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**OFFICIAL MINUTES OF  
CITY OF KEWAUNEE COMMITTEE OF THE WHOLE (COW)**  
Kewaunee Municipal Building, 401 Fifth Street  
**MONDAY APRIL 26, 2021 - 6:00 P.M. -**  
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Present: Chairperson Zimmerman, Mayor Jelinek, Alderpersons Shelton, Brewster, Blaha, Stangel, Taylor, Nelson and Zimmerman.

Excused: None

Others: Administrator Schnook, Clerk/Treasurer Decur, Attorney Nesbitt, BI Davister, PWD Strelow, EDPGF Monrroy, Police Chief Kleiman, and Marina Manager Kinjerski.

Chairperson Zimmerman called the meeting to order at 6:00 p.m.

APPROVAL OF THE COMMITTEE OF THE WHOLE MARCH 26, 2021 MINUTES

Aldersperson Nelson moved, seconded by Aldersperson Stangel, to approve the March 26, 2021 Committee of the Whole Meeting Minutes as presented. Motion carried unanimously.

PUBLIC COMMENT

Chairperson Zimmerman opened the floor for public comment at 6:04 pm.

Kirt Johnson, 803 Milwaukee Street, congratulated the new Aldersperson, he looks forward to working with them. Mr. Johnson does not feel the Council should take the first developers offer for the Marquette School Property. Mr. Johnson is hoping a development process plan so the property fits in this historical area. Mr. Johnson also stated that he is working to place the old Lutheran church on the historical list.

Robert Favaro said that he previously sent an e-mail to the city stating that he is not in favor of Twin-dominiums that was brought forward earlier. They would drop the values of the existing homes. Mr. Favaro stated that he does not have a problem with a Community Center, Library or Single Family Homes.

Robert Bossick, 816 Dodge St., stated that he is against the proposed development of Marquette School Property, sales are up right now and the Council needs to consider something that meets the requirements.

Janie Wiest, 916 Milwaukee St., stated that she is in favor of development for the Marquette School Property, but not Twin-dominiums.

Joe Mills, 1124 Vliet St., the Marquette School Property is no longer considered Historic because there is no historic building located on it. Mr. Mills said there should have been some compromise for Twin-dominium's, but they were just rejected out-of-hand. Mr. Mills stated that the church is not historic, it is a neat building, but it is crumbling and would take a lot of money to save the structure. Mr. Mills also stated that if you read the staff reports, the Council can see what an asset to the City BI Davister and EDPGF Monrroy are to the City.

Ben Gerold, 805 Dodge St., stated that he is on the Historical Preservation Commission and at first he did not like the idea of Mr. Welhouse's plans for the Marquette School Property. But Mr. Welhouse made

changes to the plans, which would cost him a lot of extra money, and brought a much better plan forward that he felt would fit into the district.

Attorney Rebecca Gietman, stated she is representing Mr. Welhouse. Mr. Welhouse requested that the Intent to purchase be removed from the agenda tonight, due to an emergency health issue. Mr. Welhouse saw that the property was vacant and his vision was to construct eight single family houses with a zero lot line called Twin-dominium homes. Each house would have individual owners similar to a Condo. Attorney Gietman also informed everyone present that the State of Wisconsin stated that the Marquette Property is not in the Historical District, but Mr. Welhouse want to work and make them fit into the District.

Laura Gerald, 805 Dodge St., stated that she is currently the Chairperson of the Plan Commission, and has had a big part of the Integrated Plan. Housing in options in Kewaunee are at a minimum, and residents who have lived here their whole life are leaving because there is no housing for them.

Lorraine Favaro stated that the Historic District was registered as a whole district not individual properties.

Gertrude Gerold, 1206 Second St., expressed her concern about the lack of housing. When they moved to Kewaunee they met a very delightful couple, they were looking to downsize and because of the lack of housing here they had to move out of the area. It took a young lady who was hired by the Kewaunee School District, two years to find an apartment in the City. Smaller housing with modern updates are needed in Kewaunee to keep the resident in their hometown.

Denise Anderson, 1122 Milwaukee St., thanked the Council for opening up the meetings to in person, it was frustrating not seeing the faces in the meetings. Ms. Anderson felt there was a disconnect from what Council said at a Committee of the Whole meeting and then what really happens. There needs to be collaboration between the Council, Plan Commission and Historical District to come up with something that will fit in the area.

Read to the elected officials were letters from David Kuehl, 924 Rose St., Kate Phillip/J Ross Schilling, 704 Milwaukee St. and Sandi Christman, 822 Center St.

Mayor Jelinek, stated that he is tired of people twisting his words around, If a developer comes forward with an intent to purchase it is my obligation to present it to council.

Chairperson Zimmerman closed public comment at 6:37 pm.

NEW BUSINESS

2020 & 2021 Grants Review – Abigail Monrroy

EDPGF Monrroy reviewed the grants the City was awarded in 2020 which totaled \$2,099,488. The major grant was for the Blight Elimination in the amount of \$1,750,000. EDPFG Monrroy also reviewed 2021 grant calendar that has been created showing possible upcoming grants which are based upon the items identified in the CIP Plan. The Business Park grant will be reviewed before it can be submitted.

