

CITY OF GLENDALE COMMON COUNCIL

Meeting Minutes

June 10, 2024

Regular meeting of the Common Council of the City of Glendale held in City Hall, 5909 North Milwaukee River Parkway, Glendale, Wisconsin and via Zoom conference call.

The meeting was called to order by Mayor Bryan Kennedy at 6:01 p.m.

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

Other Officials Present: Karl Warwick, City Administrator; Rhett Fugman, Police Chief; Jessica Ballweg, Deputy City Administrator; Charlie Imig, Director of Public Works; Jialin Li, Finance Manager; 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.

City Administrator Warwick advised that in accordance with the Open Meeting Law, the local news media was advised on Thursday, April 4, 2024, 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.

Swearing In

Chief of Police, Rhett Fugman, was sworn in by the City Clerk.

PUBLIC COMMENT.

Glendale resident, Kathleen Carey, 5711 N Crestwood Blvd, requested assistance from the Department of Public Works with trimming of bushes on Crestwood, as they are covering the stop signs at the intersections.

Glendale resident, Andrew Wheeler, 5700 N Bel Aire Dr, echoed the comments of Ms. Carey and requested consideration of the trees in the right-of-way be removed as they are not in good condition. Mr. Imig will have the City arborist review the condition of the City trees in the area.

CONSENT AGENDA.

I. File No.

Approval of \$1,000 for Candy for the July 4th Parade and Approval of Accounts Payable.

Motion by Ald. Daugherty, seconded by Ald. Gelhard, to Approve \$1,000 for Candy for the July 4th Parade and Approve Accounts Payable was approved. Ayes: Ald. Vukovic, Daugherty, Gelhard, Bailey, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried.

OLD BUSINESS.

II File No.

Resolution – Requesting a Review from the US Postal Service for Reassignment of ZIP Codes in the City of Glendale

Mayor Kennedy stated the Council was provided with a letter and a Resolution requesting the United States Postal Service combine the sections 53209 and 53212 ZIP Codes in Glendale into a new 53250 ZIP Code and that

the new 53250 Glendale ZIP Code and the current 53217 ZIP Code be jointly serviced by the US Post Office at 5651 N Lydell Avenue in Glendale.

Motion by Ald. Gelhard, seconded by Ald. Schmelzling, to Adopt the Resolution requesting a Review from the US Postal Service for the reassignment of ZIP Codes in the City of Glendale was approved. Ayes: Ald. Vukovic, Daugherty, Gelhard, Bailey, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried.

NEW BUSINESS.

III. File No.

A Proclamation Declaring June 19, 2024, as Juneteenth Day in the City of Glendale

Ald. Vukovic stated the provided proclamation calls upon the people of the City of Glendale to observe June 19, 2024, as Juneteenth Day.

Motion by Ald. Vukovic, seconded by Ald. Bailey, to Approve the Proclamation Designating June 19, as “Juneteenth Day” in the City of Glendale was approved. Ayes: Ald. Vukovic, Daugherty, Gelhard, Bailey, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried.

IV. File No.

A Proclamation Declaring the Month of June 2024 as LGBTQ+ Pride Month in the City of Glendale

Ald. Bailey stated the provided proclamation is to acknowledge and celebrate the contributions of members of the LGBTQ+ community and calls upon the people of the City of Glendale to observe June as Pride Month and actively promote a welcoming and inclusive community where people can be their full, authentic selves.

Motion by Ald. Bailey, seconded by Ald. Vukovic, to Approve the Proclamation Designating the Month of June as “LGBTQ+ Pride Month” in the City of Glendale” was approved. Ayes: Ald. Vukovic, Daugherty, Gelhard, Bailey, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried.

V. File No.

Review and Approval of Salary for Police Chief

Deputy City Administrator Ballweg stated the Police Commission appointed Captain Rhett Fugman as Police Chief effective June 1, 2024. It is appropriate for the Council to approve a salary for the Police Chief. Staff recommend \$125,000 for the Police Chief.

