

**CITY OF HARTFORD
COMMON COUNCIL
December 13, 2016**

The Common Council of the City of Hartford, Washington and Dodge Counties, Wisconsin, met for its regularly scheduled meeting on Tuesday, December 13, 2016, 7:00 p.m., in the Common Council Chambers of Hartford City Hall, Mayor Timothy Michalak presiding.

PLEDGE OF ALLEGIANCE

Mayor Michalak led the Common Council in the Pledge of Allegiance.

ROLL CALL

The Mayor and all Alderpersons were present except Alderperson Kohler, who was absent and excused.

UNANIMOUS CONSENT AGENDA

MOTION by Alderperson Hegy, and seconded by Alderperson Randolph that the following items on the unanimous consent agenda are approved by the Common Council:

1. The Common Council minutes of November 22, 2016.
2. Authorizing appropriate City officials to enter into a contract with Ross Imaging, Sheboygan, to purchase the X7500GX Color Laser MFP Copy Machine at a total cost not to exceed \$6,900; budgeted amount \$7,000. MOTION CARRIED UNANIMOUSLY.

COMMUNICATIONS

City Clerk Lori Hetzel provided information on the alderperson offices for the spring election.

APPEARANCES / CITIZENS COMMENTS

There were no appearances / citizens comments.

ALDERMANIC REQUESTS

All alderpersons extended holiday greetings. Alderperson Mixon noted that December 16th is midnight madness in downtown Hartford from 6 p.m. – midnight. Alderperson Hegy reported that the HCDA is in process of purchasing Washington Heights from BMO Harris Bank, after which the HCDA will be the sole owner and in complete control of the facility. Alderperson Rusniak noted that he has noticed that there are a lot of sidewalks around the City that have not been shoveled. He asked that for those who have not shoveled their sidewalk to make sure it gets done to avoid a possible citation.

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PUBLIC HEARING "A"
Rezoning Request for 264 North Pike Lake Drive
and a Portion of 110 North Pike Lake Drive

Mayor Michalak declared the public hearing open. The notice of public hearing as published in the 11/29/2016 and 12/6/2016 Daily News, and as sent to 34 affected property owners, was read by City Clerk Lori Hetzel.

The owners of 264 North Pike Lake Drive have requested that the property be rezoned from Rm-3 Multi-Family Residential to I-1 Institutional. The owner of 110 North Pike Lake Drive has requested that the property be rezoned from B-5 Highway Business to I-1 Institutional. This petition is to facilitate the creation of a large assisted living and memory care facility. The proposed assisted living facility is allowed within this designation. Both of the lots meet the minimum area and width requirements of the I-1 Institutional District. The eastern portion of both of these lots is zoned C-1 Lowland Conservancy and this overlay zoning designation would remain if the rezoning is approved.

Under "appearances for" the developer of the proposed facility provided information on the project. There were no appearances against the proposed rezoning. City Planner Drew responded to alderperson questions relating to the development. Alderpersons Jewell and Rusniak both expressed their support for the project. There being no further discussion, Mayor Michalak declared the public hearing closed.

Ordinance No. 1364

AN ORDINANCE AMENDING THE ZONING
MAP, A PART OF ORDINANCE 278

MOTION by Alderperson Mixon, and seconded by Alderperson Wintringer to suspend the rules for immediate consideration of proposed Ordinance 1364. MOTION CARRIED UNANIMOUSLY.

MOTION by Alderperson Jewell, and seconded by Alderperson Meyer for the adoption of proposed Ordinance 1364. MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING "B"
Petition for Direct Annexation by Unanimous
Consent for Approximately 4.257 Acres
Located at 477, 479, 481 and 483 STH 60

Mayor Michalak declared the public hearing open. The notice of public hearing as published in the 11/25/2016 and 12/2/2016 Daily News, and as sent to 9 affected property owners, was read by City Clerk Lori Hetzel.

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This property is located in the Town of Rubicon with frontage on STH 60, and is owned by John and Mary Rettler. The Rettlers attempted to create a Certified Survey Map for this area earlier in 2016. The City approved it, but Dodge County denied it because it omitted the area where the homes at 477, 479 and 481 STH 60 are located. These single-family homes are all located on one lot, and the County wanted the land division to incorporate them and create separate lots for each house. The Rettlers understand that these steps are necessary prior to selling 477, 479 and 481 STH 60, but at this point are simply trying to split off a different lot with the house on it and a vacant lot in order to facilitate a sale. The County will approve the CSM if 477, 479 and 481 STH 60 are in the City, and thus on a different lot from the two new lots that would be created in the Town.

The property is south of Quad Graphics, and is contiguous to the City on the north side. The Petition for Annexation and legal description do not appear to have any discrepancies. Sanitary sewer and electric services are not available to the property at this time. The homes will continue to be served by private wells. However, if the properties are to be sold, and thus divided, infrastructure improvements would be required at that time, and water improvements would be installed as well. The land proposed for annexation is assessed at approximately \$406,850. The proposed annexation is done to facilitate a land sale for the owners. It would have no impact on the schools. Total service costs are expected to be far less than the City taxes that the project would annually generate. As no additional development is proposed, the annexation is in accord with the Smart Growth Plan. The developer has requested temporary Rs-4 single-family residential zoning that will fit the proposed uses. The subject property lies outside of the City of Hartford's adopted 20-year sanitary sewer service boundary. Sewer is not available at this time.

