

CITY OF GLENDALE COMMON COUNCIL

Meeting Minutes

June 14, 2021

Regular meeting of the Common Council of the City of Glendale held in City Hall, 5909 North Milwaukee River Parkway, Glendale, Wisconsin.

The meeting was called to order by Mayor Kennedy at 6:00 p.m.

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

Other Officials Present: Rachel Safstrom, City Administrator; John Fuchs, City Attorney; Mark Ferguson, Police Chief; Todd Stuebe, Community Development & Planning Director; Mustafa Emir, City Engineer; Charlie Imig, Director of Public Works; and Megan Humitz, City Clerk

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, June 10, 2021, 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.

PUBLIC COMMENT.

No public comment.

CONSENT AGENDA.

I. File No. _____

Adoption of Minutes of Meeting held on May 24, 2021, Review and Approval of Accounts Payable, and Compliance Maintenance Annual Report and Glendale Resolution authorizing the filing of the Compliance Maintenance Annual Report with the Wisconsin Department of Natural Resources.

Motion by Ald. Daugherty, seconded by Ald. Shaw, to adopt the minutes of the meeting held on May 24, 2021, approve Accounts Payable, and Compliance Maintenance Annual Report and Glendale Resolution authorizing the filing of the Compliance Maintenance Annual Report with the Wisconsin Department of Natural Resources. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried.

NEW BUSINESS.

II. File No. _____

Resolution Honoring Bruce Cole for His Decades of Service to the City of Glendale.

Mayor Kennedy stated Bruce Cole has been an active member of the School District, served as an Alderman, has been on several committees, worked as an Election Day Poll Worker, and has also been active in several volunteer organizations for nearly four decades. The Common Council would like to honor Bruce Cole for his overall volunteerism and service to the community, the schools, and the City.

Motion by Ald. Shaw, seconded by Ald. Wiese, to approve the Resolution Honoring Bruce Cole for His Decades of Service to the City of Glendale. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried.

III. File No. _____

Resolution Recognizing June 2021 as LGBTQ+ Pride Month in the City of Glendale.

Mayor Kennedy stated the City of Glendale is recognizing June as LGBTQ+ Pride Month, in order to acknowledge the inclusion and acceptance of all people in the community. The resolution appreciates the cultural, civic, and economic contributions of LGBTQ+ members of the community; as well as reaffirms a commitment to standing in solidarity and celebrating authenticity, acceptance, and love.

Motion by Ald. Vukovic, seconded by Ald. Gelhard, to approve the Resolution Recognizing June 2021 as LGBTQ+ Pride Month in the City of Glendale. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried.

IV. File No. _____

Schedule Public Hearing for Monday, July 12, 2021 at 6:00 p.m. for a Request to Rezone 6076 and 6100 North Port Washington Road (Tax Key Parcels 163-8993-000 and 163-8992-000) from B-1, F2 District to B-1, F1 District.

Administrator Safstrom stated the applicant, Keyhan Sheikholeslami, owner of Ogden Cleaners, has been informed by the Wisconsin Department of Transportation that they will need to relocate due to the construction of I-43 and expansion of Port Washington Road. They wish to continue their business in the City of Glendale at 6076 N. Port Washington Road. Currently, the zoning of the property does not allow for this use. At the same time, 6100 N. Port Washington Road (Valvoline) is a legal non-conforming use. Rezoning both properties will allow for full compliance for both businesses. It will also alleviate concerns of “spot zoning” in the City. Staff has reviewed the location and feels the Ogden Cleaners at 6076 N. Port Washington Road location will be a good fit. The Plan Commission is scheduled to hold a public hearing on July 6, 2021. Due to time restraints, the Common Council is requested to schedule their public hearing for Monday, July 12, 2021. The current scheduled closing date is July 20, 2021, and there is a need to vacate the old building by the end of August.

Ald. Wiese questioned if the businesses will retain their individual status. Administrator Safstrom confirmed this to be the case, and clarified the 6100 N. Port Washington Road property will become a legal conforming use.

Motion by Ald. Shaw, seconded by Ald. Schmelzling, to Schedule the Public Hearing for Monday, July 12, 2021 at 6:00 p.m. for a Request to Rezone 6076 and 6100 North Port Washington Road (Tax Key Parcels 163-8993-000 and 163-8992-000) from B-1, F2 District to B-1, F1 District. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried.

V. File No.

Recommendation from the Library Review Committee to commence marketing and education on the City of Glendale decision to exit the North Shore Library Agreement.

