In attendance:
Mayor Steve Bierce, Aldermen B. Bergman, C. Brown, B. Dziwulski, R. Grosch, J. Kara and J. Wamser.

Also in Attendance:
Attorney S. Riffle, Administrator S. Klein, DPW Director M. Wagner, Director of People and Culture K. Woldanski, City Planner & Community Development Director N. Fuchs and Clerk/Treasurer K. Tarczewski.

1. Call to Order and Pledge of Allegiance

   Mayor Bierce called the meeting to order at 7:00 p.m.

2. Public Comment - None

3. Consent Agenda

   3.1. Approval of Accounts Payable Listing Dated January 4, 2021

   A motion was made and seconded (C. Brown, J. Wamser) to approve the consent agenda. Motion Passed: 6-For, 0-Agaisnt.

4. Discussion and Possible Action Regarding Extending the Families for Coronavirus Response Act Emergency Paid Sick Leave for Employees Who Become Infected with Coronavirus or are Put Under Quarantine Due to a Family Member Becoming Ill

   Ms. Woldanski stated the Families for Coronavirus Response Act came out last April and it terminated on December 31st of 2020. She stated it gives people additional paid sick leave if they get sick or are quarantined. She said it is a onetime benefit. Ms. Woldanski was looking to extend it because the pandemic has not gotten any better into the new year. She asked the Council to consider extending it to the end of April.

   Mayor Bierce asked if this could possibly be reimbursed by the Federal Government. She said that everything that was used up through November 14th, 2020 was submitted for reimbursement.

   Mr. Bergman asked if employees were required to use their sick time first before being allotted the emergency sick leave. Ms. Woldanski stated the City of Pewaukee did not require that of them to exhaust other forms.

   Mayor Bierce asked how many employees used this benefit already. Ms. Woldanski said approximately 10 percent of the employees used this benefit and all others were able to work from home while they were under quarantine.

   A motion was made and seconded (J. Kara, R. Grosch) to extend the Families for Coronavirus Response Act emergency paid sick leave for employees until the end of April 2021. Motion Passed: 6-For, 0-Against.

5. Presentation and Possible Approval of the Needs Assessment Study and Impact Fees Analysis for Parks, Fire Department and Trails

Consultant Diane Thoune from Clark Dietz gave a brief overview. She stated Clark Dietz was contacted at the end of 2018 to update the City's existing needs assessment study and impact fees. She said the trail impact fees were the only fees that increased and the others decreased. She noted the Sports Complex has been fully developed and funds are no longer needed. She said originally there were more impact fees put towards Fire and Rescue because they were thinking about building a new fire station. Ms. Thoune stated according to the Fire Chief, he did not believe that a new fire station would be built in next five years. What was included was an addition to an existing fire station because storage space is needed at this time. Ms. Thoune stated an update was completed on the trail study in 2019, which resulted in an increase of fees. She said residents can use the trails for recreational use as well as a way to get around without having to drive. She stated the trails would also be connected to business centers so that people could bike or walk to work more easily.

Ms. Thoune stated the main thing with impact fees is to only charge the developers of new construction for their fair share of the improvements. The tables in the document do not show the whole amount, but only a portion.

Mayor Bierce stated in the Clark Dietz study it talked about the possibility of the fees being waived for lower value homes. Attorney Riffle stated the impact fees had to be uniform under the statute and it could not be waived. He said the only way it could be possible is if it was a TID incentive, but the City would be paying the fees for the developer.

Mr. Kara questioned why the fire and rescue impact fees went down. He felt it was obvious that additional fire infrastructure will be needed. He stated he understood the five year time frame, but felt we would be missing a significant portion of new development. Ms. Thoune stated the impact fees collected have to be spent within the next ten years and if not, they have to be returned to the property owner. She stated there are provisions in the statute that allow them to be extend a little longer, but it is somewhat unclear how that statute works. Mr. Klein stated there is nothing in the immediate plan for a future station or else he assured the Council it would have been in the study.

Mr. Bergman noted the next agenda item was establishing the impact fees for 2021. He asked if the fees represented in the resolution were accurate and revised based on the newest revision of the needs assessment study. Mr. Fuchs stated the fee schedule does match the recommendations in the final study.

Mr. Grosch asked how dwelling units were determined. Ms. Thoune stated the study did not count apartments condominiums or town houses differently than single-family homes. She added community living and assisted living facilities are typically counted as non-residential because they serve a commercial purpose. Mr. Fuchs concurred with Ms. Thoune's comments. He noted that multi-family units are charged per unit.

Ms. Brown asked about the changes from square footage to per acreage. Ms. Thoune stated it was to make the neighborhood plan calculations easier.

Mr. Grosch asked where the estimates came from for the bike paths. He stated previous discussions always had the estimates coming in higher. Ms. Thoune stated the numbers come from the 2019 updated report conducted by RA Smith. She said they used the 2019 construction costs estimate of $300,000 per mile for a six to eight foot wide paved trail. Ms. Wagner concurred with Mr. Grosch stating she also felt the estimates were low, especially for the Fieldhack trail, because it will need a bridge and there will be a great deal of environmental impact issues as well.

Attorney Riffle reminded the Council that money can only be collected once a need is identified and a small portion can be collected from new construction. He said eventually a decision will have to be made to move forward with the project(s), in part or in whole, with the understanding that a portion of the costs can go on the general tax roll to supplement the costs.

Mr. Kara stated the City is trying to plan for the future and tie development to future need. He asked if the funds had to be tied to the area of new construction. Attorney Riffle responded no, the funds can be used citywide.

A motion was made and seconded (B. Dziwulski, J. Wamser) to approve the needs assessment study completed by Clark Dietz. Motion Passed: 6-For, 0-Against.

6. Discussion and Possible Action Regarding Resolution 21-01-01 Establishing the 2021 Impact Fees

A motion was made and seconded (J. Wamser, B. Dziwulski) to approve Resolution 21-01-01 establishing the 2021 impact fees. Motion Passed: 6-For, 0-Against.

7. Public Comment - None.

8. Adjournment

A motion was made and seconded (B. Dziwulski, R. Grosch) to adjourn the meeting at 7:46 p.m.. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer