

**ABSTRACT/SYNOPSIS OF THE ESSENTIAL ELEMENTS OF THE OFFICIAL
ACTIONS OF THE COMMON COUNCIL OF THE CITY OF WHITEWATER,
WALWORTH AND JEFFERSON COUNTIES, WISCONSIN**

June 4, 2019

The regular meeting of the Common Council was called to order by Council President Singer. MEMBERS PRESENT: McCormick, Schulgit, Brown, Binnie, Palmer (arrived at 6:43 p.m.), Allen. MEMBERS ABSENT: Singer. LEGAL COUNSEL PRESENT: Wallace McDonell.

It was moved by Schulgit and seconded by McCormick to approve the Council minutes of 5/21/2019 and to acknowledge receipt and filing of the Irvin L. Young Memorial Library Board minutes of 4/15/2019. AYES: McCormick, Schulgit, Brown, Binnie, , Allen. NOES: None. ABSENT: Palmer (arrived at 6:43 p.m.), Singer.

PAYMENT OF INVOICES. It was moved by Schulgit and seconded by McCormick to approve payment of invoices in the total sum of \$17,903.09. AYES: McCormick, Schulgit, Brown, Binnie, Allen. NOES: None. ABSENT: Palmer (arrived at 6:43 p.m.), Singer.

CITIZEN COMMENTS: None.

RESOLUTION ADOPTING AMENDMENT NO. 1 TO 2019 SALARY RESOLUTION.

Human Resources Coordinator Atkinson requested adjustment to the salaries of seasonal employees working for the Parks and Recreation Department and the Department of Public Works. Atkinson indicated the City has had difficulty attracting seasonal workers. When researched, it was discovered that other communities were paying their seasonal workers between \$10 and \$15 per hour, while Whitewater paid \$7.02 per hour to \$10.02 per hour. It is also proposed that the salary range for the newly-added Deputy Police Chief position be \$88,000 - \$93,500 per year. It was moved by Allen and seconded by Schulgit to approve the changes as proposed. AYES: McCormick, Schulgit, Brown, Binnie, Allen, Palmer. NOES: None. ABSENT: Singer.

**SECOND READING OF ORDINANCE IMPOSING R-2A RESIDENTIAL OVERLAY
DISTRICT ZONING FOR PROPERTY AT 261 CHURCH STREET (GEOFFREY
HALE)**

**SECOND READING OF ORDINANCE IMPOSING THE R-2A RESIDENTIAL
OVERLAY DISTRICT ZONING
CLASSIFICATION FOR CERTAIN PROPERTY IN THE CITY OF WHITEWATER**

The Common Council of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, do pursuant to Municipal Code Chapter 19.19, hereby impose the R-2A Residential Overlay District Zoning Classification (19.19) on the below properties:

Section 1. The R-2A Residential Overlay District Zoning Classification is hereby imposed upon:

Property Address: Tax ID#: Property Owner:
261 Church Street / OT 00188 Geoff Hale

Section 2. The official zoning map of the City of Whitewater is hereby amended to show

the above action.

Section 3. This ordinance shall take effect upon passage and publication as provided by law.

Ordinance introduced by Councilmember Schulgit, who moved its adoption. Seconded by Councilmember Brown. AYES: Binnie, Schulgit, Brown, Allen, McCormick, Palmer. NOES: None. ABSENT: Singer. ADOPTED: June 4, 2019.

Cameron L. Clapper, City Manager

Michele R. Smith, City Clerk

APPROVAL OF LIQUOR LICENSES. It was moved by Schulgit and seconded by Palmer to approve the following 2019-2020 beer, alcohol and wine licenses:

Class A (Beer): **Campus Quick Shop**, 1134 W Main Street, Jason Michael McArdle, Agent; **Campus Quick Shop d/b/a Five Points BP**, 804 W Walworth Street, Jason Michael McArdle, Agent; **Casey's General Store #3715**, 650 Milwaukee Street, Heidi Marcyes, Agent; **Casey's General Store #3723 (Westside Liquor)**, 1353 W Main Street Suite 1, Heidi Marcyes, Agent; **Raceway Food Mart II**, 1138 W Main Street, Mohan Singh, Agent.

Class A (Beer & Liquor): **Acorn Beverage**, 561 E Milwaukee Street, Hartmann's Acorn Beverage, Inc.; Richard Hartmann, Agent; **Walgreens #12638**, 1041 W Main Street, Krystie Lynn Armentrout, Agent; **Walmart #1274**, 1362 W Main Street, Joseph P Marx III, Agent; **Casey's General Store #3723 d/b/a Westside Liquor**, 1353 W. Main Street, Suite 1, Heidi Marcyes, Agent.

