

**CITY OF HARTFORD
COMMON COUNCIL**

March 8, 2022

The Common Council of the City of Hartford, Washington and Dodge Counties, Wisconsin, met for its regularly scheduled meeting on Tuesday, March 8, 2022 7:00 p.m., in the Common Council Chambers of Hartford City Hall, 109 North Main Street, Mayor Timothy Michalak presiding.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

All Alderpersons were present except Alderperson Fulop, who was absent and excused.

UNANIMOUS CONSENT AGENDA

MOTION by Alderperson Hegy, seconded by Alderperson Turchi approving the following items:

1. The Common Council minutes of February 22, 2022.
2. Authorizing appropriate City officials to enter into a contract with Wetzel Construction, Hartford, for the 2022 Sidewalk Replacement Program bid at an estimated cost of \$86,170 and a proposal agreement with Safe Step, Hortonville, for the sidewalk shaving program for an estimated cost of \$5,592.91.
3. Authorizing appropriate City officials to execute contract documents for the evaluation and design of the Innovation Way and Neuville Farm regional stormwater ponds with FOTH Infrastructure & Environment, LLC for an estimated total of \$19,400.
4. Authorizing appropriate City officials to execute contract documents for the design of the reconstruction of West Rossman Street and the reconstruction of East Wisconsin Street with M Squared Engineering, LLC, Cedarburg, for a total of \$36,000.
5. Authorizing appropriate City officials to execute contract documents for construction inspection services for Harker Avenue and Harrison Street with M Squared Engineering, Cedarburg, for an estimated project cost of \$50,000.
6. Approving the purchase of two Generac 45 KW mobile generators from Lincoln Contractor Supply, Waukesha, for a cost not to exceed \$84,348.

MOTION CARRIED UNANIMOUSLY.

COMMUNICATIONS

1. City Clerk Lori Hetzel advised the next Mid-Moraine meeting is Wednesday March 23.
2. Discussion and consideration of moving the second Common Council meeting in April to the third Tuesday in April.
 - a. City Clerk Lori Hetzel explained the second Common Council meeting in April needs to be moved to coincide with the Organizational meeting, which is the third Tuesday in April

MOTION by Alderperson Webb, seconded by Alderperson Turchi to approve the moving of the second Common Council meeting in April to the third Tuesday in April.

MOTION CARRIED UNANIMOUSLY.

MAYOR'S REPORT

Mayor Michalak presented his review of local gas prices vs neighboring communities. He explained that the trend of West Bend having the highest prices in Washington County and the City of Hartford having some variety in gas prices has changed. He also explained that there is not much consumers can do to change these trends, but he encouraged consumers to "vote with their feet" and spend their dollars at the stations with the lowest prices. He also encouraged consumers to write their Congressman and/or Senators and let them know that it may be time to declare an energy emergency and turn back on our domestic supply.

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ALDERMANIC REQUESTS

Aldersperson Hegy advised the Mid-Moraine Legislative Committee is meeting on March 8 at the Jackson Village Hall, with the speaker being someone from Ehlers & Associates concerning the use of TID Districts.

Aldersperson Rusniak thanked Chief MacFarlan and Patrice Moratz for organizing the first day of the Police Mini Academy.

Aldersperson Kohler echoed Aldersperson Rusniak's sentiments for the Police Mini Academy, explaining that some of the principles taught could be applied to many situations, including many outside of law enforcement.

PUBLIC HEARING "A"

Amending Chapter 13 to create a new mixed use zoning district

Mayor Michalak declared the public hearing open at 7:15 p.m. The notice of public hearing was published in the Daily News on 2/18/2022 and 2/25/2022. The notice was read by City Clerk Lori Hetzel.

City Planner Justin Drew explained the City currently has a majority of exclusive use zoning districts, with the exception of the B-3 district. It is becoming more common that developers are looking for more mixed use zoning for new developments, and Planning staff determined that while the B-3 district works for the downtown area, it is not necessarily appropriate for other areas of the city.

There were no appearances for or against.

Aldersperson Hegy asked if this would be an additional district and if any current zoning would change. City Planner Justin Drew advised that this would be an additional district and no current zoning would change, unless someone applied to have their current zoning changed.

Aldersperson Webb asked if there was anyone who was already planning on applying for this zoning. City Planner Drew advised yes, Festival Foods will be applying for this zoning for the undeveloped portion of their lot.

There being no further remarks or discussion, Mayor Michalak declared the public hearing closed at 7:20 p.m.

MOTION by Aldersperson Hegy, seconded by Aldersperson Garza to suspend the rules for immediate consideration of proposed Ordinance 1454 – An ordinance amending Chapter 13 to create a new mixed use zoning district.

MOTION CARRIED UNANIMOUSLY.

MOTION by Aldersperson Carroll, seconded by Aldersperson Webb for the adoption of proposed Ordinance 1454.

MOTION CARRIED UNANIMOUSLY.

STANDING COMMITTEE REPORTS

Finance & Personnel

- A) Discussion and consideration of approving a cigarette and tobacco license and a weights and measures license to Hartford Mart LLC.
 - a. City Clerk Lori Hetzel explained that the new owners of the former Hartford Shell are applying for their new licenses.