Administrator Safstrom stated at the direction of Common Council and the establishment of the Library Committee, the Library Committee hired a consultant to develop a community survey to assess resident opinions and the feasibility of the future of library services in Glendale. The City received 719 survey responses, and of those, 96.8% of respondents reported that they lived in Glendale. A full recommendation for the committee is still being formulated, and is anticipated by the end of Summer 2021. Upon initial review and discussion, it became apparent that there is a need for public education. Due to the timeliness of that need, a separate recommendation to the Common Council is necessary. The Library Review Committee is recommending a provision of immediate public education regarding the circumstances by which the City of Glendale left the North Shore Library, the status of the future of library services within Glendale and initial results from the survey. This would include approving community tables and outreach efforts at community events, as well as reaching out to key community partners and potentially providing speaking opportunities at events to engage the public on this topic; seeking support from all Alderpersons in this community engagement effort within their respective wards; and approval of funding to initiate an RFP for a public relations/marketing firm to assist in developing a PR/Marketing strategy pertaining to the future of library services within the City.

Mayor Kennedy stated numerous constituents were unaware of the reasons Glendale left the North Shore Library, and therefore it is necessary to educate residents and inform them on why we are going through this process. Administrator Safstrom stated at this time there is not a specific amount of money being requested, however it may be possible to receive quotes from a couple of firms to present at the next Council meeting. In regards to marketing efforts, a mailing citywide was previously done on the front page of the newsletter as well as a postcard survey and various social media efforts. The committee would also like to have alderpersons available at booths at various events, such as the 4th of July, Root Beer Bash, and Music in the Glen, to provide information to residents.

Ald. Schmelzling stated he would like to see the Committee provide a list of options and criteria that would be included to seek out a public relations/marketing firm to assist with the project.

Motion by Ald. Wiese, seconded by Ald. Schmelzling, to approve the Library Review Committee to postpone this topic to the next meeting. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried.

VI. File No. _____

Recommendation from the North Shore Water Commission for approval of a Joint Resolution Authorizing the Sale of Land.

Administrator Safstrom stated the Wisconsin Department of Transportation (WisDOT) is purchasing properties to prepare for a project to expand I-43 and make other improvements in the vicinity of the Water Filtration Plant. During the design phase of this project, WisDOT determined that it would be necessary to purchase a strip of property along the west side of N. Jean Nicolet Rd. This spring WisDOT retained the services of Hicks Company Inc. to prepare an appraisal of said property. Plant staff carefully reviewed the appraisal and the stakes that were placed during the property survey and determined that the sale of the property does not adversely impact the Commission.

The North Shore Water Commission reviewed the appraisal and WisDOT's agreement for purchase of real estate at the April meeting. Attorney John Fuchs reviewed the matter and determined that the Commission is not authorized to approve the sale of real estate because the member utilities are the tenants in common. The governing bodies of each member municipality must approve the sale of property or authorize the Commission to approve the sale. After that meeting, Whitefish Bay representatives reviewed the appraisal and determined that it would be appropriate to retain the services of a qualified firm to get an independent appraisal as allowed by Wisconsin Statutes. On June 3, 2021, the independent appraisal was finalized and WisDOT was duly notified. The original appraisal places the value of the property at \$58,900; the independent appraisal is at \$61,600. Based on the latest appraisal, it appears that a sale price of \$61,600 is fair, and it is recommended that the member municipalities use the resolution to authorize the sale of property.

Ald. Shaw raised the question of what will happen to the sidewalk as a result of this project. Administrator Safstrom clarified the agreement states there will be a widened sidewalk from Bender Road to Green Tree Road along N. Jean Nicolet Road.

Motion by Ald. Gelhard, seconded by Ald. Daugherty, to approve the North Shore Water Commission Joint Resolution Authorizing the Sale of Land. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: Ald. None. Absent: None. Abstain: None. Motion carried.

VII. File No. _____

Review and approval of Application for Transient Merchant Permit filed by Tree-Ripe Fruit Co.

Administrator Safstrom stated an application was received from Tree-Ripe Fruit Co, a new applicant for the City of Glendale. The application was approved by the City of Glendale

Police Department. Tree-Ripe Fruit Co. will operate out of the parking lot at Village Outdoor Living, located at 6075 N. Green Bay Avenue, from 3:00-4:30 p.m. on June 29th and July 27th.

Motion by Ald. Shaw, seconded by Ald. Wiese, to approve the Application for Transient Merchant Permit filed by Tree-Ripe Fruit Co. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: Ald. None. Absent: None. Abstain: None. Motion carried.

VIII. File No. _____
Review and Acceptance of Tree Donation from Mrs. Cathy Borman.

Administrator Safstrom stated the Public Works Department was contacted by Mrs. Cathy Boorman, a Glendale resident that lives in the Crestwood neighborhood. Mrs. Boorman would like to donate \$450.00 for a memorial tree with a plaque in memory of her late husband in Wingate Park. The memorial tree will be a Fall Fiesta Sugar Maple (*Acer saccharum* 'Balista'). Fall Fiesta Sugar Maples are native to the Midwest and do well when sited away from roads. It can be used as a focal point for fall color or as an accent tree, making it a perfect memorial tree. Additionally, staff has previously cut down several hazard trees in this Park creating a need for new trees. City staff will plant this tree, set the plaque and supply wood chips. Additionally, Staff will determine best locations for the planting. The cost for City Staff to assist with this project is estimated at around \$250. The Public Works Department has sufficient funds to cover these costs. The Public Works Department will send out an official thank you letter to Mrs. Boorman for her donation.

