

Common Council November 7, 2009

Call to Order: Mayor Nieuwenhuis called the meeting to order at 9:00 a.m. in the Municipal Building Council Chambers.

Roll Call: Mayor Nieuwenhuis, Aldermen Siedelmann, DeWitt, O'Connor, Johnson, Kilkenny and Finley. Also Present: City Administrator Salitros, Director of Public Works Wendorf, Police Chief O'Neill, Fire Chief Flood, Building/Zoning Administrator Walling, Utility Director Stebnitz, Utility Manager Piester, Golf Pro Piecha, and City Clerk Kitzman.

Consider projects, policies and ideas for the purpose of establishing goals for the Council and staff: Council members and staff were each asked to offer their goals for review.

Alderman Kilkenny - have a coordinator for the communications of the city to coordinate the peg channel. *Needs a coordinator that will solicit content. \$60,000 to \$70,000 has been paid by cable users and they should get something back. Use park and rec director and rec assistant who can run the peg channel. Park and rec has the most events. City should take leadership and not send it to the school. It is a tool to communicate with the public and can't be run by a committee.*

Alderman Johnson - get the fire station done. *The fire station is going nowhere fast. The current building is a disgrace. The task force has been together two years.*

Mayor Nieuwenhuis - where does the council want to go in the terms of growth and development, how proactive will we be as a council. *From a planning standpoint, the council is divided between wanting growth. Some are for TIF and some are anti-TIF. We should try to agree on something to decide where we want to go. If they don't have clear direction, staff can't have direction to tell developers.*

Alderman DeWitt - debt reduction. *We should borrow less than we pay off in principal each year. It could be as small as \$50,000. In general we should work on a 5-year plan and make sure borrowing is less than we pay off each year. Possibly look at a 5-year rolling basis where the average should be declining.*

Alderman Siedelmann - internal savings on utility costs. *Request energy audits from WE and Alliant on potential energy savings; e.g. turn off half of street lights, put bathroom lights on timers, etc.*

Alderman Finley: Build two smaller fire stations, neither costing \$3 million and neither requiring a referendum. *One could be mid-sized and another smaller. Mayor indicated the area fire and rescue service by McGrath & Associates study should be completed at the end of the month.*

Alderman O'Connor: Roberts Rules of Order and have a session on the proper way to conduct a meeting. *Once a quarter or every six month we should watch our recorded meetings to see how we could improve the meeting. New council members should be given some basic training.*

Utility Manager Piester: Coordinate utility and public works projects. *Historically the utility has been able to replace infrastructure in the city without borrowing. Watermain projects are difficult to pay for if there are a lot of street projects and it is an additional charge to the ratepayers if they must borrow. Street projects are driving the water utility to spend more money than it can afford.*

Utility Director Stebnitz: East side watermain looping. *The main on Highway 50 is the only pipe that provides water to the east side commercial and resort area. The east side businesses would need to shut down in the event of a watermain break. A water system loop is a priority on the east side of the City. The airstrip area is one of the locations. Another area is Hobbs Drive under I-43 that will never have any other customers. Third is down Faryl and under Borg Road which is the most expensive. The airport area would supply the commercial areas in between.*

Building/Zoning Administrator Walling - dental and vision options for employees. *We currently have medical only. Vision and dental would be good.*

Fire Chief Flood - build a new main fire station main. *In studies in 1997, 2005, and now currently, the location should be on Ann Street. The possibility of a satellite station is not in the realm. We cannot work with a mid-sized station because we have to house our equipment. Pricing is as low as it has been in the past 10 years for materials as well as labor. Would like to see it happen now. We have been told continuously to wait for one more thing since 1983. Design professional will go through the needs assessment and probable cost, that will take 4-5 months. If the Council were to unanimously decide that a referendum is not required, then construction on the fire station could commence in the summer of 2010. There was a consensus to place an item on the agenda for November 10th not requiring a referendum to build a fire station.*

Director of Public Works Wendorf - storm water utility. *Have a separate stormwater utility where every property owner would pay a fee based upon the impervious surface including tax exempt properties such as churches, etc. It is a separate funding source that could be on your property tax or your utility bill. We already have a comprehensive stormwater management plan.*

Police Chief O'Neill - mobile data terminals in the squad cars. *A grant pays for a link to the state.*

Golf Pro Piecha - leasing of new Delbrook equipment. *The biggest challenge is how to attract and obtain new golfers and the quality of course conditions is vitally important. Superintendent Dase has made tremendous progress, but equipment breakdowns are expensive and taking time to render repairs, therefore course maintenance is not being*

completed. Lease to own the equipment is a problem when the equipment gets really old. Bring in new equipment that will have warranties and be rolled out in 5 years to be replaced with new equipment. New equipment is more fuel efficient. The new equipment is easier to use, more efficient and the employees can get the work done quicker.

