

CITY OF GLENDALE COMMON COUNCIL  
Meeting Minutes  
February 25, 2019

Regular meeting of the Common Council of the City of Glendale held in the David Hobbs Honda for the People Community Room, located at Richard E. Maslowski Park, 2200 West Bender Road, Glendale, Wisconsin.

The meeting was called to order by Mayor Kennedy at 6:01 p.m.

Roll Call: Present: Ald. Tomika Vukovic, Jim Daugherty, John C. Gelhard, Richard Wiese, Schmelzling, and JoAnn Shaw. Absent: None.

Other Officials Present: City Administrator Rachel Safstrom; City Attorney John Fuchs; Police Chief Mark Ferguson, and City Clerk Miranda Etzel.

PLEDGE OF ALLEGIANCE.

The members of the Common Council, City staff, and all those present pledged allegiance to the flag of the United States of America.

OPEN MEETING NOTICE.

Administrator Safstrom advised that in accordance with the Open Meeting Law, the local news media was advised on Thursday, February 21, 2019, of the date of this meeting; that the Agenda was posted on the official bulletin board of City Hall, the Glendale Police Department, and the North Shore Library; that copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who requested, were sent copies of the Agenda.

ADOPTION OF COUNCIL MINUTES.

Motion was made by Ald. Daugherty, seconded by Ald. Schmelzling to approve the minutes of the meeting held on February 11, 2019, upon correction. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Abstain: None. Absent: None. Motion carried unanimously.

PUBLIC COMMENT.

Carol Pierner, 5505 N Shasta Dr, commended the Department of Public Works on the removal of snow on the streets.

COMMUNICATIONS, APPLICATIONS AND PETITIONS.

I. File No \_\_\_\_\_

Communication from City Administrator, Rachel Safstrom, re: Spring City Newsletter.

Administrator Safstrom stated that the City publishes the newsletter three (3) times per year—this is the Spring issue. Once approved, the newsletter will be printed and mailed to Glendale businesses and residents. In addition, the newsletter will be posted on the City’s website, and additional copies will be available for pick-up at City Hall.

Motion was made by Ald. Wiese, seconded by Ald. Shaw to approve the content of the 2019 Spring Newsletter, upon correction. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Motion carried unanimously.

NEW BUSINESS.

II. File No \_\_\_\_\_

Review and approval of North Shore Environmental Health Consortium Fee Increase.

Administrator Safstrom stated that since 2017, the City of Glendale works with the North Shore Environmental Health Consortium for inspections and licenses of food establishments, public pools, and hotels. The fees generated through this program directly offset any costs related to staffing through the North Shore Health Department for this program. Periodically, the fees are reviewed. The fees have not been increased in four (4) years.

Ald. Daugherty asked if the North Shore Environmental Health Consortium’s (“NSHC”) financials are subject to review. Administrator Safstrom stated that the NSHC is part of the North Shore Health Department, whose financials go through the Village of Brown Deer to be audited. Ald. Gelhard asked if other members of the NSHC have to approve the fee schedule, as well. Attorney Fuchs explained that the fee schedule must be passed by the majority of the communities that belong to the NSHC, in order for it to be approved. Ald. Shaw requested old fees to accompany the proposed fees, in the future.

Motion was made by Ald. Schmelzling, seconded by Ald. Shaw to approve the North Shore Environmental Health Consortium fee schedule as presented. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Motion carried unanimously.

III. File No \_\_\_\_\_

Review and approval of Agreement for Action Signage re: One Outdoor Media, LLC.

Administrator Safstrom stated that on June 11, 2018, Ordinance Amending Title 15, Chapter 6, Section 13(b)(9) pertaining to Prohibited Lighting and Signs—Action Signs was

signed in effect. One Outdoor Media is in the process of purchasing property located approximately 2,650 feet north of Capitol Drive, and west of I-43. One Outdoor Media (“ONE”) plans to design and construct a 14’ x 48’ digital double-faced billboard that is approximately 73’ tall (or 50’ over the surface of I-43 to maintain visibility). The billboard will be subject to all applicable City Codes, and City review and approval under its sign code.

