

Village of Elm Grove Board of Trustee Meeting Minutes

Board of Trustee Call to Order:

The meeting was called to order at 7:36PM.

Roll Call:

PRESIDENT PALMER

TRUSTEE CORNELL

TRUSTEE DOMASZEK - absent

TRUSTEE HAAS

TRUSTEE KRESSIN

TRUSTEE MICHALSKI

TRUSTEE SAYAS

DAVID DEANGELIS, VILLAGE MANAGER

HECTOR DE LA MORA, VILLAGE ATTORNEY

TOM HARRIGAN, ZONING ADMINISTRATOR

MICHELLE LUEDTKE, VILLAGE CLERK/DEPUTY TREASURER

The Pledge of Allegiance was recited.

1.) Public Hearing – none.

2.) Public comments – please note comments read into record are included in the minutes. Comments emailed to Village Board members, but not read aloud, are not included.

Mary Inden – 14745 Watertown Plank Road – Wanted to announce they just received the t-shirts for the 2-mile Fun Run/Walk. Sign up at the Village Hall or at the pool. They are hoping for a big turnout. This starts outside of the Library. There will be medals given out. Refreshments will be served at the end.

Hearing no one else present or on Zoom who wished to speak – the public comment period was closed.

3.) Approval of Agenda

MOTION BY TRUSTEE CORNELL, SECOND BY TRUSTEE HAAS, TO APPROVE THE AGENDA AS PRESENTED.

ALL WERE IN FAVOR. MOTION CARRIED.

4.) Approval of Minutes

a. 2021-05-24 Board of Trustee DRAFT Minutes.

MOTION BY TRUSTEE MICHALSKI, SECOND BY TRUSTEE SAYAS, TO APPROVE THE MINUTES AS PRESENTED.

ALL WERE IN FAVOR. MOTION CARRIED.

b. 2021-05-26 Board of Trustee DRAFT Minutes.

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MOTION BY TRUSTEE CORNELL, SECOND BY TRUSTEE SAYAS, TO APPROVE THE MINUTES AS PRESENTED.

ALL WERE IN FAVOR. MOTION CARRIED.

5.) Report of the Village President - Neil H. Palmer

- a. Discussion and possible action to allow food trucks for special events and the beer garden.

President Palmer gave a brief history about food trucks in the Village. We have many people asking for food trucks in the park to accompany the beer garden. We are asking to see if the Village Board is comfortable with having food trucks in the Village Park.

Trustee Haas is asking if this would go to the Park and Recreation Committee and how much we would get from them for this. He also asked about cleanup. President Palmer indicated this would be pursued further through Park and Recreation to work out the details of the agreements with the food trucks.

THIS ITEM HAS BEEN REFERRED TO THE PARKS AND RECREATION COMMITTEE.

- b. Review and possible action on Resolution 062821 for the Pollinator Protection Program.

President Palmer indicated this is something utilized in the Bee City designation. Many other municipalities are going adopting similar resolutions.

Trustee Haas asked about the bottom paragraph indicating Elm Grove would “restrict”. He suggested Elm Grove Village Government will restrict “its” purchase and not everyone else in the Village. Trustee Haas also asked if we are encouraging groups, publishing the information, etc. to garner attention. Are we taking an active role as the Village? President Palmer indicated these measures would be taken through the Beautification Committee.

Trustee Haas asked if there is any expense to us. President Palmer and Manager DeAngelis indicated no. We can add information to the website and already existing publications.

MOTION BY PRESIDENT PALMER, SECOND BY TRUSTEE MICHALSKI, TO APPROVE RESOLUTION 062821 FOR THE POLLINATOR PROTECTION PROGRAM WITH TRUSTEE HAAS’ CHANGE NOTED ABOVE.

ALL WERE IN FAVOR. MOTION CARRIED.

6.) Report of Fire Chief - David Kastenholtz

- a. May Fire Department Report
 - i. Trustee Haas asked about 800 Wall St and the false alarms. He would like to see a penalty possible considered.

