

In Attendance:

Mayor Steve Bierce, Aldermen B. Bergman, C. Brown, I. Clark, B. Dziwulski, R. Grosch and J. Wamser.

Also in Attendance:

Attorney L. Martell, Administrator S. Klein, DPW Director M. Wagner, Utility Manager J. Mueller, Director of People and Culture K. Woldanski, City Planner & Community Development Director N. Fuchs, Library Director N. Champe and Clerk/Treasurer K. Tarczewski.

1. Call to Order and Pledge of Allegiance

Mayor Bierce called the meeting to order at 6:30 p.m. and asked everyone to stand for the Pledge of Allegiance.

2. Public Comment - None.

3. Discussion and Possible Action to Approve the Accounts Payable Listing Dated May 3rd, 2021

A motion was made and seconded (J. Wamser, C. Brown) to approve the accounts payable listing dated May 3rd, 2021. Motion Passed: 6-For, 0-Against.

4. Presentation by Ehlers Public Finance Advisors Regarding the City of Pewaukee's Financial Management Plan Update

Greg Johnson from Ehlers was present for this item. He stated the City's long range financial forecast was completed based on recent discussions he had with staff.

Mr. Johnson reported the large increase in general fund levy from 2020 to 2021 was primarily caused by adding seven additional staff members to public safety. He said this is not a sustainable practice going forward under the levy limits as the model stands presently. Mr. Johnson also said the additional increase in the operating levy combined with debt service for approximately \$24 million in capital projects could potentially result in an average levy increase of 8.47% from 2022-2026.

Mr. Johnson stated the City's strength is in its capital equipment fund balance of approximately \$4 million. It has transferred surpluses from the general fund into the capital fund over the years, which reduced the need to borrow. Mr. Johnson stated the City has accumulated approximately \$1.3 million of special assessment funds.

He said the City will have challenges with the levy limits in 2022 and strategies will need to be implemented. He mentioned cutting operational costs, increasing non-levy revenue sources, and possibly needing to have a levy limit referendum for operational costs. Mr. Johnson suggested the need for conducting broader policy discussions before the budget workshops.

The Council members expressed their shock given the City's current position and stated they don't want to go to the taxpayers to ask for more money.

5. Discussion and Possible Action Regarding Implementation of the Provisions of the American Rescue Plan Act - Specifically the Emergency Paid Sick Leave and Family Medical Leave Expansion

Effective April 1, 2021

Ms. Woldanski was present for this item. She reminded the Council that they extended the provisions of the Families First for Coronavirus Response Act including emergency sick leave and the FMLA expansion through the end of April. She stated there is a new act called the American Rescue Plan Act that allows employers to extend those provisions through September. Ms. Woldanski stated the 10-days emergency paid sick leave would be extended to everyone again, even those who have previously utilized the time. It would also allow the employee to use this time to get vaccinated and stay home if they had any adverse reactions to the vaccination.

Ms. Woldanski stated the City has a robust sick leave policy and vacation allotment. She commented that there would only be possibly five employees that would require a sick leave donation if they were required to be off due to a Covid illness.

Mayor Bierce stated a cure is available; and all the employee has to do is get a couple of shots. He said the City should not pay for their choice not to be vaccinated.

Mr. Wamser state private businesses pulled the plug on this as well and have offered their employees an extra vacation day incentive for getting vaccinated.

No action was taken on this item.

6. Presentation Regarding the 2020 Library Impact Report

Library Director Nan Champe was present for this item. She highlighted the services the library added in response to Covid in 2020. She said they provided curbside pickup, virtual and outdoor programming, grab-and-go kits and expanded their Wi-Fi to the parking lot, using a federal grant. Ms. Champe stated in person visits were down 49% from 2019, circulations were down 29%, and reference questions were down 26%.

7. Discussion and Possible Action Regarding the Re-Approval of the 2-Lot Certified Survey Map for the Property Located at N27W25250 Bluemound Road (PWC 0925-990-001) With Public Street Dedications as Requested by Neumann Companies for The Glen at Parkway Ridge Condominium Development

Ms. Wagner stated this CSM was originally approved by the Common Council on February 4, 2019, but according to Section 236.34(2) of the State Statutes, the Register of Deeds may not accept a certified survey map unless it is recording it within 12 months after the date of the last approval. She said the applicant is requesting re-approval of the CSM. Ms. Wagner stated no changes made.

A motion was made and seconded (B. Bergman, J. Wamser) to re-approve the 2-lot certified survey map for the Glen at Parkway Ridge condominium development. Motion Passed: 6-For, 0-Against.

8. Discussion and Possible Action Regarding Greenland Subdivision Development

8.1 Approval of the Grading Agreement.

8.2 Establish the value of the guarantee as \$100,000.00 for the Grading Agreement.

Ms. Wagner reported the Greenland Subdivision development was formerly Cardinal Meadows. They are seeking to move forward with a grading and fill agreement. The site needs

a large amount of fill which the owners have been able to secure. As such, they would like to stockpile the fill on the site until such time that they start on the construction.

Ms. Wagner stated it is a standard agreement and the City is requesting the letter of credit be established at \$100,000.

A motion was made and seconded (J. Wamser, B. Dziwulski) to approve the grading agreement for the Greenland subdivision development and establish the cash guarantee as \$100,000.00 contingent upon the final approval of the City Attorney and City Engineer.

Motion Passed: 6-For, 0-Against.

