



**CITY OF BURLINGTON**  
**Committee of the Whole Minutes**  
**Jeannie Hefty, Mayor**  
**Diahnn Halbach, City Clerk**  
**Tuesday, July 5, 2016**

**1. Call to Order/Roll Call**

Mayor Jeannie Hefty called the meeting to order at 6:30 p.m. starting with roll call. Aldermen present: Ed Johnson, Bob Grandi, Ruth Dawidziak, Tom Vos, Jon Schultz, Tom Preusker and Todd Bauman. Excused: John Ekes.

Also present: City Administrator Carina Walters, Director of Administrative Services Megan Watkins, City Attorney John Bjelajac, DPW Director James Bergles, Building Inspector Gregory Guidry, and Police Chief Mark Anderson.

**2. Citizens Comments and Questions**

Thomas Binger, Assistant District Attorney for Kenosha County, introduced himself and stated that he would be running for District Attorney for Racine County in the upcoming August election.

**3. Approval of Minutes from June 21, 2016**

A motion was made by Dawidziak with a second by Grandi to approve the minutes from June 21, 2016. With all in favor, the motion carried to approve the minutes.

**4. Topic:     Discussion and update regarding the Burlington Community Pool Project.**

Mayor Hefty introduced the discussion topic and handed it over to City Administrator, Carina Walters for further information.

Walters explained that there would be an overview of Phase 1 – Site Assessment, as well as an update on Phase 2 in respect to the pool study and next steps. Walters stated that Phase 1 has been completed and would be reviewed further in tonight's discussion and then introduced Scott Hoffman, and Jean Otter as presenters.

Hoffman, Treasurer for the pool, gave a brief history of the pool and reviewed the new Pool Board structure. Hoffman stated that the pool board formerly comprised of four members from each of the four service clubs – Jaycees, Kiwanis, Lions and Rotary, but that over the years, participation had declined greatly and it became difficult to find volunteers. Hoffman stated that in discussions with their attorney, who oversees the 501C non-profit that runs the pool, suggested a nine-person board – one member from each of the four services clubs, an appointee from the Wagner Foundation, a Mayor-appointed Common Council member, and three at-large members. Hoffman further stated that it is their goal to raise enough money to be able to afford the continued operations of the pool, including things such as salaries, chemicals, and repairs; however, it is also their goal to bring this to referendum in order to cover all the costs of building a new pool. Hoffman further stated that marketing efforts to improve awareness of the pool location is also being made.

Alderman Bob Grandi gave an overview of the Phase 1 – Site Assessment. Grandi stated that three separate soil borings were completed and that the overall quality of the soil is good which gives the ability to be flexible for possible relocation of the pool and building. Grandi further reviewed the findings of the study of the current pool structures. The study revealed that these structures are at or near the end of their lifespans, with numerous cracks and filtration issues and pumps that are heavily corroded. Grandi further stated that the pool heater was termed “barely operational” and is in need of replacement, plus there are issues with the pool enclosure, which houses the bathrooms, changing rooms and showers, as well as the fencing, the parking lot and even the playground equipment. Grandi added that there are also power lines that go over the playground, insufficient ADA compliant access in numerous areas, inadequate parking, and lack of privacy in the showers. Grandi stated that overall, the study showed that a remodel of the current pool is not worth the time or money.

Jean Otter then reviewed Phase 2 – Preliminary Design, which included potential options of what the pool could actually look like including many features such as splash pads, lap swim, zero depth pool, an aqua climb, resistance currents, a community room, etc. Otter stated that the objective is to include features and options that attract all ages, from toddlers to adults, and that Ayers and Associates are currently in the process of drafting three different designs which would be reviewed at the July 19, 2016 Committee of the Whole meeting. Otter further stated that they are seeking input and dialog from the community as well and that Ayers would be hosting an online website for interactive communication with the community, as well as communication via social media such as Facebook.

Grandi inquired as to when the public could view the tentative plans and give input. Walters responded that information would be ready by the end of August, which would be in time for the Pool Party; however there hasn't been a date set for a community wide workshop , which will be determined once the collective bodies can narrow down some options proceeding the July 19, 2016 Joint Committee Meeting.

Vos inquired about the cost of the pool stating that earlier on it was discussed that it would cost approximately \$3.5 million to rebuild the pool. Vos wanted to know how or when an actual cost would be determined and if that cost would be known prior to going to referendum or if it is the intention to ask for this amount via referendum before a final proposal is received. Walters responded stating that this can be done one of two ways. The first being that a “not-to-exceed” cap is put into place and that is the amount that the City would have to work with. The other option is to wait until we have a little bit more solid information which should be received very shortly from Ayers with some cost estimates and options. Hoffman added that Ayers will also be providing a business plan that will determine what future costs will be to continue operations of the pool and when those numbers are received, it will be up to council to determine if that is a number that can be worked with.

Schultz stated concern regarding the management plan for the pool and felt that this is a critical element that needs to be included in the discussion in order to determine whether or not the future costs to operate the pool can be sustained. Schultz further stated that if this discussion doesn't take place until sometime in September, that it might be too tight of schedule to include this referendum in the November election.

Schultz also stated concern about the cost of memberships to residents and that not only will their property taxes be affected, but they would be expected to pay to use the pool. Schultz felt that there is an entire class of people who will not be able to afford pool memberships.

Schultz also inquired about the community pool in Grays Lake, stating concern that they are having financial problems because of the cost of operations and asked staff to consider looking further into the issues of what's happening in Grays Lake in order to go into this with eyes wide open and understand the risks associated with it and to see if there are specific problems that they are facing that we can avoid. Grandi suggested researching pools that are also viable and successful. Schultz stated that no matter what, we just need to make sure we get this right because we only get once chance and if it's done wrong, the city will be on the hook for a lot of money for a long time.

Alderman Preusker stated that questions still remain regarding design, management, and ongoing sales that will be needed in order to generate revenue.

Alderman Johnson suggested that the discussion on this topic come to an end.

5. **Topic:** Discussion to consider laying a 75 feet by 24 feet section of asphalt between 32114 Droster Avenue and the entrance to Lois Stor-all in the Town of Burlington.

Mayor Hefty introduced the discussion topic and then handed it over to DPW Director, Jim Bergles, for further information. Bergles explained that Droster Avenue is a dead end street west of Milwaukee Avenue and that the City owns approximately 450 feet of it, while Lois Stor-all owns the remaining 104 feet. Between these two pieces is a section of City roadway that has failed and is partial gravel, which is approximately 75 feet long by 24 feet wide. Bergles explained that Lois Stor-all wishes to asphalt their section and has asked the City to consider paving the City owned section. Bergles further reviewed the cost stating that the estimated city cost to pave a 75 foot by 24 foot road section is \$4,059 at \$20.50 per square yard, but because this project was not budgeted for, it would come out of the City's General Fund.

Alderman Schultz stated that if it's a city road, it should be paved.

6. **Topic:** Resolution 4798(17) – to consider approving a master agreement for municipal engineering services with Kapur and Associates, Inc.

Mayor Hefty introduced Resolution 4798(17) and then handed it over to Walters for further information.

Walters explained the background history of the City's relationship with Kapur, stating that the City began contracting with Kapur for municipal engineering services in 2000. Walters further stated that in 2013, the City released a Request for Proposals for engineering services and although nine were received, Kapur was retained due to being the most qualified engineering firm and then contracted a three-year master agreement from 2013-2016. The current proposed term for 2016-2017 would begin July 1, 2016 and would allow for the option to annually renew until December 31, 2019. Walters further stated the proposed contract shows an overall 1.5% increase for years 2017-2019.

7. **Topic:** Motion 16-845 to consider approving the 2015 Annual Audit.

Mayor Hefty introduced Motion 16-845 and then handed it over to City Treasurer Steve DeQuaker for further information. DeQuaker introduced Patrick Romenesko, CPA for the City of Burlington.

Romenesko reviewed the annual report and highlighted three specific areas which included the Infrastructure Fund Deficit Balance, the Fund Balance of the General Fund, and New Reporting for Pensions.

8. **Topic:** Motion 16-846 to consider approving an Airport Hangar Lease with Burlington Aero Group at 1364 Mike Taxiway.

Mayor Hefty introduced Motion 16-846 and opened it up for discussion. There was no discussion.

9. **Topic:** Motion 16-847 to consider approving an Airport Hangar Lease with MJJ Holding at 711 Airport Road.

Mayor Hefty introduced Motion 16-847 and opened it up for discussion. There was no discussion.

**10. Adjourn**

A motion was made by Grandi with a second by Preusker to adjourn the meeting. With all in favor, the meeting adjourned at 8:03 pm.

Minutes respectfully submitted by:

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Diahnn C. Halbach  
City Clerk  
City of Burlington