Class B (Beer): **Gus' Pizza Palace**, 139 W Main Street, George Christon; **La Preferida LLC**, 132 W Main St., Luis Islas-Martinez, Agent; **Rocky Rococo**, 1210 W Main Street, TRH Whitewater Restaurant Inc., Kenneth Lee Dahnert, Agent; **Rosa's Pizza**, 180 W Main St., STS Rosa's Inc., Sean T Stemper, Agent; **San Jose Mexican Store**, 148 W Main St., Jose Barajas; **The Sweet Spot Café**, 226 W Whitewater St., LLP LLC d/b/a The Sweet Spot, Lacey Marie Reichwald, Agent.

Class B (Beer & Liquor): **Black Sheep**, 210 W Whitewater Street, Fine Food Culture LLC, Tyler Ray Sailsbery, Agent; **Brass Rail Saloon & Eatery**, 130 W Main St., R & B Brass Rail Corporation, David L Bergman, Agent; **Casual Joe's**, 319 W James St., Fine Food Culture LLC, Tyler Ray Sailsbery, Agent; **Cheap Shotz**, 214 W Whitewater St., DRA LLC, Daniel A Rodriguez, Agent; **College Pub**, 202 W Whitewater St., Kirk Richard Rasmussen; **Lil' Debbie's Coyote Grill LLC**, 132 W Center St., Deborah Ann Mischka, Agent; **Cozumel Mexican Restaurant**, 1139 W Main Street, Cozumel Mexican Restaurant of Whitewater LLC, Jose Jesus Lopez, Agent; **Denny K's Bar and Grill**, 156 W Whitewater Street, Dennis Michael Knopp; **Fanatico**, 162 W Main Street, Spaiu LLC, Bajram Spahijoski, Agent; **Fat Jack's**, 146 W Main St., WMED LLC, Mark Wokasch, Agent; **Ground Zero**, 204 W Main Street, GZW LLC owned by Jeffrey S Schellpfeffer, Katherine Gibbs, Agent; **Hawk Bowl**, 1390 W Main St., DLK Enterprises Inc., Michael Kachel, Agent; **Jessica's Family Restaurant**, 140 W Main St., LIPIS Corporation, Ilmi Shabani, Agent; **Karina's Mexican Restaurant**, 1170 W Main Street, Clara F Rocha, Agent; **Mad Boar Pub LLC**, 123 W Center St., Mad Boar Pub LLC, Nicolas A Marietta, Agent; **Mitchells/Pumpers**, 158 W Whitewater St., GAC Enterprises Inc., Gregory A Condos, Agent; **Rick's Eastside Pub & Grill**, 561 E Milwaukee Street, Richard Hartmann; **Second Salem Brewing Company**, 111 W Whitewater St., C Christon LLC, Christ George Christon, Agent; **Split Decision**, 1398 W Main St., DLK Enterprises Inc., Michael Kachel, Agent; **Station 1**, 140 W Center St., Fire Station 1 LLC, Patrick Lee Wellnitz, Agent; **Taco Fresco, LLC**, 175 W Main St., Amador Cortez, Agent; **841 Brew House**, 841 E Milwaukee St.; Randys Funhunters Brewery Inc., Lucas A Burns, Agent.

Class C (Wine): Gus' Pizza Palace, 139 W Main Street, George Christon, **Taco Fresco LLC**, 175 W Main St., Garret Witterholt, Amador Cortez, Agent; **The Sweet Spot Café**, 226 W Whitewater St., LLP LLC d/b/a The Sweet Spot, Lacey Marie Reichwald, Agent.

AYES: McCormick, Schulgit, Brown, Binnie, Allen. NOES: None. ABSENT: Palmer (arrived at 6:43 p.m.), Singer.

LIBRARY BOARD APPOINTMENT. It was moved by Schulgit and seconded by Brown to appoint Jaime Weigel to the regular position on the Library Board. Jaime currently serves as alternate member on the Library Board. It was confirmed by City Manager Clapper. that this particular opening was not advertised as being open. AYES: McCormick, Palmer, Brown, Binnie, Allen, Schulgit. NOES: None. ABSENT: Singer.