John Rettler, W477 Highway 60, Rubicon, appeared and spoke in favor of the proposed annexation in order for them to move forward with their proposal. There were no appearances against the proposed annexation. Mayor Michalak mentioned that if the annexation is approved, the City would then have electors in Dodge County. City Planner Drew responded to alderperson questions relating to the proposed annexation. There being no further discussion, Mayor Michalak declared the public hearing closed.

Ordinance No. 1365

AN ORDINANCE ANNEXING TERRITORY TO
THE CITY OF HARTFORD, WISCONSIN
(038-1017-2411-002 and a portion of
Tax Key Number 038-1017-2411-000)

MOTION by Alderperson Rusniak, and seconded by Alderperson Carroll to suspend the rules for immediate consideration of proposed Ordinance 1365. MOTION CARRIED UNANIMOUSLY.

MOTION by Alderperson Hegy, and seconded by Alderperson Jewell for the adoption of proposed Ordinance 1365. MOTION CARRIED UNANIMOUSLY.

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STANDING COMMITTEES

Finance & Personnel Committee

Licenses

MOTION by Alderperson Randolph, and seconded by Alderperson Wintringer approving the following licenses: (bartender) Jasmine Bowers, Noelle Hetzel. MOTION CARRIED UNANIMOUSLY.

Carry-Forward Unexpended Funds

MOTION by Alderperson Mixon, and seconded by Alderperson Wintringer approving the carry-forward of \$17,341.47 for two Parks Department projects. MOTION CARRIED UNANIMOUSLY.

Utility Committee

Electric Rate Structure Study

A representative of WPPI Energy provided a presentation on Hartford's current electric rate structure and the potential need for a rate adjustment, and information on a proposed rate study. There would be no cost to the City of Hartford for WPPI to perform a Rate Study. It was noted that it has been approximately 11 years since the last electric rate adjustment.

MOTION by Alderperson Meyer, and seconded by Alderperson Mixon approving WPPI to perform an Electric Rate Structure Study. MOTION CARRIED UNANIMOUSLY.

ORDINANCES

Ordinance No. 1362

AN ORDINANCE AMENDING CHAPTER 42.04 OF THE HARTFORD MUNICIPAL CODE RELATING TO FEES FOR EXCESSIVE GARBAGE

Proposed Ordinance 1362 amends the language to reflect the new pricing of \$25.00 for disposal of TVs and computer monitors, effective January 1, 2017.

MOTION by Alderperson Hegy, and seconded by Alderperson Carroll to suspend the rules for immediate consideration of proposed Ordinance 1362. MOTION CARRIED UNANIMOUSLY.

MOTION by Alderperson Carroll, and seconded by Alderperson Randolph for the adoption of proposed Ordinance 1362. MOTION CARRIED UNANIMOUSLY.

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Ordinance No. 1363

**AN ORDINANCE AMENDING CHAPTER 42.04 OF THE HARTFORD
MUNICIPAL CODE RELATING TO FEES FOR MUNICIPAL SERVICES**

Proposed Ordinance 1363 reflects the new pricing for several Emergency Medical Services items, effective January 1, 2017.

MOTION by Alderperson Mixon, and seconded by Alderperson Hegy to suspend the rules for immediate consideration of proposed Ordinance 1363. MOTION CARRIED UNANIMOUSLY.

MOTION by Alderperson Rusniak, and seconded by Alderperson Mixon for the adoption of proposed Ordinance 1363. MOTION CARRIED UNANIMOUSLY.

CITY ADMINISTRATOR'S REPORT

Accurate Appraisers Contract

Accurate Appraisers current three-year contract with the City expires December 31, 2016. The City solicited proposals for appraiser services, with two being received. Accurate Appraisers was the lowest quote. Staff recommends that the City stay with Accurate Appraisers for another two-year term and at that time review current rates. City Administrator Volkert provided information on the proposed contract, and responded to questions.

MOTION by Alderperson Randolph, and seconded by Alderperson Jewell approving a contract with Accurate Appraisers for 2017 and 2018. MOTION CARRIED UNANIMOUSLY.

MAYOR'S REPORT

Mayor Michalak provided information on some recent Washington County Board activities. He mentioned the County Clerk's retirement.

CLOSED SESSION

MOTION by Alderperson Hegy, and seconded by Alderperson Mixon that the Common Council move into closed session under § 19.85 (1)(e) "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" relative to the downtown redevelopment update and negotiations with developers; the Common Council to reconvene in open session for adjournment only. ROLL CALL: "Ayes" 8 "Nays" 0. MOTION CARRIED UNANIMOUSLY.

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RETURN TO OPEN SESSION

MOTION by Alderperson Mixon, and seconded by Alderperson Randolph to return to open session at 9:04 p.m. MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

MOTION by Alderperson Mixon, and seconded by Alderperson Randolph for adjournment at 9:05 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully submitted,
Lori Hetzel, City Clerk

LH:pb
CCDEC13.16
Compiled by Pat Borlen, Deputy Clerk