
2005

**COMMON COUNCIL MEETING
January 4, 2005**

**CITY OF ELKHORN
9 S. BROAD ST., ELKHORN, WI 53121**

Mayor Michael Roberts called the Common Council to order at 7:00 p.m. in the Council Chambers followed by the Pledge of Allegiance.

ROLL CALL

Present: Mayor Michael Roberts; Aldermen John Karcher, William Hoffmann, Scott McClory, Howie Reynolds, Julie Taylor, Charles Van Dyke.

Also present: City Administrator Sam Tapson, City Clerk Nancy Jacobson, Police Chief Joel Christensen, City Attorney Ward Phillips, City Engineer Gary Welsh;

Others present: James Adams, Jarad Video; Lucas Lauderbach, Elkhorn Independent; Vicki Hellenbrand, Virchow Krause; Dr. Willie Gonwa, Triad Engineering; Thomas Neshek

CLERK'S REPORT

City Clerk Jacobson reported that incumbents Howie Reynolds, First District; John Karcher, Second District, and Charles Van Dyke, Fifth District, were the only candidates that filed papers as of the January 4, 2005, deadline. Municipal Judge Thomas Meyer filed as an incumbent. No others filed for the Municipal Judge position.

PUBLIC HEARINGS

CBDG – Chemtool: Mayor Roberts opened the Public Hearing at 7:05 p.m. for the Community Development Block Grant on behalf of Chemtool, Inc. Having no comments or concerns from the public, the hearing was closed.

Impact Fee Ordinance: Mayor Roberts open the Public Hearing at 7:08 p.m. for the matter of imposing an Impact Fee Ordinance for Water and Parks. Thomas Neshek asked when the impact fee would be applied. His concern was that if it is at the platting stage as presented in the proposed ordinance would be a large fee to pay for a developer. He said it would be better for the developer to be imposed at the time the building permit is issued. He said there is no insurance that the lots are going to take place, subdivision plats can be vacated and a developer may build more than one building on a lot. Mayor Roberts said that Plan Commission is discussing large subdivisions developing in phases. City Administrator Tapson said that the City anticipates the services, but if it is at the permit stage the City could be waiting 10 years for the money.

Vicki Hellenbrand, representative of Virchow Krause who prepared the impact fee analysis, said that in her research park fees are imposed at the platting stage generally and water impact fees are usually at the permit stage do to the difference in metering size of non-residential. The pros are that plat approval provides the money faster for the infrastructure needed to support the developments. The cons are that the developer has to come up with cash flow. If it is a non-residential plat, it is unknown what size is

needed for the water meter for all the lots until the building permit is pulled. Hellenbrand presented an option of splitting the fee – ½ at platting and ½ at permitting time; residential at platting and non-residential at permitting.

Neshek said that the developer is paying for the water and land, but there is no burden until the people come to use those facilities. Mayor Roberts said that the City can't wait until people come to build a well. The capacity has to be in place before they come.

With no further questions or concerns by the public, the Public Hearing was closed at 7:40 p.m.

Storm Water Management Ordinance: Mayor Roberts called the Public Hearing at 7:40 p.m. for the matter of imposing a Storm Water Management Ordinance. With no member of the public present to question or present concerns, the hearing was closed at 7:42 p.m.

CONSENT AGENDA

Alderman Karcher asked that the December 20, 2004, Common Council Minutes be removed from the Consent Agenda due to an error.

Motion (Van Dyke/Taylor) to approve the Bartender Operator's License for Allen Zimmerman license to expire June 30, 2005. Motion carried by the majority present.

Motion (Van Dyke/McClory) to approve the Common Council Minutes for December 20, 2004, with a correction at Ordinance No. 04-21: Hotel-Motel Room Tax where Alderman John Karcher voted no rather than yes. Motion carried by the majority present. Clerk was directed to make the correction.

ORDINANCES AND RESOLUTIONS

Ordinance No. 05-01: Impact Fee

Council sent the ordinance back to Finance and Judicial Committee for further review as a result of the Public Hearing.

NEW BUSINESS

CBDG: Authorization to Apply/Chemtool

Action was postponed until January 17, 2005, because authorization of the CBDG requires a resolution.

STAFF REPORTS AND DISCUSSION

Storm Water Management Plan

Dr. Willie Gonwa of Triad Engineering presented the results of the Storm Water Management Plan study. Gonwa presented a draft of the post-construction storm water management ordinance and the Northeast Storm Water Management Plan. The plan recommended the following actions:

- ?? Create a 26 acre-foot regional detention basin behind LCL Transport to limit discharge from historical development. It would be sufficient to meet the speed limits. He suggested a dual purpose for the basin – possible soccer park. The present area to the east along Sandy Lane where storm water is discharged cannot be developed into a detention basin because of the wetlands and a proposed housing development has been submitted to the City. The cost of the detention basin is approximately \$650,000. The number does not include land acquisition.
- ?? Install storm sewers necessary to convey water to the proposed regional detention basin. The piping would cost \$190,000.

?? Build larger storm sewers along Sandy Lane at a cost of \$300,000.

?? The total cost would be \$1,380,000.

?? Larger sewers along Wisconsin and Lincoln Streets are needed because they are undersized. Gonwa said this should be done when reconstruction is done. City Engineer Welsh said that the DOT will be reconstructing N. Wisconsin Street. At that time, the DOT will be looking for storm water detention. City Administrator Tapson and Welsh will look into the possibility of working together with the DOT.

ADJOURNMENT

Motion (Van Dyke/Hoffmann) to adjourn the Common Council Meeting at 8:40 p.m. Motion carried by the majority present.

Nancy B. Jacobson
City Clerk