



CITY OF BURLINGTON
Committee of the Whole Minutes
Jeannie Hefty, Mayor
Diahnn Halbach, City Clerk
Wednesday, April 5, 2017

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, City Attorney John Bjelajac, Finance Director Steve DeQuaker, Director of Administrative Services Megan Watkins, Police Chief Mark Anderson, Fire Chief Alan Babe, DPW Director Jim Bergles, and Building Inspector Gregory Guidry.

Student Representatives - Present: None. Excused: Gabriel King and Ryan Werner.

2. Citizens Comments and Questions

There were none.

3. Approval of Minutes from March 21, 2017

A motion was made by Alderman Johnson with a second by Alderman Vos to approve the minutes from March 21, 2017. With all in favor, the motion carried to approve the minutes.

4. Topic: Presentation by the Aging & Disability Resource Center of Racine County (ADRC).

Diane Rogstad spoke on behalf of the ADRC and explained the purpose and mission of this organization.

5. Topic: Resolution 4831(50) to consider approving the acceptance of an Offer to Sell real property to Burlington Core Upgrades II, LLC for the properties formerly known as 261 E. Chestnut and 249 E. Chestnut.

Attorney Bjelajac presented to Council the revised Offer to Sell Agreement with Burlington Core Upgrades and explained that although the property is under the purview of the Community Development Authority (CDA), this item needs to be reviewed by Council due to there being contingencies on the purchase in which Council needs to be aware of. Bjelajac further explained that the Common Council needs to approve the Offer to Sell, as once the property is sold, the property will no longer be under the purview of the CDA; therefore the City and the Developer will need to work on any future applications to the State of Wisconsin for any property variances as a result of the future development. In addition, the city applied for a Site Assessment Grant (SAG) through the State of Wisconsin for the development site, in which a closure letter from the DNR will need to be obtained by the City, and the Developer may incorporate residential as part of the future development.

Alderman Schultz asked for an example of a variance that might be requested. Tom Stelling, member of Burlington Core Upgrades, LLC, responded that a potential variance might be needed because of the parking deck and necessary access between buildings in order to comply with zoning ordinances and state statutes.

Alderman Schultz also inquired as to why residential is relevant to the Council. Bjelajac responded that the buyer wanted assurances from both the CDA and Council that there would be no objections to potential residential units being included with the development per the zoning code.

6. **Topic: Resolution 4832(51)** to consider approving an Engineering Service Agreement with Baxter Woodman for the Well 11 Radium Compliance Improvement Project in the amount of \$43,000.

Jim Bergles explained the background history in regards to Well #11 and meeting compliancy requirements with the DNR. Approving Baxter & Woodman as the engineering firm to provide construction related services to oversee the radium removal installation at Well #11, is one of the last steps required before starting the project.

Bergles further stated that the City has notified the DNR that it plans to make use of the low interest loan money available through the Safe Drinking Water Loan Program for the installation of the treatment at Well #11 and the DNR has extended our deadline to close on the loan until June 28, 2017. Also, the \$43,000 fee will be paid out of the Safe Drinking Water Loan Fund.

7. **Topic: Resolution 4833(52)** to consider approving an award of bid for the Radium and Strontium Treatment System for Well No. 11 to Butters Fetting for the total amount of \$847,500.

Jim Bergles explained that four bids were received and opened for the Radium and Strontium Treatment System for Well #11 and pursuant to review and recommendations by the project engineer and Bergles, it was determined that Butters Fetting was the lowest bidder and should be awarded the project.

Alderman Schultz asked why the base bid of \$847,500 was so much over the Engineering Estimate of \$800,000. Bergles responded that the increase is due to the increase in steel costs.

8. **Topic: Resolution 4834(53)** to consider approving an award of bid for the 2017 Street and Sidewalk Improvement Program to Reesman's Excavating and Grading, Inc., for the total Base Bid of \$1,435,623.90.

Jim Bergles explained that four bids were received and opened for the 2017 Street and Sidewalk Improvement Program and Reesman's was the lowest and most responsive bidder and recommends approval of this award of bid.

Alderman Schultz inquired as to the total miles of road within the City of Burlington and if we are keeping up with costs and repairs. Bergles responded that he will need to get back in regards to the total miles of road within the city, however, the budget determines how much can be spent each year on road repairs. Schultz asked for those numbers to be brought forward to a future meeting in order to get a better idea of whether the budget is sufficient enough as to not fall behind on road repairs.

Topics 9 – 16. Finance Director, Steve DeQuaker, explained that the following resolutions were being presented before Council as one large bond versus two bond sales as determined at the March 21, 2017 Committee of the Whole meeting. DeQuaker further explained that several of the resolutions need to be adopted separately because each bond has a separate purpose. DeQuaker stated that it was also discovered that the City would have the opportunity to refund a 2007 bond and save approximately \$111,000 in interest. DeQuaker then introduced James Mann, from Ehler, to further review each resolution.

Mann distributed the Pre-Sale Report and explained that issuance expenses were originally factored on top of the total amount being borrowed; however, this amount was readjusted to be included in the total amount, which actually reduced the overall General Obligation Corporate Purpose Bond amounts from \$8,340,000 to \$8,220,000, resulting in adjustments to each resolution.

9. **Topic: Resolution 4835(54)** to consider an Initial Resolution Authorizing \$1,240,000 General Obligation Bonds for Street Improvement Projects.

Per James Mann, the amount needs to be amended to \$1,190,000.

10. **Topic: Resolution 4836(55)** to consider an Initial Resolution Authorizing \$180,000 General Obligation Bonds for Parks and Public Grounds Projects.

Per James Mann, the amount needs to be amended to \$170,000.

11. **Topic: Resolution 4837(56)** to consider an Initial Resolution Authorizing \$5,400,000 General Obligation Bonds for Swimming Pool Project.

12. **Topic: Resolution 4838(57)** to consider an Initial Resolution Authorizing \$290,000 General Obligation Bonds for Water System Projects.

Per James Mann, the amount needs to be amended to \$280,000.

13. **Topic: Resolution 4839(58)** to consider an Initial Resolution Authorizing \$1,230,000 General Obligation Refunding Bonds.

Per James Mann, the amount needs to be amended to \$1,180,000.

14. **Topic: Resolution 4840(59)** to consider a Resolution Directing Publication of the Notice to Electors.

15. **Topic: Resolution 4841(60)** to consider a Resolution Providing for the Sale of \$8,340,000 General Obligation Corporate Purpose Bonds, Series 2017A.

Per James Mann, the amount needs to be amended to \$8,220,000.

16. **Topic: Resolution 4842(61)** to consider a Resolution Providing for the Sale of Approximately \$1,660,000 Sewerage System Revenue Bonds, Series 2017B.

17. Topic: Motion 17-870 to consider approving a Certificate of Appropriateness in the HPC Overlay for 208 E. Washington Street and 400 N. Pine Street (Thrivent Financial Building). There was no further discussion.

Guidry explained that Thrivent Financial is giving their building a facelift and these plans have been approved by the Historic Plan Commission.

18. Topic: Motion 17-871 to consider approving a Certificate of Appropriateness in the HPC Overlay for 525 Milwaukee Avenue (Commercial Investment Properties).

Guidry explained that this building is next to the Teacher's Museum, and they wish to bring back the historical look. These plans have been approved by the Historic Plan Commission. There was no further discussion.

19. Adjourn

A motion was made by Alderman Grandi with a second by Alderman Bauman to adjourn the meeting. With all in favor, the meeting adjourned at 7:28 p.m.

Minutes respectfully submitted by:

Diahnn C. Halbach
City Clerk
City of Burlington