

The meeting was called to order at 6:45 p.m. by Chair D. Besson.

1.0 Roll Call – Present: Chair D. Besson; Trustees M. Bennett, K. Meleski, R. Ruesch, M. Stahl, and L. Teschendorf (D. Schwartz excused); Administrator S. Kulik, Administrator M. Weber. Audience (10).

2.0 Public Comment – None.

3.0 Agenda Items

3.1 Appointments – Recommend appointment of T. Smyczek to Police and Fire Commission. (Stahl,Bennett); unanimously approved.

3.2 EMS Billing Services Contract – Chief Janikowski presented information regarding contract with EMS Medical Billing Associates LLC. The contract is a 3 year agreement and a negotiated rate reduction from 7% to 6.5%. Ms. Teschendorf questioned if this was a continuation with existing vendor versus a new vendor. Chief Janikowski confirmed it was the same provider and due to uncertainty in how EMS billing will be accomplished and the changes in national chains this offers opportunity to explore different opportunities to review how the Village is paid. Motion (Bennett, Teschendorf) to approve subject to Village Attorney review; unanimously approved.

3.3 Report on Library Workshop at Franklin Library –P. Laughlin presented materials from workshop which addressed estimated timeline for space needs assessment, credibility of guest speakers and financial cost estimation.

3.4 Revised Recommendations for the W. Ben Hunt Center and Hales Corners Library Space Needs Assessment Plan – P. Laughlin presented information from Library Board Meeting of July 26, 2016 recommendation to approve hiring a library consultant for a space needs assessment rather than an architect. The consultant will provide a building program statement after developing the program with Library Staff, Board and Stakeholders and community members which would be responsive to the needs of the community for a 20 year period. The program statement is estimated to take five to six months. The consultant will review future architectural plans to ensure library functionality as well as a current facility functional analysis. One quarter of costs to construct a new library would be from Friends of the Library donation efforts and the remainder would be funded through debt obligations of the Village which would necessitate an advisory referendum. Library is requesting \$15,000 from the Village and a commitment has been made for \$5,000 from the Friends of the Library for a total budget of \$20,000. Upon approval of Village Board, Library Board will go out for request for proposals for consultant services.

D. Besson discussed mixed use libraries in Madison which created opportunities for a commercial partnership to share costs. Requesting funding of the \$15,000 Village commitment from unappropriated surplus funds that had been set aside for developing TIF#4 of \$75,000 and reducing that allocation to \$60,000 which due to scaling back of proposals should be more than sufficient to support development concepts. Library board and staff to handle project along with review by M. Martin. D Besson issued a caution to not overload staff due to M. Martin's already overloaded schedule.

M. Bennett clarification that Friends of the Library funding of \$5,000 would be paid first prior to any funding from Village appropriations and any anticipated fees greater than a total of \$20,000 would be brought back to the Village Board for discussion prior to any agreement with potential consultant.

B. Ruesch questioned total square footage addition with this initial proposal. P. Laughlin indicated the current square footage of 13,459 square feet would be expanded to 31,650 square feet including space for the Historical Society and Health Dept.

Motion (Bennett, Stahl) to approve request for \$15,000 from the Village unappropriated surplus and \$5,000 from the Friends of the Library and not to exceed the total \$20,000 request without authority granted at future Village Board Committee of the Whole; unanimously approved.

- 3.5 Cable TV Equipment Purchase/Cable Channel Continuation** – M. Weber presented information regarding channel 14 which has been off the air for approximately seven weeks due to equipment failure. Costs to repair the equipment are \$425.

R. Brinkmeier was asked to discuss replacement versus repair of this equipment and he would not recommend either option due to access to social media sites such as Facebook which is generating significant activity. During the period the channel has been offline, only 2 calls were received.

Motion (Teschendorf, Stahl) to deny request for funding and to discontinue cable channel access unless significant groundswell demand arises; unanimously approved.