Motion by Ald. Shaw, seconded by Ald. Vukovic, to approve the authorization of the salary for the Police Chief to \$125,000 as requested was approved. Ayes: Ald. Vukovic, Daugherty, Gelhard, Bailey, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried.

VI. File No.

Authorization to Execute – 2024 Glendale Sanitary Sewer Cleaning and Televising Project with Aqualis, not to Exceed \$198,750

Director of City Services, Charlie Imig, stated the City of Glendale budgeted \$500,000 for sanitary sewer repairs. The project scope includes the cleaning and televising 124,500 Linear Feet of sewers in the northern sections of the City. Bid results for the 2024 Sanitary Sewer Cleaning and Televising were provided to Council. A total of \$50,000 is estimated for engineering contract administration, televising review, analysis, and improvement recommendations report. Staff recommends awarding the 2024 Glendale Sanitary Sewer Cleaning and Televising

contract to Aqualis in the amount of \$198,750.00 for the base bid. Aqualis, a subsidiary of New Restoration and Recovery Services, LLC, is prequalified with the City of Glendale. Although Aqualis has not performed work in the City of Glendale, their references were checked and verified. The company had strong references and former projects completed in other local municipalities for sewer televising and cleaning as verified by the references called.

Motion by Ald. Schmelzling, seconded by Ald. Gelhard, to authorize the City Administrator to execute the 2024 Glendale Sanitary Sewer Cleaning and Televising Project with Aqualis, not to Exceed \$198,750 was approved. Ayes: Ald. Vukovic, Daugherty, Gelhard, Bailey, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried.

VII. File No.

Authorization to Execute – Clovernook Storm Sewer Replacement Project with UPI, LLC in an Amount not to Exceed \$167,359

Director of City Services, Charlie Imig, stated the City of Glendale budgeted \$300,000 for storm sewer repairs. These funds are being proposed to be used to replace a portion of the Clovernook Storm Sewer. While funds were budgeted for storm sewer repairs, the specific project was not identified and this portion of the storm sewer is collapsing and is in need of replacement this year. The project scope includes replacing 418 linear feet of the failing storm sewer from 190 W. Clovernook Lane, west to the northwest corner of W Apple Tree Road and W Clovernook Lane. The storm sewer will be realigned to be closer to Clovernook Lane to allow for easier maintenance in the future, and four structures will be replaced. A total of \$40,000 is estimated is estimated for engineering design and construction. The bid results were provided to Council for the Clovernook Storm Sewer Replacement Project. The estimated engineering design and construction administration costs are \$40,000 for this project. Staff recommends authorizing the City Administrator to execute an agreement with UPI, LLC for the Clovernook Storm Sewer project, not to exceed \$167,359 with UPI, LLC. They are prequalified with the City of Glendale and have completed similar projects within the City within the past 5 years.

Motion by Ald. Gelhard, seconded by Ald. Schmelzling, to authorize the City Administrator to execute an agreement with UPI, LLC not to exceed \$167,359 for the Clovernook Storm Sewer Replacement Project was approved. Ayes: Ald. Vukovic, Daugherty, Gelhard, Bailey, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried.

VIII. File No.

Authorization to Execute – Watermain Replacement Agreement with UPI, LLC, Not to Exceed \$1,468,620.50

Director of City Services, Charlie Imig, stated the City of Glendale 2024 budgeted \$1,473,500 and \$504,000 for watermain and roadway improvements, respectively. Both funding sources will be utilized to construct water main replacement and pavement improvements along W. Rochelle Avenue, N. Ardara Avenue, and W. Eula Court. The bid results for the 2024 Glendale Water Main Replacement Project were provided to Council. The estimated engineering design and construction administration costs are \$267,5000 for this project. Staff recommends awarding the 2024 Glendale Water Main Replacement contract to UPI, LLC for the Base Bid and Alternates 2 and 4 in the amount of \$1,468,620.50. UPI, LLC is prequalified with the City of Glendale and has successfully completed similar projects within the City within the past 5 years.