Ald. Schmelzling inquired about the \$500,000 to be paid by ONE. Administrator Safstrom explained that that is the potential revenue for this action signage. He further inquired about Paragraph 12 of the Agreement. Attorney Fuchs explained that that it pertains to this location only.

Ald. Gelhard asked if ONE was not willing to pay a percentage of revenue, instead of the \$500,000. Attorney Fuchs stated that they are not. Ald. Gelhard asked about the length of the Agreement. Attorney Fuchs stated that the Agreement is for fifty (50) years.

Ald. Schmelzling asked if the action signage will be taxed as personal property. Attorney Fuchs explained that it could be, and that it would work to the City’s benefit if it was taxed this way.

Ald. Wiese asked if the revenue is per location. Attorney Fuchs answered that is for this location. Ald. Wiese further asked if there is any preclusion to ONE putting two (2) smaller signs (stacked vertically) in this location. Attorney Fuchs explained that the approval still requires approval for a variance to the sign code from the Plan Commission.

Motion was made by Ald. Vukovic, seconded by Ald. Wiese to approve Agreement for Motion Signage with One Outdoor Media, LLC, as presented. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Motion carried unanimously.

IV. File No  
Agreement for Assessment—Accurate Appraisal, LLC.

Administrator Safstrom stated that the City of Glendale has contracted with Accurate Appraisal, LLC, since 2007. As a part of the revaluation for Bayshore Town Center, the Wisconsin Department of Revenue has advised the City would should to complete a full revaluation in 2019 in order to adjust the value of the commercial property. The City was originally scheduled for a full revaluation in 2020. The proposed contract would expedite the revaluation and offer maintenance years for property valuations until 2023.

Mayor Kennedy asked why the City cannot assess Bayshore, only. Attorney Fuchs explained that the City spoke with the Department of Revenue (“DOR”) that this is what the DOR wants, and that the City cannot assess commercial property only; the City must assess every property. Mayor Kennedy asked if the City reduces the value of Bayshore, will it hurt the City financially. Attorney Fuchs stated that Bayshore is excited to form a TIF District. Administrator Safstrom stated that the City will have a negative net new construction for 1 year.

Ald. Gelhard asked if the proposed Agreement is for five (5) years. Administrator Safstrom answered in the affirmative.

Ald. Schmelzling asked how the City landed on the twenty percent (20%) increase. Administrator Safstrom explained that it is in part because of the revaluation, and partly because the City is very demanding of Accurate Appraisal, LLC.

Ald. Wiese asked if the Assessors will do drive-by assessments, or if the Assessors will go inside residences. Administrator Safstrom stated that the assessments are based on sales and comparable houses in the surrounding area as well as some walk-throughs.

Motion was made by Ald. Vukovic, seconded by Ald. Wiese to approve the contract with Accurate Appraisal, LLC for 2019-2023. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Motion carried unanimously.

V. File No

Resolution Confirming Obligation to Contribute to the North Shore Fire Department's Budget to Pay Debt Service on Bonds Issued by the Village of Whitefish Bay on Behalf of the North Shore Fire Department.

Resolution for Governing Municipalities Single or Multi-Year Capital Budget.

Mayor Kennedy explained that the North Shore Fire Department has been working to upgrade their aging facilities. As a part of this process, the Whitefish Bay Fire Station was identified as a high need for upgrade. The facility is owned by Whitefish Bay and the North Shore Fire Department is a tenant. As the owner, the updates associates with the structure are paid for by Whitefish Bay. The other upgrades are paid for according to the formula. A memorandum from Chief Whitaker was reviewed, explaining the actions of the North Shore Fire Department Board of Directors as it relates to the remodel of the Whitefish Bay Fire Station. Also reviewed were copies of the resolutions the Board of Directors approved. Due to the Fire Department not being able to issue General Obligation Debt, Whitefish Bay has offered to take on the full debt of the project with the anticipation of reimbursement per the formula from the other communities.

Ald. Daugherty asked Administrator Safstrom if the City is comfortable with its share of the cost. Administrator Safstrom stated that she is. She explained she is as the formula is anticipated to be adjusted on the five year review in 2020.

