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**CITY OF BURLINGTON**  
**Committee of the Whole Minutes**  
**Jeannie Hefty, Mayor**  
**Diahnn Halbach, City Clerk**  
**Wednesday, February 19, 2020**

1. **Call to Order - Roll Call**

Mayor Jeannie Hefty called the Committee of the Whole meeting to order at 6:30 p.m. Roll Call: Present - Alderman Susan Kott, Alderman Bob Grandi, Alderman Ryan Heft, Alderman Steve Rauch, Alderman Jon Schultz, Alderman Tom Preusker, Alderman Todd Bauman. Excused: Alderman Theresa Meyer.

Student Representatives: Present - Thomas Martin (BHS), Peter DeSmidt (CCHS). Excused: None.

Staff present: City Attorney John Bjelajac, City Administrator Carina Walters, Assistant City Administrator/Zoning Administrator Megan Watkins, Public Works Director Peter Riggs, and City Intern Nicholas Faust.

2. **Citizen Comments** - NONE

3. **Approval of Minutes** - To approve the February 4, 2020 Committee of the Whole Meeting Minutes. Motion: Alderman Grandi. Second: Alderman Heft. With all in favor, the motion carried.

4. **PRESENTATION** - A presentation regarding the 2020 Census by M.T. Boyle, Senior Manager of Special Projects with Racine County.

M.T. Boyle, Chairperson for the Racine County "Together We Count" 2020 Census, explained what the census is and provided information as to the importance of participating in the 2020 Census. Boyle also reviewed the timeline as to when the census would be available and encouraged council and staff to get the message out to the residents of the City of Burlington.

5. **DISCUSSION:** A discussion regarding the findings of the Parks Facilities Needs Analysis concerning its recommendations regarding the public site fee and a possible park facility impact fee.

City Intern, Nick Faust, presented a PowerPoint and explained the purpose of the public site fee and impact fees. Faust stated that the current park fee of \$500 has not been changed since 1982 and suggested it be increased to \$680. Faust then suggested an impact fee be implemented to account for new capital facility costs incurred to accommodate the needs of land development, such as developing a new park facility; however, before an impact fee can be enacted, per State Statute, a municipality must first conduct a Public Facilities Needs Assessment based on the most recent data from the Department of Administration's projections, issued in 2015. Faust then reviewed the analysis findings and stated that both the Park Board and City Staff recommend that a park facility impact fee be established at \$975 per unit and increase the public site fee to \$680 for a total of \$1,155 per unit. Faust said based on future projections of 242 units by 2030, the City would collect \$400,510 for

development related park costs.

Alderman Schultz questioned the impact on the analysis if the population growth would be greater than projected and also questioned the total cost of an assumed affordable home being \$156,913 and wanted to know where that number came from. Faust responded that projections could definitely change and numbers would need to be updated. Faust explained that the affordable home value was determined using 30% of the current median household adjusted gross income and a 5% down payment. Faust further stated that the numbers are estimates based on DOA data. Schultz stated he didn't feel this analysis ultimately captures the reality of the market. Faust agreed that the numbers may not be reflective, however the numbers were used to demonstrate how the additional fees would impact the homebuyer.

Alderman Preusker commented that he appreciates the timing of the discussion as it relates discussions of the housing study and future development.

Alderman Grandi stated that an impact and public site fee of \$1,155 would keep us competitive with other municipalities and that something needs to be done.

Bradley Lois, Bear Realty, commented on the study and stated that additional fees and fee increases are a concern for realtors and that building expenses are already at an all-time high. Lois was concerned that additional fees could halt development and that developers would choose other locations to build because of the fees.

6. **RESOLUTIONS:**

- A. **Resolution 4996(49)** - To approve the Award of Bid for the Well #7 Generator Project to Hogan Electric for the not to exceed amount of \$176,000.

Director Riggs introduced the resolution and stated that auxiliary power is necessary in public water systems to ensure that pumping, treatment, distribution, and pressurization of the water system can still be achieved regardless of disruption in the power distribution network and that state code requires all municipal pumping stations, pump houses, and water treatment plants have a standby auxiliary power source, unless it's determined that there is sufficient pumping capacity with existing auxiliary power located at other water system facilities. Riggs stated that Well #7 and Origen Tower, Well #8, and Well #9 does not have auxiliary power and it is the goal of the utility to add auxiliary power to each of these facilities. Riggs further stated that three bids were received for Well #7 and were significantly under budget. It was determined that Hogan's bid was satisfactory and has been recommended for approval.

7. **ORDINANCES:** NONE

8. **MOTIONS:** NONE

9. **ADJOURNMENT**

Motion: Alderman Heft. Second: Alderman Preusker. With all in favor, the motion carried and the meeting adjourned at 7:31 p.m.

Minutes respectfully submitted by:

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Diahnn C. Halbach  
City Clerk  
City of Burlington