Motion by Ald. Gelhard, seconded by Ald. Daugherty, to authorize the City Administrator to execute an agreement with UPI, LLC not to exceed \$1,468,620.50 for the 2024 Glendale Watermain Replacement Project was approved, which shall be contingent upon contractor submittal of substance abuse prevention program and contractor written safety program per City of Glendale Responsible Bidder Ordinance, and award of project Alternate 2 shall be contingent upon the City of Glendale acquiring two

required easements on private property. Ayes: Ald. Vukovic, Daugherty, Gelhard, Bailey, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried.

IX. File No.

Authorization to Execute – Professional Services Agreement with Ehlers, not to exceed \$14,000 for Tax Increment Financing Services for the properties generally known as 2510 West Good Hope Road, Parcels 100-998-4002, 100-998-4005, 100-998-4004, and 100-998-4003

Administrator Warwick stated New Land Construction is proposing a multi-family development at 2510 West Good Hope Road. As a result of the extraordinary costs for environmental clean-up, the developer is seeking the use of Tax Increment Finance (TIF) funds. The agreement with Ehlers would fund the study to create the TIF District and to study whether the project meets the “but for” test. The agreement will be funded by the developer; however the City is the client performing the study. As a result, staff is asking for authorization to execute a professional services agreement with Ehlers, with the costs reimbursed by the developer. Staff has been in discussion with Milwaukee County about the possibility of completing various public improvements with a portion of the TIF increment. If the County permits the City to complete these improvements, the City would be asked to fund 50% of the TIF Study, excluding the costs for the pro forma analysis. These proposed improvements include installation of a barrier curb to convert a lane of traffic to a bike lane and to replace the existing street lighting the is due for replacement.

Motion by Ald. Bailey, seconded by Ald. Schmelzling, to authorize the City Administrator to execute a professional services agreement with Ehlers for Tax Increment Finance studies, not to exceed \$14,000, with the City covering a portion of the costs if public improvements are funded by the TIF was approved. Ayes: Ald. Vukovic, Daugherty, Gelhard, Bailey, and Schmelzling. Noes: Shaw. Absent: None. Abstain: None. Motion carried.

X. File No.

Referral to the Community Development Authority (CDA) of an Amendment to a Planned Development District (PD) zoning at 2510 West Good Hope Rd

Ms. Meredith Perks, City Planner from Vandewalle & Associates stated in 2019, the City approved a Planned Development District (PD) rezoning at 2510 West Good Hope Road for a multi-family residential project lead by New Land Enterprise. That project was not constructed, and New Land Enterprises has submitted updated project plans to amend/update the PD. The 2019, the approved PD included a multifamily development of one apartment building of 48 units along the Good Hope Road frontage and 41 townhouse units in eight buildings of four to six townhouse units at the back of the site. In total, the PD approved 89 dwelling units with parking on the first floor of the apartment building as well as a surface lot and attached two-car garage parking for each townhouse unit. Development amenities included a community room, fitness center, pet spa, on-site management offices, and a ¼ mile pedestrian path. The estimated hard construction costs at that time were \$13.4 million. New Land Enterprises has reapproached the City with an updated development plan that requires the adoption of a new/amended PD. The current development proposal similar to the approved project from 2019 with a few modifications. The proposal is a multifamily development that consists of an apartment building along the Good Hope Road frontage with townhouse units behind. The current proposal is for 179 total units with 149 units in the apartment building and 30 townhouse units grouped in five buildings of five to eight townhouses each. The apartment building is in an L shape and will provide increased amenities to residents of both the apartments and townhouses, including inground pool, community club room, golf simulator, coworking space, 24-hour fitness center, pet spa, parcel room, bike parking, and on-site management offices. Units will be market driven and have high-end finishes, as outlined in the New Land PARC application narrative. The proposed development consists of four tax parcels totaling 5.4 acres. No structures currently exist on the site, however its former use as a greenhouse will require environmental remediation of the site. New Land Enterprises is in discussion with the City to create a new Tax Increment Financing District (TID) to address the remediation of the site. The Common

Council and the CDA will be required to review the proposed TID project plan and development agreement in the future. Entry to the site will be from Good Hope and Range Line Road for circulation around and behind the apartment building to provide access to the entrance to the apartment building indoor parking area on the first floor (141 stalls), surface parking lot (74 stalls), and townhouse units (2 spots per unit in attached garages). Townhouse units will be positioned to have their front entrances facing a common walkway with vehicular access and attached garage access around the backsides of the units facing the surface parking and circulation. The on-site circulation roads and access driveways will be privately owned and maintained.