Motion by Ald. Shaw, seconded by Ald. Daugherty, to approve the Tree Donation from Mrs. Cathy Borman. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried.

IX. File No. _____
Review and Approval of Bid for the 2021 Hampton Avenue Off Ramp – Hydrant & Sanitary Manhole Relocation.

Administrator Safstrom stated two bids were received, reviewed and tabulated for the 2021 Hampton Avenue Off Ramp – Hydrant & Sanitary Manhole Relocation project. Upon confirmation of the bid documents, Mid City Corporation was the low bidder. This project falls under the Wisconsin Department of Transportation (WisDOT) trans 2002 project agreement and 90% of the costs are reimbursed by the WisDOT per the signed Agreement for Design Project ID: 1228-22-01. The City of Glendale's share of construction is estimated to be \$19,474 after final reimbursement. The estimated construction inspection costs are \$40,000. These inspection costs are also 90% reimbursable per the signed WisDOT agreement. Staff recommends that the City award a contract to the low responsible bidder, Mid City Corporation, in the amount of \$194,740.00. Mid City Corporation is an established contractor in the area and has performed well on other similar construction projects in the City. Additionally, Mid City Corporation is currently the contractor for the 2021 Watermain Improvement Project.

Motion by Ald. Gelhard, seconded by Ald. Schmelzling, to approve the Bid for the 2021 Hampton Avenue Off Ramp – Hydrant & Sanitary Manhole Relocation and Award

of Contract to Mid City Corporation. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried.

X. File No.

Review and Approval of Wisconsin Department of Transportation Traffic Mitigation Grant/Agreement for 2021.

Administrator Safstrom stated the Wisconsin Department of Transportation would like to enter into an agreement with the Department of Public Works (DPW) to provide funds for traffic mitigation impacts related to the I-43 URT project. Funds will be used to reimburse DPW for the implementation of intersection improvements, pavement maintenance and restoration, signal timing and equipment improvements, signing and pavement marking improvements and other activities associated with the I-43 URT project. Funding amount is \$100,000 for 2021, additional contracts will be executed for services in 2022 and 2023. The Common Council has already approved a similar agreement with for the Glendale Police Department. The Public Works Department will track costs to determine if future funding allocations need to be revised. Staff recommends approval of the Agreement between the Wisconsin Department of Transportation and the Glendale Department of Public Works for 2021 Traffic Mitigation related to the I-43 URT Project.

Ald. Wiese asked for clarification on the specifics of the URT project. Administrator Safstrom clarified it is the project on I-43 from Capital Drive to Hampton Avenue.

Motion by Ald. Daugherty, seconded by Ald. Vukovic, to Approve the Wisconsin Department of Transportation Traffic Mitigation Grant/Agreement for 2021. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried.

XI. File No.

Application for change of zoning 5201 N. Port Washington Road from B-1 Business and Commercial to Planned Unit Development for Chick-fil-A – Referral to Plan Commission.

Administrator Safstrom stated HR Green, Inc. has submitted a request to rezone 5201 N. Port Washington Road to Planned Unit Development for a Chick-fil-A. Current zoning of the property is B-1, and draft plans have been provided. A traffic analysis has been conducted with minimal need to change patterns. The construction is not planned for a residential area, and will be done at a controlled intersection, with most traffic issues having been mitigated.

Ald. Vukovic stated she is impressed with developers on the project, as they took the time to listen to the concerns raised after a previous attempt at an application for zoning. She stated the plan is cohesive for what is trying to be done, is in a good location, and does not appear that there should be any issues with traffic. The planned location will be a drive-through and curbside only location, with no dine-in option, which is going to be the first in the Midwest of this concept.

Motion by Ald. Daugherty, seconded by Ald. Shaw, to Approve the Application for change of zoning 5201 N. Port Washington Road from B-1 Business and Commercial to Planned Unit Development for Chick-fil-A – Referral to Plan Commission. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried.

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.

ADJOURNMENT.

There being no further business, motion was made by Ald. Vukovic, seconded by Ald. Shaw, to adjourn the meeting. Ayes: Ald. Vukovic, Daugherty, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried and adjournment of the Common Council was ordered at 6:39 p.m., until Monday, June 28, 2021, at 6:00 p.m.

Megan Humitz
City Clerk

Recorded: June 15, 2021.