MOTION by Aldersperson Kohler, seconded by Aldersperson Carroll approving a cigarette and tobacco license and a weights and measures license to Hartford Mart LLC.

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MOTION CARRIED UNANIMOUSLY.

- B) Discussion and consideration of approving a cigarette and tobacco license to Downtown Beverage.

a. City Clerk Lori Hetzel explained that the new owners are applying for their new license.

MOTION by Alderperson Webb, seconded by Alderperson Carroll approving a cigarette and tobacco license to Downtown Beverage.

MOTION CARRIED UNANIMOUSLY.

- C) Discussion and consideration of authorizing appropriate City officials to execute contract documents for the CDBG Capital Improvements for Harthaven and Washington Heights Senior Apartments with J.H. Hassinger, Inc., Menomonee Falls, in the amount of \$561,199.

a. City Planner Justin Drew explained that these projects, which were part of the CDBG Grant, are to the point of being able to be bid out. J.H. Hassinger, Inc. came in as the low bid, and these projects need to be completed by the end of the year. Staff recommends in favor.

MOTION by Alderperson Hegy, seconded by Alderperson Kohler authorizing appropriate City officials to execute contract documents for the CDBG Capital Improvements for Harthaven and Washington Heights Senior Apartments with J.H. Hassinger, Inc., Menomonee Falls, in the amount of \$561,199.

MOTION CARRIED UNANIMOUSLY.

- D) Discussion and consideration of moving the Independence Park restroom remodel project currently approved in the 2023 Capital Improvement Program in the amount of \$70,000 for completion in the 2022 budget year.

a. Parks and Rec Director Mike Hermann explained that the funds for this project come from the CDBG Grant, and it is a requirement of the grant that the project be completed by October 31, 2022. He further explained that \$60,000 is coming from the CDBG Grant and because the other portion of the funding is General Obligation Debt Borrowing, which will be done in April, it was decided that this project could be moved to this budget year.

MOTION by Alderperson Sikora, seconded by Alderperson Webb to move the Independence Park restroom remodel project currently approved in the 2023 Capital Improvement Program in the amount of \$70,000 for completion in the 2022 budget year.

MOTION CARRIED UNANIMOUSLY.

- E) Discussion and consideration of approving an agreement with Architectural Design, Inc., Erin, to complete the restroom remodel design plans for Willowbrook, Woodlawn Union and Independence Park at a cost not to exceed \$12,924.79.

a. Parks and Rec Director Mike Hermann explained that while working with a contractor during the construction estimates, the contractor stated they could rely better upon having some drawings done at the time of putting it out for proposals and recommended Architectural Design, Inc. That firm came back with the proposal for \$12,924.79.

MOTION by Alderperson Webb seconded by Alderperson Garza approving an agreement with Architectural Design, Inc., Erin, to complete the restroom remodel design plans for Willowbrook, Woodlawn Union and Independence Park at a cost not to exceed \$12,924.79.

MOTION CARRIED UNANIMOUSLY.

RESOLUTIONS AND POSSIBLE ACTION THEREON

- A) Resolution No. 3620 – A preliminary resolution for the levying of special assessments under Section 66.0703, WI Statutes, for weights and measures inspections performed by the State of Wisconsin Department of Agriculture, Trade and Consumer Protection for the period July 2020 – June 2021.

a. City Administrator Steve Volkert explained that this is a yearly occurrence. The City assesses the properties that have a license for weights and measures the amount that the State of Wisconsin Department of Agriculture, Trade and Consumer Protection charges the City for inspections.

MOTION by Alderperson Turchi, seconded by Alderperson Carroll for the adoption of proposed Resolution No. 3620 – A preliminary resolution for the levying of special assessments under Section

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66.0703, WI Statutes, for weights and measures inspections performed by the State of Wisconsin Department of Agriculture, Trade and Consumer Protection for the period July 2020 – June 2021.

MOTION CARRIED UNANIMOUSLY.

CITY ADMINISTRATOR’S REPORT

- A) Discussion and consideration of authorizing appropriate City officials to execute contract documents for the environmental evaluation of the former Jerry’s Dry-Cleaning site at 28 S. Main Street with Stantec Consulting Services, Inc., Mequon, for an estimated total of \$7,000.
 - a. City Planner Justin Drew explained that preliminary studies had been done a number of years ago, and now the DNR is pushing to move forward with further studies. The City has partnered with the Washington County Coalition which can utilize EPA funding to complete further environmental studies. That EPA funding is covering the \$28,000 difference in the \$35,000 total cost of this project.
 - i. Alderperson Rusniak asked what would happen if the study produced negative results.
 - ii. City Planner Justin Drew explained that if that were to happen, he and the City Engineer would develop a plan for clean-up, including securing funding for that project.

MOTION by Alderperson Webb, seconded by Alderperson Garza of authorizing appropriate City officials to execute contract documents for the environmental evaluation of the former Jerry’s Dry-Cleaning site at 28 S. Main Street with Stantec Consulting Services, Inc., Mequon, for an estimated total of \$7,000.

MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

MOTION by Alderperson Sikora, seconded by Alderperson Webb for adjournment at 7:36 p.m.
MOTION CARRIED UNANIMOUSLY.

Respectfully submitted,
Lori Hetzel, City Clerk

CCMAR8.22