



CITY OF BURLINGTON
Committee of the Whole Minutes
Robert Miller, Mayor
Diahnn Halbach, City Clerk
Tuesday, September 16, 2014

1. Call to Order/Roll Call

Mayor Robert Miller called the meeting to order at 6:30 p.m. starting with roll call. Aldermen present: Bob Prailes, Ed Johnson, Peter Hintz, Ruth Dawidziak, Tom Vos, Tom Preusker and Todd Bauman. Excused: Jon Schultz.

Also present: City Administrator Kevin Lahner, City Attorney John Bjelajac, Police Chief Peter Nimmer, Public Works Director Craig Workman, Director of Administrative Services Megan Watkins, Treasurer Steve DeQuaker, Library Director Gayle Falk, and Tom Foht of Kapur & Associates.

2. Citizens Comments and Questions

There were none

3. Approval of Minutes from September 2, 2014

A motion was made by Dawidziak with a second by Vos to approve the minutes from September 2, 2014. With all in favor, the motion carried to approve the minutes.

4. Ordinance 1990(9) to consider repealing Chapter 57-8(B) and creating Chapter 176 of the City of Burlington Municipal Code relating to the Health Department.

Mayor Miller introduced Ordinance 1990 and explained that this lays the groundwork for the closing of the Western Racine County Health Department and allows us to move on to the Central Racine County Health as our health care provider as required by state law. Mayor then opened it up for discussion.

Hintz wanted to know if the new health department would be using the offices that are being used now or if they would be located elsewhere. Mayor responded that Central Racine County Health Department is located out of Franksville and will not be using office space in the Burlington location; however, we would be receiving increased services that was not previously provided by Aurora.

Hintz then wanted to know if residents would be required to go to them rather than them coming to us as they have in the past. Mayor responded that they would be coming to us; however the location and logistics of that has not yet been determined but that they would not be establishing permanent office space.

Preusker asked if they need to find a location by January 1, 2015. Lahner replied that in accordance with the proposed two year contract, they would be providing service out of their Franksville location.

Prailes commented that the costs are going up, yet because they won't have a location here, people will need to go to Franksville for their vaccinations and healthcare. Mayor replied that there is a nominal cost increase however, it's a state requirement to be in an existing health department.

Vos felt that this should be taken to and discussed with at State level due to the lack of responsiveness this requirement entails. Vos further stated that many people don't drive or own a car, which would make it extremely difficult for them to get to Franksville for the necessary healthcare they are supposed to be provided.

Mayor stated that with the increased services being offered, there will be immunization clinics and well-baby visits, along with restaurant inspections, which was previously done at state level rather than county level; they just won't have a permanent local presence like that of Aurora. Mayor further stated that there are nine other municipalities involved in the Central Racine County Health Department.

Vos asked if we are required to have a two year contract. Lahner responded that through discussions with the county and the other nine communities, in order to get the health services we need, this was something in which all the other communities were able to agree upon and the best available solution in order to comply with the state requirements.

Mayor also cautioned that the proposed agreement took a lot of time to coordinate with other eight jurisdictions and put together something that everyone could agree to. Mayor also stated that Central Racine does not have to let us join and if we decide not to accept the contract, it would hurt us and the other eight communities, in addition, we would need to find another health department before December 31, 2014.

Attorney Bjelajac stated that the contract is for two years with automatic one year renewals, which will warrant review after participation in order to ensure equity and fairness for all the communities. Bjelajac further stated that he feels this is a good contract and recommends approval.

5. **Resolution 4691(25)** to consider approving a two-year agreement with Central Racine County Board of Health for Public Health Services.

Mayor Miller introduced Resolution 4691(25) and opened it up for discussion.

Vos stated that he feels the main four municipalities involved in the decision making should be made aware of our large number of people, including the City of Burlington, Town of Burlington, and Waterford, who won't want to or are incapable of driving to Franksville and deem it reasonable to have an office location here especially considering that our combined population greatly contributes dollar wise to the health department.

There was no further discussion.

6. **Resolution 4692(26)** to consider approving a Certified Survey Map for property located a 2600 Browns Lake Drive.

Mayor Miller introduced Resolution 4692(26) and explained that this is the old Cotton Picker restaurant site and is in the process of being purchased and land sub-divided for future development. Mayor then opened it up for discussion.

Preusker inquired why they want to divide the current parcel into two parcels and where would the access be. Mayor responded that they want to use the existing building and rehab it and then break off the second part for future expansion and that access for the second parcel would be off of the first parcel.