9. Discussion and Possible Action to Approve the Fourth Reduction of the Swan View Farms Phase 1 Letter of Credit from \$1,128,075.56 to \$595,595.80 (Reduction of \$533,379.76).

Ms. Wagner reported the development has been constructed through the binder asphalt layer. She stated there is a small amount of grading that needs to be completed once the existing septic tanks are removed from the existing homes in the next few weeks. Ms. Wagner recommended the reduction to the value of the letter of credit reflecting the remaining work, plus minor contingencies.

A motion was made and seconded (C. Brown, R. Grosch) to reduce the Swan View Farms Phase I Letter of Credit down to \$595,595.80. Motion Passed: 6-For, 0-Against.

10. Discussion and Possible Action Regarding Duplainville Road Reconstruction and Trail Construction Including Lindsay Road Trail Construction

Ms. Wagner stated a consultant was hired to put together an analysis of pavement options in that area. She said there are a great deal of trucking and construction companies that have impacted the condition of the road and will continue to do so. Ms. Wagner stated the consultants came up with three alternatives in which there are varying opinions on what should be pursued. The Public Works Committee would like to see the combination of concrete and asphalt, where City staff would like to pursue the concrete option. Ms. Wagner stated it would hold up the best. She did acknowledge that this is the most expensive option. She stated most of the properties in that area are commercial and they would be assessed at 100% of the fees.

Ms. Wagner stated the Bike and Pedestrian Path Planning Committee has recommended an off-trail system along the west side of Duplainville Road be considered, but she said the topography and existing impediments indicate the east side is a more economical location. She estimated the cost to be approximately \$361,500. Ms. Wagner stated the off-road trail is not in the impact fee study and it would need to be amended to be able to use those funds.

Ms. Wagner stated the Council also authorized the design of the trail along Lindsay Road from Duplainville Road to the Pewaukee Sports Complex to be completed as part of this project. The Bike and Pedestrian Path Planning Committee wanted an off-road system on the north side of Lindsay Road at an initial estimate of \$300,000 but there are several environmental concerns which will significantly increase the cost. She said further analysis will be completed to look at the wetland, floodplain and creek crossing, as well as land acquisition costs.

Ms. Wagner stated the project would be completed in 2022 and would coincide with the State's bridge project over Spring Creek. She said 80% of the project is being paid by the State and the City only has

to pay 20% of the cost for the bridge and would be responsible for the bike and pedestrian trails if they are added.

The Common Council concurred with the Public Works Committee and directed staff to pursue a concrete roadway south of Capitol Drive and an asphalt roadway north of Capitol Drive and pursue an off-road trail along Duplainville Road and Lindsay Road.

11. Discussion and Possible Action Regarding Kathryn Court/Springdale Estates Flood Mitigation Project Alternatives

Ms. Wagner stated there have been long standing flooding issues on the Zignego property and the City consistently receives complaints from the residents in the area. She said the Engineers from AECOM came up with three solutions with alternative #1 being the most cost effective at the estimated cost of \$274,000.

Ms. Wagner stated this project would be funded by the stormwater utility. It would take approximately three weeks to complete with the possible need for some restoration afterwards. Ms. Wagner stated it would be a fall project.

A motion was made and seconded (B. Dziwulski, J. Wamser) to pursue Alternative #1, constructing a 12-inch storm pipe from the ponding area along the Zignego property and through the existing public drainage easement on the north side of Kathryn Court, letting out into a 42-inch storm sewer system along Springdale Road. Motion Passed: 6-For, 0-Against.

12. Discussion Related to Preliminary Costs Estimates to Develop the Highway Campus

Representatives from Wellspring Construction Group and Barrientos Design and Consulting were present via Zoom.

Mr. Klein stated there was not enough space for future needs on the City Hall campus. He also reported the prices for this project were originally estimated to be \$10 million, but construction costs have soared and the estimate is closer to \$12 million. He recommended going out to bid on the materials to lock in prices before they go up any further.

13. Discussion and Possible Action Regarding **Resolution 21-05-18** Rescinding the Personal Property Taxes for Prairie Grass Living LLC (PWC R513) Due to a Palpable Error

Attorney Martell stated the items that were originally assessed were fixed appliances and are not considered personal property. He recommended approval of the resolution.

A motion was made and seconded (B. Bergman, B. Dziwulski) to approve Resolution 21-05-18 rescinding the Prairie Grass Living LLC personal property taxes from 2020 in the amount of \$776.77. Motion Passed: 6-For, 0-Against.

14. Public Comment - None.

15. Closed Session – You are hereby notified that the Common Council and staff of the City of Pewaukee will convene into closed session after all regular scheduled business has been concluded and upon motion duly made and seconded and acted upon by roll-call vote as required under §19.85(1)(a), Stats. The purpose of the closed session is for the following:

- 19.85(1)(e): 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. Specifically Related to the Request of Mr. & Mrs. Dodd to Purchase City Owned Property Located East of Their Property on Oak Street (PWC 0934-021)

You are further notified that at the conclusion of the Closed Session, the Common Council may convene into open session pursuant to 19.85(2), Stats., for possible additional discussion and action concerning any matters discussed in closed session and for adjournment.

A motion was made and seconded (J. Wamser, R. Grosch) to go into closed session at 8:51 p.m. Motion Passed: 6-For, 0-Against via roll call vote.

16. Adjournment

A motion was made and seconded (C. Brown, R. Grosch) to adjourn the meeting at 9:11 p.m. from closed session. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer