Congestion Mitigation and Air Quality (CMAQ) Funds from the Federal Highway Administration to the Federal Transit Administration on behalf of the City of Waukesha.**

**Aye:** 15 - Pieper, Bartels, Cummings, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, C. Payne, Browne and McElderry

- B.**     [ID#21-1726](#)     Approval of Resolution Authorizing the Filing of the 2021 Federal Grants

*Resolution #2021-5*

**Approval of Resolution Authorizing the Filing of the 2021 Federal Grants**

**Aye:** 15 - Pieper, Bartels, Cummings, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, C. Payne, Browne and McElderry

- C.**     [ID#21-1727](#)     Approval to Purchase Replacement Bus from Gillig, LLC

**A motion was made by Ald. Pieper, seconded by Ald. Eric Payne to approval the Purchase Replacement Bus from Gillig, LLC. The motion carried by the following vote:**

**Aye:** 15 - Pieper, Bartels, Cummings, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, C. Payne, Browne and McElderry

#### B. Water Utility Commission - Ald. Bartels

- C. Information Technology Board Report - Ald. Manion
- D. Landmarks Commission Report - Ald. Miller
- E. Redevelopment Authority Report - Ald. R. Lemke
- F. Parks, Recreation & Forestry Board Report - Ald. Johnson
- A. [ID#21-1809](#) Review and act on proposed Sponsorship Menu Agreement – Addendum for participation between City of Waukesha and T-Mobile, USA, Inc.
- A motion was made by Ald. Johnson, seconded by Ald. Miller to approve the proposed Sponsorship Menu Agreement - Addendum for participation between City of Waukesha and T-Mobile, USA, Inc. The motion carried by the following vote:**
- Aye:** 15 - Pieper, Bartels, Cummings, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, C. Payne, Browne and McElderry
- G. Library Board Report - Ald. Miller
- H. Cemetery Commission Report - Ald. Cummings
- I. Waukesha Housing Authority Report - Ald. Miller
- J. Community Development Block Grant Committee Report - Jennifer Andrews
- K. Public Art Committee Report - Ald. Moltzan
10. Plan Commission - Jennifer Andrews
11. Standing Committees
- A. Finance Committee Report - Ald. Pieper
- B. Building & Grounds Committee Report - Ald. E. Payne
- C. Ordinance & License Committee Report - Ald. Johnson
- D. Human Resources Committee Report - Ald. Manion
12. Board of Public Works Report - Dr. Fred Abadi
- B. [ID#21-1761](#) Review and act on Contract Change Order No. 8 with Greenfire Management Services, LLC, for the Waukesha City Hall project.
- A motion was made by Ald. Eric Payne, seconded by Ald. Pieper to approve Contract Change Order No. 8 with Greenfire Management Services, LLC, for the Waukesha City Hall project in the amount of \$261,953.51 The motion carried by the following vote:**

- A. [ID#21-1756](#) Bids Received: Friday, February 12, 2021, at 11:00 a.m.  
N. & S. Prairie Avenue, Sentry Drive and W. Sunset Drive Utility and Street Improvements

The Board of Public Works recommends that the low bid from LaLonde Contractors, Inc., in the amount of \$10,075,848.93 be awarded.

**A motion was made by Ald. Eric Payne, seconded by Ald. Pieper to approve the low bid from LaLonde Contractors, Inc., be awarded in the amount of \$10,075,848.93 for N. & S. Prairie Avenue, Sentry Drive and W. Sunset Drive Utility and Street Improvements. The motion carried by the following vote:**

**Aye:** 15 - Pieper, Bartels, Cummings, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, C. Payne, Browne and McElderry

- B. [ID#21-1757](#) Bids Received: Friday, February 12, 2021, at 11:00 a.m.  
Pebble Valley Pump Station Construction

The Board of Public Works recommends that the low bid from J.H. Hassinger, Inc., in the amount of \$1,382,000.00 be awarded.

**A motion was made by Ald. Eric Payne, seconded by Ald. Pieper to approve the low bid from J.H. Hassinger, Inc., be awarded in the amount of \$1,382,000.00 for the Pebble Valley Pump Station Construction. The motion carried by the following vote:**

**Aye:** 15 - Pieper, Bartels, Cummings, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, C. Payne, Browne and McElderry

- C. [ID#21-1758](#) Bids Received: Tuesday, February 16, 2021, at 11:00 a.m.  
Oxford Road, Downing Drive, Algoma Terrace, Rawlins Drive and Badger Drive Utility and Street Improvements

The Board of Public Works recommends that the low bid from D.F. Tomasini Contractors, Inc., in the amount of \$565,172.00 be awarded.

**A motion was made by Ald. Eric Payne, seconded by Ald. Pieper to approve the low bid from D.F. Tomasini Contractors, Inc., in the amount of \$565,172.00 be awarded for the Oxford Road, Downing Drive, Algoma Terrace, Rawlins Drive and Badger Drive Utility and Street Improvements. The motion carried by the following vote:**

**Aye:** 15 - Pieper, Bartels, Cummings, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, C. Payne, Browne and McElderry

- D. [ID#21-1759](#) Bid Received: Tuesday, February 16, 2021, at 11:00 a.m.  
Perkins Avenue Utility and Street Improvements

The Board of Public Works recommends that the low bid from State Contractors, Inc., in the amount of \$1,265,432.10 be awarded.

**A motion was made by Ald. Eric Payne, seconded by Ald. Piper to approve the low bid from State Contractors, Inc., in the amount of \$1,265,432.10 be awarded for the Perkins Avenue Utility and Street Improvements. The motion carried by the following vote:**

**Aye:** 15 - Pieper, Bartels, Cummings, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, C. Payne, Browne and McElderry

13. Director of Public Works Report

14. City Attorney's Report

*City Attorney Running gave a report.*

15. City Administrator's Report

- A. [ID#21-1852](#) Report from the City Administrator

16. Mayor's Report & Referrals

- A. [ID#21-1838](#) Board and Committee Appointments

**A motion was made by Ald. Eric Payne, seconded by Ald. Johnson to approve the appointment of Gerald Couri to the Water Utility Commission, the appointment of Jennifer Wallner to the Parks, Recreation and Forestry Board, and Ryan Corcoran to the Information Technology Board. The motion carried by the following vote:**

**Aye:** 14 - Pieper, Bartels, Cummings, Manion, Johnson, Rodriguez, E. Payne, Wells, Moltzan, Miller, R. Lemke, C. Payne, Browne and McElderry

**Abstain:** 1 - D. Lemke

- B. [ID#21-1853](#) Proclamation for Arbor Day

17. Referrals

*Ald. Dean Lemke to Building and Grounds to discuss and recommend two yield signs to be placed on Apache Pass on both the North and the South side of the street where it intersects on Comanche Pass.*

18. Closed Session

- A. [ID#21-1875](#) Report to Council on the results of the 2020 City Administrator Annual Evaluation.

*Meeting went into Recess at 7:50 p.m.*

**A motion was made by Ald. Manion, seconded by Ald. Browne to go into Closed Session pursuant to Wis. Stats. 19.85(1)(e) to go into closed session to discuss the possible purchase of public property and Wis. Stats. 19.85(1)(c) to discuss results of the 2020 City Administrator review. The motion carried by the following vote:**

**Aye:** 15 - Pieper, Bartels, Cummings, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, C. Payne, Browne and McElderry

- B. [ID#21-1842](#) Discuss the negotiation of a possible purchase of public property.

*Item included in motion above.*

## 19. Reconvene in Open Session

*The meeting reconvened in open session at 9:17 p.m.*

- A. [ID#21-1876](#) Possible discussion and/or action on the results of the 2020 City Administrator Annual Evaluation.

- B. [ID#21-1874](#) Possible discussion and/or action on the purchase of public property.

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

- A. [ID#21-1859](#) Discuss 2021 City Administrator Goals as Recommended by HR Committee.

**A motion was made by Ald. Rodriguez, seconded by Ald. Cummings to approve the goals set out in the 2020 City Administrator Annual Evaluation Item #21-1875 with amendment to include an additional goal to include integrating and cross training employees from differing departments. The motion carried by the following vote:**

**Aye:** 15 - Pieper, Bartels, Cummings, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, C. Payne, Browne and McElderry

- B. [ID#21-1860](#) Discuss the 2021 City Administrator Performance Based Pay Adjustment as Recommended by HR Committee.

**A motion was made by Ald. Rick Lemke, seconded by Ald. Miller to approve the 2021 City Administrator base pay at \$174,000 per year retroactive to January 1, 2021 and add a \$2,000 contribution to the City Administrator's retirement fund. The motion carried by the following vote:**

**Aye:** 9 - Pieper, Bartels, Manion, Johnson, Wells, Moltzan, Miller, R. Lemke and Browne

**Nay:** 6 - Cummings, Rodriguez, D. Lemke, E. Payne, C. Payne and McElderry



21. Adjournment

*The meeting adjourned at 9:19 p.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.