Alderman Kilkenny - aggressive street program, repair/rebuild program. Primary goal of government should be to provide police, fire and road maintenance. Prior to 2000 the City spent about \$300,000 in road maintenance per year, they delayed putting in roads to save money but that costs more in the long run. It costs \$75 per square yard to completely redo, but \$24 per square yard to do a mill and overlay. In 2010 would like to be 6.8 and in 2011 would like to be at 7.0 on the passer rating.

Alderman Johnson - evaluate creating technology committee to attract business. Whitewater has the college, and Elkhorn partners with Gateway. Would like to partner with one of them. Would like to create a committee to attract new technology based business. Recently the City of Whitewater got a grant to partner with the college.

Mayor Nieuwenhuis - regular communication with staff and administrator by all council members. Improve intercommunication between council and staff. Staff needs direction from the council especially in the planning areas.

Alderman DeWitt - programs for the improvement and promotion of downtown. I think we should have a downtown commission. The Downtown Business Association, Delavan Historical Foundation and Chamber all work independent from each other. If there is a city commission with some authority and we could ask them all to join in then more things could get done. I think the downtown is the core of the entire community.

Alderman Siedelmann - ways to increase revenues without adversely impacting expenditures. If you don't increase revenues our taxes will go up. Believes the Delbrook Commission should solicit a miniature golf course at the golf course or alternatively in a park. It would generate a lot of revenue. It could be in Veterans Park where the washroom is now. If you have an indoor facility, one senior citizen could run it.

Alderman Finley - building another water tower by Borg Road. A tower on Borg Road would be at a high point in the City and provide a water supply for fire protection.

Alderman O'Connor: Senior programs within the park and recreation programs. Evaluate what the seniors want.

Building/Zoning Administrator Walling - readily available translator. With the high Hispanic population you sometimes need a translator. Hire an employee who speaks fluent Spanish.

Fire Chief Flood - dwelling code enforcement. Concern about fires when people live in the basement without two exits.

Director of Public Works Wendorf - equipment repair/replacement. *Ongoing maintenance and replacement for emergency snow removal equipment and other emergency vehicles. We have an aging fleet.*

Police Chief O'Neill - training area for police department. *Should be able to accommodate 50 officers with adequate parking as well. A space could be provided in a new public safety building.*

Golf Pro Piecha - continuation of paving projects at Delbrook for cart paths and parking lot. *The parking lot is breaking up to a point where it will need total reconstruction if nothing is done.*

Alderman Kilkenny - develop plan for closing TIF #4. *This ties into our revenue situation and borrowing situation. There is probably \$700,000 that doesn't come to the general fund because it is in the TIF district. If we can close that out and get the revenue into the general fund, we can then pick up some of the goals that we would like. Plan out how we can end that so we can get some relief to the tax base.*

Alderman Johnson - become more green and use more environmentally safe technology and services. Evaluate green energy conservation. *We should be more proactive as a city to find ways to conserve energy and save money.*

Mayor Nieuwenhuis - coordinate an economic summit with the County to attract businesses and jobs in Walworth County. *Encourage being proactive to bring businesses to respective communities. I think it is vital when people are losing jobs to send the message that we want business to come. The City needs to be more proactive.*

Alderman Dewitt - Community Center

Alderman Siedelmann - minority involvement in City Committees and events.

Alderman Finley - overhaul website to make it more user friendly. *Make it more user-friendly. Link to business people interviews. Have a coordinator and without it, it will not happen. Freshen up some things and make some of it actually talk.*

Alderman O'Connor - renew the graduate assistant program in parks and rec. *It brings in new fresh ideas from the colleges and is very cost effective.*

Prioritized Consensus on Goals for the next 6-9 months:

1. Fire Station include a vote regarding need for a referendum. Moving forward with RFP.
2. Coordinator of PEG channel. Possibly using internal staff.
3. Mobile data terminals for the Police Department. Prioritizing for budget purposes for 2010. That will require a modification to the 5-Year Capital Plan.
4. East side watermain loop.

5. Dwelling code enforcement. Expand and strengthen what we are doing. Obligation of staff is to report what is needed to strengthen.
6. Growth and development. List possible incentives for development and provide a matrix that is proactive and definitive.
7. Evaluate green energy conservation. Use in fire station, other buildings, or turning off more lights. After curfew shut off some street lights. Staff should bring forth what we should do in the near term and in the longer term.
8. Aggressive pavement management policy. A policy of aggressive street rebuild/repair should be coordinated between public works and utility projects.
9. Programs to improve downtown and a Downtown Commission.

Adjourn: There being no further business to come before the Common Council, the meeting adjourned at 11:52 p.m. The motion was made by Finley and seconded by Siedelmann to adjourn, carried unanimously.

Susan Kitzman
City Clerk