Lahner stated that we wouldn't allow development without a cross access agreement between the two lots. Lahner further explained that the CSM contains access restrictions by the DOT off of Highway 36, so therefore the entry has to be off County Road W, which also shows the ingress/egress for lot 2.

Vos inquired as to why we couldn't push the issue of obtaining access off of Highway 36. Lahner responded that we could push the issue if we needed; however in this particular location, the access is really close to Highway W and we'd have to look at it from a traffic perspective but it wouldn't be a wise idea to allow direct access from this particular location.

Johnson inquired as to whether or not the new owners would be responsible for paying the cost of the sewer and water utilities. Lahner replied that either the sellers or the new owners would need to pay for all the improvements and existing special assessments and has to be paid before the lot can be transferred.

Preusker felt that access on the lot was really bad and could be potentially creating a bad traffic flow situation. Prailes stated that there was a lot of traffic going in and out when Cotton Picker was in business and that office space would more than likely have less traffic going in and out.

Bauman asked if the buildings were being purchased with the speculation for future prospective clients or if the space has already been leased out. John Fleischman from Scherrer Construction, responded that 75% of the existing building will be leased as soon as the purchase is complete.

Bauman also inquired if the existing building was being taken down and being replaced with a new building. Mayor responded that they would be renovating the existing space and that lot 2 would be held for future development.

There was no further discussion.

7. **Resolution 4693(27)** to consider approving a reduction in the irrevocable letter of credit for the public infrastructure improvements for the Glen at Stonegate Subdivision, Addition One.

Mayor Miller introduced Resolution 4693 and explained that the developer has completed the agreed upon infrastructure improvements that were required by the City with the exception of the street trees and the developer is now requesting a Letter of Credit. Mayor Miller then opened it up for discussion.

Preusker asked if this was common practice for a developer to not finish a project and then inquired as to whether the money would be kept in a reserve account. Mayor Miller responded that the \$14,141 would be held for tree planting after the homes have been built.

Preusker then asked if planting the trees now was an option. Prailes responded that doing so would more than likely kill the trees due to construction vehicles moving in and out and it would be best to wait to until after the houses have been constructed.

Lahner added that BMO Harris took over the development after the developer failed, and then completed the rest of the requirements, with the exception of the trees; which it was agreed upon that the City would complete with the \$14,141 cash deposit set aside for those trees.

There was no further discussion.

8. **Resolution 4694(28)** to consider approving the purchase of a sport utility vehicle (SUV) for the Building Inspection Department for the not-to-exceed amount of the \$15,000, plus title and license fees.

Mayor Miller introduced Resolution 4694 and opened it up for discussion.

Hintz wanted to know if the vehicles being considered were the ones included in the packet. Lahner explained that the vehicles shown in the packet were just examples of the types of vehicles being considered but for now is just seeking authorization to spend up to \$15,000 in order to purchase a used vehicle instead of a brand new vehicle.

Bauman asked why the old Taurus from the police department wasn't being considered. Lahner replied that it's not the right vehicle for the job and is scheduled to be traded in towards a new police vehicle. Lahner also said the Taurus is in need of major repairs.

Prailes stated that there were two cars scheduled to be traded in for new police vehicles – the Taurus and a Crown Victoria. Prailes then asked if the Crown Vic was a plausible option. Mayor Miller replied that the Crown Vic needed a new transmission amongst other repairs. Chief Nimmer also responded that the Crown Vic had over 90,000 miles on it and repairs could total anywhere from \$4000 - \$6000 and didn't anticipate getting much of anything for a trade.

Johnson stated his appreciation to the staff for considering an alternative vehicle option and felt that a savings of \$10,000 was a good thing.

There was no further discussion.

9. **Motion 14-783** to consider approving a Certificate of Appropriateness in the HPC Overlay District for 436 N. Pine Street.

Mayor Miller introduced Motion 14-783 and opened it up for discussion.

There was no discussion.

10. **Motion 14-784** to consider approving a Certificate of Appropriateness in the HPC Overlay District for 701 N. Pine Street.

Mayor Miller introduced Motion 14-784 and opened it up for discussion.

There was no discussion.

11. Adjourn

A motion was made by Vos with a second by Preusker to adjourn the meeting. With all in favor, the meeting adjourned at 7:15 p.m.

Minutes respectfully submitted by:

Diahnn C. Halbach
Burlington City Clerk
Racine & Walworth Counties