Aldersperson Taylor asked what the match would be on the Business Park Grant. It was stated the grant is a 20% match.

Consider Letter of Intent to Purchase Public Property

Administrator Schnook reviewed the intent to purchase received from Developer Jeff Welhouse for the Marquette School Property.

Discussion was held how the City would guarantee the developer would follow through and complete the project and not just build one unit and then abandon the project.

Attorney Nesbitt stated that a letter of intent is not a contract. Prior to any development breaking ground there would need to be a Developers Agreement and this is where you place penalties and recourses.

Discussion was held on Mayor Jelinek's press release and where the dollar amounts came from. Also discussed was the fact that the Marquette School Property is within the boundaries of the newly formed TIF District and how much of that would the developer would receive and how the City would recoup those cost.

Discussion was held regarding involving the Historical Preservation Commission and the Plan Commission during any development issues regarding Marquette School Property.

Aldersperson Taylor moved, seconded by Aldersperson Blaha, to move to the Council that when Mr. Welhouse's medical condition is resolved to meet and answer some of our questions with the whole Council to negotiate.

Discussion the motion ensured.

Aldersperson Taylor moved, seconded by Aldersperson Blaha to rescind his previous motion.

Aldersperson Nelson moved, seconded by Aldersperson Brewster, to table the intent to purchase public property until Mr. Welhouse could be in attendance. Motion carried unanimously.

Dodge Street Cost Estimate – Brandon Strelow

PWD Strelow updated the Committee of the Whole on the Dodge Street Reconstruction Project. The City Council unanimously approved Resolution No. 1098-20, approving staff time and funds for reconstructing water, sewer, storm sewer, sidewalk, curb, gutter and asphalt on Dodge Street from Baumeister Drive to Kilbourn Street. Cedar Corporation has provided us with cost estimates. One of the estimates includes an option for a bike lane which may help with additional grant funding.

Jim Loretto, representative from Cedar Corp stated that the estimated cost will be used in the process of locating available grants to help fund this project. There is still work to be done to come to an exact dollar amount.

Aldersperson Blaha inquired if this area has been televised and if both pipes would be placed in the same trench. PWD Strelow stated that Dodge Street from Baumeister Drive to Kilbourn Street has not been televised and the water main and the sewer main need to be a minimum of 8' apart.

Aldersperson Taylor moved, seconded by Aldersperson Nelson, to forward to Council the recommendation to going forward with the Dodge Street Reconstruction plan process. Motion carried unanimously.

Sanitary Survey – Tony Sinkula

Water Operator Sinkula reviewed the annual DNR Sanitary Survey with Committee Members. The Survey is to help evaluate our sources, facilities, equipment, operations, maintenance and management related to providing safe drinking water for our residents. From the survey there were zero significant deficiencies, which means it did not indicate any non-compliance with one or more Wisconsin Administrative Codes and/or represent an immediate health risk to consumers. However there are minor deficiencies and recommendation that are being addressed.

Aldersperson Taylor brought up a few deficiencies that he felt should be addressed for employee safety purposes. Discussion was held on the chemical feed equipment that shall be located within a containment basin, eye flushing stations at wells number 2, 3 and the ground storage reservoir's room and Chlorine leak detection equipment, audible alarm, warning light and emergency shutdown valve.

Mayor Jelinek asked PWD Strelow if the City were to take care of some of the above discussed issues will that create further non-compliance issues.

PWD Strelow stated that the City has to be careful of what they do repair or fix because there is a very good chance the DNR will come back and order you to bring everything up into compliance which could cost millions of dollars. Certain items will bring up a red flag to the DNR. PWD Strelow stated that eye wash stations are something that probably would not raise a red flag.

Aldersperson Taylor moved, seconded by Aldersperson Blaha, to have the Administrator work deliver a plan to the Council including costs and timeframes to make necessary improvements. Motion carried unanimously.

ENTER INTO CLOSED SESSION: pursuant to Wisconsin Statute 19.85(1)(g): Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. City's proposal to demolish the Lutheran Church at the Corner of Dodge and Miller – Janita Zimmerman

Mayor Jelinek stated for the record he does not want the demolition of the Lutheran Church discussed.

Aldersperson Stangel moved, seconded by Aldersperson Shelton, to enter into closed session at 8:25 pm, pursuant to Wisconsin Statute 19.85(1)(g). Upon a roll call vote motion carried unanimously.

Aldersperson Nelson moved, seconded by Aldersperson Taylor to reconvene into open session at 9:39 pm, pursuant to Wisconsin Statute 19.85(2). Motion carried unanimously.

ANY ACTION FROM CLOSED SESSION

None

ANNOUNCEMENTS

Chairperson Zimmerman informed everyone that the Kewaunee Ambulance Department will be having their annual Spring Fish fry this Friday, April 30, 2021, and the Kewaunee Garden Show will be held May 29.

Aldersperson Taylor informed everyone that the car wash is now open.

ADJOURNMENT

Aldersperson Stangel moved, seconded by Aldersperson Taylor, to adjourn the meeting at 9:42 pm. Motion carried unanimously.

Submitted by Clerk/Treasurer Decur