

Village Board Meeting (January 18, 2022)

**ALLOUEZ VILLAGE BOARD MEETING
TUESDAY, JANUARY 18, 2022
6:30 P.M., ALLOUEZ VILLAGE HALL**

CALL TO ORDER / ROLL CALL

President Rafter called the meeting to order at 6:30 p.m.

Present: Atwood, Deutsch, Genrich, Harris, Rafter, Sampson

Excused: Green

Also Present: Beauchamp, Clark, Fuller, Gehin, Lange, DEO Vogel, Attorney Peterson

MODIFY / ADOPT AGENDA

Genrich / Deutsch moved to adopt the agenda as modified, remove item #8, Approval of Purchase and Sale Agreement with General Capital Acquisitions, LLC for 1905 S. Webster Ave. Motion carried.

ANNOUNCEMENTS

- a. Passing of Mike Lauder, Retired Code Enforcement Coordinator & Crossing Guard from April 2016- December 2021
- b. No Spring Primary Election on February 15, 2022 for the Village of Allouez
- c. Seroogy's Valentine Run on February 5, 2022

PUBLIC COMMENT

- None

PUBLIC HEARING TO CONSIDER ADOPTION OF ORDINANCE 2022-01 AMENDING SECTION 475-306B OF THE VILLAGE ZONING ORDINANCE, RELATING TO THE RIVERFRONT BUILDING REGULATIONS IN A RIVERFRONT MIXED-USE (MXR) DISTRICT AND A RIVERFRONT OFFICE-RESIDENTIAL MIXED-USE (GXR) DISTRICT (from VB 11/16/21)

A public hearing was held to consider adoption of Ordinance 2022-01, Amending Section 475-306B of the Village Zoning Ordinance, relating to the Riverfront Building regulations in a Riverfront Mixed-Use (MXR) District and a Riverfront Office-Residential Mixed-Use (GXR) District.

President Rafter opened the public hearing and indicated the Board would not be taking any action on the item at tonight's meeting.

T. Fuller

- Gave an overview of the proposed changes to the zoning ordinance.
- The proposed zoning amendment is being requested by the developer for the proposed Mariner Residential Condominium Project located at 2222 Riverside Drive.
- The proposed changes are being requested to accommodate the proposed parking and building setbacks, garages, as well as to allow additional height and stories to the main structure.

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- The Plan Commission and Village Board previously reviewed the project for height. However, additional changes to the zoning ordinance were requested by the developer.

Karen Thomas, 133 E. Allouez Avenue

- Not in favor of changing the height requirement as it does not fit the space.
- Makes Allouez special because we do not have big buildings that block the view of the river, there is not a lot of green space left in the village, and concern over increased traffic.

Judy Poh, 2375 Riverside Drive

- Not in favor of changing the height requirement, not much green space left in Allouez and concerned about building close to the rising river.

Chris Wenz, 2694 Libal Street

- Drives daily down Allouez Avenue, surveyed the sight, and he is in favor of changing the height requirement and welcoming new residents to the community.

Tara Sherman, Staff member at Business, 2150 Riverside Drive

- In favor of changing the height requirement because it is not only about this project but future projects.
- Opportunity to change a building height brings in a developer as well as other developers allowing the village to keep up with the surrounding areas.

Ken Zacharias, Business Owner at 2200 Riverside Drive

- In favor of changing the height requirements to allow for additional stories.
- Time to move forward and believes it is a great project.

Sally Kiefer, 320 Dauphin St.

- In favor of changing the height requirements to allow for additional stories.
- Project will look beautiful, great fit, and bring in younger residents (less maintenance).

Public hearing closed at 6:55 p.m.

RESOLUTION 2022-01 THANKING JIM CEGELSKI FOR HIS 26 YEARS OF SERVICE AS A STREET DEPARTMENT EMPLOYEE & FOREMAN

Atwood/Genrich moved to adopt Resolution 2022-01 thanking Jim Cegelski for his years of service as a Street Department Employee & Foreman. Motion carried.

CHANGING CHAPTER 367, SEX OFFENDERS, BASED ON REQUEST BY HAIAN WILLIAMS

Request received from Haisan Williams to change the sex offender ordinance to allow him to live in a sex offender restricted area in the village.

Discussion:

- Currently there is no appeals process in place by which the Village Board could exempt an individual from the sex offender residency requirement.

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- Village could look into having an appeals process, however, Department of Corrections is more qualified to make this decision or determination, not the Village Board.

Rafter / Sampson moved to deny request by Haisan Williams to change ordinance, Chapter 367, Sex Offenders. Motion carried.

ORDINANCE 2022-03, §5-9 D.(3) RELATING TO THE ORGANIZATION OF THE PUBLIC WORKS COMMITTEE

President Rafter

- Request to change the ordinance relating to the Public Works Committee from three Board Members to two Board members and from two citizens to three citizens due to concerns of the possibility of having a walking quorum.

Rafter / Harris moved to adopt Ordinance 2022-03, §5-9D.(3) relating to the organization of the Public Works Committee effective May 1, 2022. Motion carried.

SEWER RATE CASE

S. Gehin

- The rising cost to treat wastewater from NEW Water and the declining use of water at Green Bay Correctional Institution are the primary reasons for the proposed sewer rate increase. Expenditures are equal or slightly less than what is generated in revenue by the utility.
- Gave an overview of sanitary sewer rate expenses:
 - o NEW Water- \$2,070,000 (increase 5-7% over the next 5-10 years due to capital improvements)
 - o Operations & Maintenance- \$638,776
 - o Debt- \$527,955
- Billed sewer volume charge is based on metered water usage.
- Over the past several years, seeing an overall trend of less water usage. Plumbing improvements at GBCI has resulted in a reduction of 12-15 million gallons of less water used. An additional reduction of 12-15 million gallons is expected at the completion of the project with an overall reduction around 25 million gallons.
- GBCI reduced usage will result in lost revenue putting a greater burden of the sewer system cost on other users.
- Compared surrounding community sanitary rates (not highest or lowest) as well as sanitary sewer consumption vs. revenue by account class and water consumption vs. revenue by account class.
- Provided a comparison of residential, commercial, public and institutional consumption and charges. Recommended option B+ 25% (\$7.59/per 1,000 gallons).
- At the November 29, 2021 Finance/Personnel Ad Hoc Committee meeting, the committee recommended approval of the rate increase.
- At the January 12, 2022 Public Works Committee meeting, the Committee recommended approval of Option B +25% with the contingency that the village hire a consultant to review that the numbers are fair and equitable.

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Discussion:

- When reviewing other municipal rates, not aware of increases they may have in the future.
- NEW Water treatment cost represents nearly 2/3 of the sewer expenses of which we have no control over.
- Saving usage but causes per gallon cost to increase.

Genrich / Sampson moved to approve sewer rate increase for Option B+ 25% (\$7.59/per 1,000 gallons) as recommended by the Public Works Committee. Motion carried.

AUTHORIZE TO PURCHASE REPLACEMENT MOWER

C. Clark

- Looking for authorization to replace 2017 Scag Turf Mower used by the Parks Department. The mower has reached its useful life and has begun to require significant mechanical repairs.
- Quoted price for a 2022 Toro Groundsmaster 7200 mower is \$27,339.58 through Omnia Partners purchasing program.
- Replacement of the mower was approved in the 2022 Equipment Replacement Budget at \$28,000.
- Staff plans to auction this mower with the proceeds to return to the Equipment Replacement Fund.

Atwood / Harris moved to approve authorization to purchase a 2022 Toro Groundsmaster 7200 in the amount of \$27,339.58. Motion carried.

2021 BUILDING INSPECTION REPORT

T. Fuller

- Provided an overview of 2015-2021 building permit fee revenue (residential and commercial)
 - o Large increase in permits 2017-2018 due to increase in development. (Chapel Hill, CP Center & Odd Fellows Expansion)
 - o Above average increase in permits 2020-2021 due to COVID, more residents stayed home to complete projects and anticipate permits will continue to be steady for the next year.

FUTURE AGENDA ITEMS

- None

CONVENE INTO CLOSED SESSION

Harris / Genrich moved to convene into closed session pursuant to Wis. Statute 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. Roll call vote: Harris – aye, Genrich – aye, Rafter – aye, Deutsch – aye, Atwood- aye, Sampson- aye. Motion carried.

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RECONVENE INTO OPEN SESSION

Sampson / Genrich moved to reconvene into open session. Motion carried.

No action taken.

ADJOURNMENT

Atwood / Harris moved to adjourn at 8:39 p.m. Motion carried.

Minutes submitted by Carrie Zittlow, Clerk/Treasurer