7.) Report of Police Chief - James Gage

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- a. May Police Department Reports
- 8.) Report of EMS Director - Dr. Jon Robinson
 - a. No report.
- 9.) Report of Village Clerk - Michelle Luedtke
 - a. No report.
- 10.) Report of Village Manager - David DeAngelis
 - a. Review and possible recommendation to Ehlers for financial evaluation of submitted TIF request from Mandel.

Manager DeAngelis referred to the information in the packet. In the past when we have received TIF requests, the board would send them out for professional review before moving on through the steps.

President Palmer indicated there was a quasi-step to have a draft come through first to the board and the finance committee.

Manager DeAngelis indicated the Joint Review Board and Plan Commission also review the request.

President Palmer indicated that if anyone from the Village Board has specific questions for Ehlers to address – please let Manager DeAngelis and/or Zoning Admin Harigan know via email and they will forward those along.

Trustee Haas indicated he would like to talk today about the amount they are asking for.

President Palmer asked if we should wait for the draft review which will outline everything.

Trustee Haas indicated the request does not include the villages cost for the water; which could be up to \$3M - 21% of the total cost of the project. Ehlers indicated this was on the high end of what other communities have gone through. He doesn't have a problem with the rehab of the historic building. He questions the request though. He realizes Ehlers memos talk about green space and surface parking. With these high end, the tenants will want underground parking which will cost more. There are very few condos without parking underground. He questions whether \$14.5M is a lot.

President Palmer indicated that deciding what kind and how much to attribute

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to an item would be easier with some analysis from Ehlers. Many communities will not give you a TIF without underground parking. It would be helpful to get both background on each of these items, the comparable, the financial analysis with impact on their entire pro forma, and whether this will happen. You cannot argue unless you can figure it out as a whole.

Trustee Kressin indicated we or Ehlers can ask for backup on how they arrived at these numbers and include the “but/for” test.

Trustee Haas asked what we do if Ehlers says it won’t work. Can we then tell what will work?

President Palmer indicated we are free to remove anything from the ask up until the vote on it. We don’t normally look at it at the beginning without some analysis of the cost. Trustee Haas can go on record with his opinion, but how do we move forward without an analysis.

Trustee Haas believes it is a huge ask and believes this is not a blighted property that needs a lot of money to make something happen.

President Palmer stated until you see the analysis – you cannot tell.

Trustee Michalski indicated that with no data, how can you tell? What it is based on? Until we have the data, we are just working on a feeling.

President Palmer stated they can ask for whatever they want, we will evaluate it.

Trustee Sayas added that in looking at the information, they do indicate they look at this as an extraordinary expense. She gets what George is saying, but still believes there should be an analysis beforehand.

Trustee Kressin wants to see the analysis and then go through it line by line to determine what is needed, what the value added is, what it costs to the village. He would like Ehlers review and backup for Mandel to understand how they arrived at those dollars.

President Palmer wanted it noted that likely in this TIF we will need some kind of language to deal with the volatile market place. We want ask Ehlers to give us examples of this in other communities. The cost of materials could fluctuate and we need to make sure our language accounts for that.

Trustee Sayas asked what the deadline is for questions for Ehlers to address?

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President Palmer indicated we would ask questions as we go. Email Manager DeAngelis your questions and he can pass them along.

Trustee Haas indicated Ehlers will get information from Mandel directly.

MOTION BY PRESIDENT PALMER, SECOND BY TRUSTEE MICHALSKI, TO MOVE THIS TO EHLERS AND GET THE PROCESS MOVING.

5 IN FAVOR WITH TRUSTEE HAAS VOTING NO. MOTION CARRIED.

Additional Items: Martinizing has been pushed back pending an appraisal company.

Trustee Cornell asked for an update on the pathway analysis. Manager DeAngelis says Andy Pederson has the draft on his desk. Manager DeAngelis will get the draft later this week.

Trustee Michalski left at 8:09pm for a fire call. Quorum maintained.

11.) Report of Village Attorney – Hector De La Mora

- a. Attorney De La Mora had no report at this time.

12.) Report of Standing Committees - Please review the minutes on our website for more details.