BUSINESS MANAGEMENT DISTRICTS. City Manager Clapper introduced the Council to the concept of a Business Development District ("BID"). The University of Wisconsin Extension is helping Wisconsin communities examine and evaluate how BIDs can support their economic development plans. In 1984, Wisconsin passed legislation that granted municipalities the power to create a BID. The districts represent a geographic grouping of commercial properties where owners pay an annual assessment that generates funds that can be used for the management, development, maintenance, or the promotion of the district. Although this subject is merely being introduced at this time, City Manager Clapper indicated he will be bringing forth more information in the future.

BORROWING OF UP TO \$3,500,000 TO COVER CAPITAL IMPROVEMENT PLAN PROJECTS. Finance Director Hatton requested approval to secure financing to fund the capital improvement program ("CIP") projects that were approved through years 2016 through the 2019 budgets. He explained that Notes are the loan to pay for projects not eligible for bond financing. He assured that each project amount will be fully repaid with principal and interest over four to ten years. Bond Anticipation Notes are short-term financings to fund bond-eligible project expenses that were not included in the 2018 issue. Hatton informed the Council that the Note amount will add to the annual debt service burden until repaid. He explained that levy limits allow a separate debt service levy that does not impede with the levy used to fund general fund operations. Hatton noted that amortization and financing costs will be included in the 2020 budget. Hatton indicated that the City will publish a request for proposals, seeking the rates they would require for the amounts, and based on the terms in the amortization schedule. Hatton indicated the borrowing will be slightly under the \$3.5 million based on the fact that the Walworth Avenue project will be delayed. It was moved by Allen and seconded by Schulgit to authorize the solicitation of quotes from financial institutions, to allow for the borrowing of funds not to exceed \$3.5 million. AYES: McCormick, Schulgit, Brown, Binnie, Allen, Palmer. NOES: None. ABSENT: Singer.

PURCHASE OF CRAVATH LAKEFRONT AMPHITHEATER. Parks and Recreation Director Boettcher indicated that construction of a new amphitheater at Cravath Lakefront Park is part of the 2015 Parks and Recreation Master Plan. Boettcher said the current stage located in the Park is inadequate to meet the size needs for most events in the Park, including the annual July 4th celebration. Several months prior, the 4th of July Committee notified the City that they intended to purchase a used stage in order to meet the needs associated with their event. However, the 4th of July Committee was willing to forego receipt of the City's annual \$9,500 donation of funds over the next decade in order to aid in the purchase and installation of a larger, permanent stage that could accommodate a broad range of events.

Ayres and Associates has completed the planning and design services work, and the bidding of an amphitheater construction project. Staff elected to solicit bid proposals for the structure first, so that the final structure design could be included in bid documents for the bidding of construction and installation work. The low bid on the structure was \$132,400.

Separate bids were accepted for construction and installation work. Those bids came in higher than expected - \$192,277 for the overall construction and installation. (There was a bid alternate of \$180,194).

Staff intends to rebid construction and installation in December of 2019 in an effort to obtain a price more in line with original cost estimates. However, staff is seeking approval at this time to purchase the structure rather than waiting for a year when it is anticipated that the quoted price will rise. Councilmember Allen expressed concern over the high cost of the project.

It was moved by McCormick and seconded by Schulgit to approve the purchase of the structure from the low bidder, at a cost not to exceed \$132,400. AYES: Binnie, Brown, McCormick, Schulgit. NOES: Allen. ABSENT: Singer. It was then moved by Schulgit and seconded by McCormick to reject the bids for the installation of the amphitheater. AYES: Binnie, Brown, Allen, McCormick, Schulgit, Palmer. NOES: None. ABSENT: Singer.

FUTURE AGENDA ITEMS AND FUTURE POLCO QUESTIONS. Councilmember Binnie requested that the possibility of cancelling the July 2, 2019 council meeting be added to the Council Agenda. Also requested was discussion of filling the Aldermanic District 2 council seat upon Jimmy Schulgit's resignation.

EXECUTIVE SESSION. It was moved by Binnie and seconded by Palmer to adjourn to closed session, **NOT TO RECONVENE**, pursuant to Chapter 19.85(1)(e) of the Wisconsin Statutes, "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session." Item to be Discussed: 1) Negotiation of Sale of real estate located near roundabout. AYES: McCormick, Schulgit, Brown, Binnie, Allen, Palmer. NOES: None. ABSENT: Singer. The regular portion of the meeting adjourned at 8:09 p.m.

Respectfully submitted,

Michele R. Smith, Clerk