Ald. Gelhard asked why all communities are paying toward the repairs of the Whitefish Bay Fire Station, if Whitefish Bay owns it. He further asked if Whitefish Bay would collect the funds if they sold the Fire Station. Administrator Safstrom explained that Whitefish Bay owns the structure, and if they were to sell it, they would keep the proceeds from the sale of the structure. However, the North Shore Fire Department would keep the funds of any personal property on the inside.

Ald. Daugherty asked what the cost of the project is. Mayor Kennedy stated that the cost of the total project is approximately \$1,000,000; Whitefish Bay pays approximately \$300,000 of the total cost as the owner of the structure. Whitefish Bay also pays their portion according to the formula.

Ald. Vukovic asked when Glendale's Fire Station will be renovated. Administrator Safstrom stated in 2-3 years.

Ald. Gelhard asked what Glendale's percentage is of the remaining \$700,000. Administrator Safstrom explained that the City's current percentage is 28.07%, and in the year 2020 it will be adjusted. She further explained that the 2020 rate will be based on valuation, and that that number is currently unknown.

Motion was made by Ald. Wiese, seconded by Ald. Vukovic to approve Resolution No. 19-04 Confirming Obligation to Contribute to the North Shore Fire Department's Budget to Pay Debt Service on Bonds Issued by the Village of Whitefish Bay on Behalf of the North Shore Fire Department. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Motion carried unanimously.

Motion was made by Ald. Vukovic, seconded by Ald. Shaw to approve Resolution No. 19-05 Approving the "Single or Multi-Year Capital" Budget to Remodel the Whitefish Bay Fire Station in 2019. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Motion carried unanimously.

VI. File No  
Resolution Supporting a Change in State of Wisconsin Statutes Exempting Tax Levy Authorized Under Wis. Stat. §66.0602(3)(h)2 for a Joint Fire Department to be Excluded from the Calculation Determining Eligibility for Qualification for the Expenditure Restraint Program under Wis. Stat. §79.05(2).

Mayor Kennedy explained that the communities that make up the North Shore Fire Department have been able to have the portion of our budgets that relate to the North Shore Fire Department be exempt from the tax levy limit per State Statutes. The City of Glendale has used this option in the past two years. However, there is currently no provision that would exempt the same increase from the expenditure restraint program. If approved, this resolution would be sent to our local legislators to show the City's endorsement for a change in state law to allow for an exemption from the expenditure restraint program for the same formula used for the tax levy exemption.

Motion was made by Ald. Daugherty, seconded by Ald. Wiese to approve Resolution No. 19-06 Supporting a Change in State of Wisconsin Statutes Exempting Tax Levy Authorized Under Wis. Stat. §66.0602(3)(h)2 for a Joint Fire Department to be Excluded from the Calculation Determining Eligibility for Qualification for the Expenditure Restraint Program under Wis. Stat. §79.05(2). Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Motion carried unanimously.

#### RECEIPT OF MONTHLY DEPARTMENT REPORTS.

Motion was made by Ald. Schmelzling, seconded by Ald. Gelhard, to place the monthly departmental reports for the month of January 2019 on file. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Motion carried unanimously.

COMMISSION, COMMITTEE AND BOARD REPORTS.

There were several updates from Council members, on the activities of the various Commissions, Committees and Boards on which they serve.

CLOSED SESSION.

Motion was made by Ald. Shaw, seconded by Ald. Daugherty, to convene in Closed Session at 6:58 p.m., per Wis. Stats. §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 required a closed session (North Shore Library). Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Motion carried unanimously.

A closed session of approximately 26 minutes was held in which the Council discussed the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons required a closed session (North Shore Library).

Motion was made by Ald. Wiese, seconded by Ald. Shaw, to reconvene to open session and regular order of business. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Motion carried unanimously.

ADJOURNMENT.

There being no further business, motion was made by Ald. Shaw seconded by Ald. Daugherty, to adjourn the meeting. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Motion carried unanimously. Motion carried and adjournment of the Common Council was ordered at 7:24 p.m. until Monday, March 11, 2019, at 6:00 p.m.

Miranda Etzel  
City Clerk

Recorded: February 26, 2019.