1. Plan Commission - Trustee Michalski
 - i. The principal activity was a demolition request. They are working hard to wrap up the pieces of the review for the School Sisters. The public comment night will be coming soon. Sign up for the “Stay Informed” button on our website. Please see the minutes on our website for more details.
2. Library Board - Trustee Sayas
 - i. The summer library programs have begun. They went over outdoor programs. Staffing vacancies have been mostly filled. Regular hours will be maintained after full staff. Adult programming resumed. Additional programs are available. Please see the minutes on our website for more details.
3. Public Works - Trustee Kressin
 - i. Looked at the School Sisters storm water management plan. Gave items to be included. Discussed municipal water – specifically Wauwatosa water. Our consultant will look at a long term plan on who serves us and how we would be served. Reviewed design options on daylighting streambank revitalization options. We also went over the bids for paving

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between Stark and Payne & Dolan. Please see the minutes on our website for more details.

MOTION BY TRUSTEE KRESSIN, SECOND BY HAAS, TO APPROVE THE BID FROM STARK PAVING*.

ALL IN FAVOR.

**This item will return on the next scheduled Village Board meeting to confirm with Open Meetings Law.*

4. Public Safety - Trustee Sayas
 - i. No meeting. Received multiple complaints on speeding in the Village. As a public message that our Police Department is going to be honing in on the 25mph speed limit. Be aware.
5. Legislative - Trustee Domaszek
 - i. No meeting, no report.
6. Park and Recreation – Trustee Cornell
 - i. Looked at the Elm Grove pool admission process and will continue to evaluate. The splash pad fees were reduced during the hours from 9am to 11am to include the parent not being charged to enter with their child. They talked about waste/trash in the park. There was a patron escorted out by the Police Department. They may have a no-entry list in the future. The bathroom cleanliness in the pool house was an issue brought up. 4th of July planning is underway – see the website for all of the activities that are scheduled to happen. The conceal carry in the parks was brought up. Chief Gage indicated we cannot ban that from being in the park. Someone brought up the county ban. It is still their policy but it is not legal. They put this into place before the state law changed.
7. Administrative and Personnel - Trustee Michalski
 - i. Review and possible action on Military Leave policy.

MOTION BY TRUSTEE HAAS, SECOND BY TRUSTEE SAYAS, TO APPROVE THE MILITARY LEAVE POLICY AS WRITTEN.

ALL IN FAVOR. MOTION CARRIED.

Trustee Haas gave the report. He reviewed the tax collection process and the options set forth by the finance director. Town bank lock box, the village hall, Waukesha county collection. The recommendation of the committee was for Waukesha County to collect. They also discussed how grant funds would be used. They asked for costs estimates on the items staff recommended. This will be discussed at a future date. They also talked about video recordings for meetings. They decided the Village Board and Plan Commission would be recorded and purged every April

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fool's day the following year. See the minutes on our website for more details.

8. Finance and Licensing - Trustee Haas

- i. Review and act on delinquent personal property taxes.

MOTION BY TRUSTEE HAAS, SECOND BY TRUSTEE SAYAS, TO APPROVE THE WRITE OFF AMOUNTS LISTED AND SEND OUTSTANDING AMOUNTS TO THE STATE FOR COLLECTIONS.

ALL WERE IN FAVOR. MOTION CARRIED.

- ii. Review and Act on Vouchers.

MOTION BY TRUSTEE HAAS, SECOND BY TRUSTEE CORNELL, TO APPROVE THE VOUCHER LISTS AS SUBMITTED.

ALL WERE IN FAVOR. MOTION CARRIED.

Please note the draft budget calendar included in the packet.

13.) Other Business – None.

14.) Adjournment

There was no further business.

MOTION BY TRUSTEE SAYAS, SECOND BY TRUSTEE CORNELL, TO ADJOURN THE MEETING.

ALL WERE IN FAVOR. MOTION CARRIED. MEETING ADJOURNED AT 8:35PM.

Minutes transcribed by: Michelle Luedtke

Minutes Approved on: July 26, 2021