The purpose of the Planned Development District in the Glendale Zoning Ordinance is “to encourage and provide means for effecting desirable and quality development by permitting greater flexibility and design freedom than that permitted under the basic district regulations and to accomplish a well-balanced, aesthetically satisfying city and economically desirable development of building sites.” The proposed density of this development does not conform with any existing City zoning districts and therefore a PD is required. The proposed update to the PD generally aligns with the previously approved project with an increase in overall units and greater amenities for the residential units. The proposed project generally aligns with the purpose of a PD. The multifamily development proposed is generally consistent with the 2040 Comprehensive Master Plan Future Land Use Map (p. 52), which identifies a future land use of multifamily. A more detailed review is ongoing, and a full staff analysis and recommendation will be provided at the time of the Community Development Authority (CDA) public hearing. Additionally, the project will require a CSM approval for the new combined parcel.

Motion by Ald. Vukovic, seconded by Ald. Daugherty, to refer the proposed update of the Planned Development District at 2510 West Good Hope Road to the Community Development Authority and waive the Common Council public hearing was approved. Ayes: Ald. Vukovic, Daugherty, Gelhard, Bailey, and Schmelzling. Noes: Ald. Shaw. Absent: None. Abstain: None. Motion carried.

XI. File No. _____

Resolution Authorizing the Submittal of a State Grant Application for a Municipal Flood Control Grant Project, Titled Sunny Point Acquisition – Phase IV

Administrator Warwick stated this year, the City applied for and has been tentatively awarded a DNR grant for floodplain mitigation to purchase and demolish structures in the floodplain, under a voluntary program. To receive the funds, the City is required to approve the enclosed Resolution, which would designate “City Administrator” as the signatory representative for this DNR Grant. The DNR Grant covers a portion of these project costs, with the Milwaukee Metropolitan Sanitary Sewerage District covering the remaining costs.

Motion by Ald. Schmelzling, seconded by Ald. Gelhard, to adopt the Resolution Authorizing the Submittal of a State Grant Application by the City of Glendale Floodplain Administrator (City Administrator) and the Subsequent Appropriation of City Funds for a Municipal Flood Control Grant Project Titled Sunny Point Acquisition – Phase IV was approved. Ayes: Ald. Vukovic, Daugherty, Gelhard, Bailey, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried.

XII. File No. _____

An Ordinance Allowing for Expanded Issuance of Class “C” Wine Licenses

Administrator Warwick stated Wisconsin State Statutes were recently revised to eliminate the requirement that Class “C”, wine licenses require the applicant be a “restaurant” as defined by State Statute. For consistency purposes, staff is proposing an amendment to the City Code to remove a reference to this old State Statute.

Motion by Ald. Vukovic, seconded by Ald. Gelhard, to adopt Ordinance to amend the City Code of Ordinances to remove a reference to restaurants in the regulations on Class “C” wine licenses was

approved. Ayes: Ald. Vukovic, Daugherty, Gelhard, Bailey, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried.

COMMISSION, COMMITTEE, BOARD, AND STAFF REPORTS.

There were several updates from Council members on the activities of the various Commissions, Committees and Boards on which they serve as a Member and an Administrator update.

ADJOURNMENT.

There being no further business, a motion was made by Ald. Vukovic, seconded by Ald. Bailey, to adjourn the meeting. Ayes: Ald. Vukovic, Daugherty, Gelhard, Bailey, Schmelzling, and Shaw. Noes: None. Absent: None. Motion carried and adjournment of the Common Council was ordered at 7:22 p.m., until Monday, June 24, 2024, at 6:00 p.m.

Megan Humitz
City Clerk