- 3.6 TWC/Charter Discontinuation of No-Cost Cable TV Drops** – M. Weber discussion on future costs to maintain the cable drops within the city are estimated at \$50 per month per drop. Due to the change of ownership from TWC to Charter, the drops are no longer going to be free. Drops are located at fire station, highway (2), library (3), health, Village Hall – police, emergency government, and breakroom. Franchise fees are up somewhat from budgeted estimates. Information regarding the drops is still forthcoming. Cable drops are needed and a determination as to what level needs to be made. M. Martin will revisit fiber network with the elementary school and costs associated with that system.

- 3.7 2017 Budget** – M. Weber reported on Department of Revenue Preliminary Equalized Value numbers are in. Residential has gone up 3-4% but commercial is down 3-4% which is shifting the tax burden to the residential homeowners. TIF #3 is showing positive increment. Preliminary numbers are subject to assessor's revaluation efforts. Revaluation is ongoing but is delayed therefore open book will be late August maybe September and Board of Review will most likely be October which impacts timing on filing for the baseline filing for TIF #4.

- 3.8 2017 CDBG Application** – L. Teschendorf discussion regarding home suburban repair program and elderly persons home support program utilization. M. Weber the suburban home program not as much as the elderly person's program through Southwest Interfaith. Funds cannot be re-allocated between the programs due to 15% cap on social service programs. Application must be submitted by Aug. 18.

Motion (Teschendorf, Stahl) to recommend application to Village Board; unanimously approved.

3.9 WisDOT STH 100 Corridor Study/TID #2 – M. Weber commented that no new information is available.

Motion (Bennett, Teschendorf) to send a letter to the Governor and State Representatives in regards to the funding for the STH 100 to scale the project back or redesign the project to address recent correspondence from the State regarding funding concerns for State highway projects.

M. Bennett discussion on how project could be redesigned to remove bike lanes or redesign turn lanes. Belief that DOT wants the turn lanes to get traffic out to Muskego faster.

M. Stahl comment regarding the Bosch movement of the tavern and the impact of the project should the State agree to scale back.

M. Weber it is unlikely that the State will scale this project back. Congestion in this intersection has been attempted to be alleviated through signal timing and the pavement degradation is not going to improve.

B. Ruesch commented that State is unlikely to react to any letter that would be sent but he will sign this letter(s) direction.

M. Martin commented that project is at the 90% design phase and this would require a complete redesign and that the project is too far along per the DOT to be scaled back especially due to real estate acquisition and how would the property be re-conveyed to homeowner if the project were changed.

M. Stahl call the question.

D. Besson response to call the question.

Motion (Bennett, Teschendorf) to send letter to the Governor's office to review the project and downsize or reduce the bike lane accommodation and return it to the median; 6-1, B. Ruesch nay.

3.10 Fire Inspection Fee-Multi-Family Units Error – M. Weber addressed the board and commented Village Attorney input needed to address property ownership turnover in 1994 and 2000 in which the errors occurred on the six or seven projects and will return the item to the Committee of the Whole in September.

3.11 2016 Budget- ERF & Capital Projects (Police Radios and Fire Software) – M. Weber discussion regarding two capital projects for Phoenix Data integration for the Fire Department that should have been include in the 2016 budget and was missed, he recommends approval. The other is the Police Department radios upgrade program and the opportunity to replace portable radios at the reduced rate available until 2017 while the contract rate under the larger program is still available. The recommendation to authorize the purchase of five radios to support the ongoing upgrades. Looking for funding in 2017 to purchase the planned three radios which were identified in the long range capital plan if it were possible to expedite the purchase should the close out of 2016 budget provide surplus funding.

Motion (Bennett, Teschendorf) to approve capital appropriation from unappropriated surplus; unanimously approved.

3.12 TID #4 – M. Weber addressed board discussed the meeting of the Joint Review Board which had approved unanimously the TID#4 creation on July 27. Filing with DOR due by Oct 31 will be accomplished prior to deadline. Holding filing for base line assessment due to property revaluation currently underway and completion of developers agreement on this TID.

3.13 Permit Fees – M. Weber discussion regarding the adoption of the revised plumbing fees as part of the changes and having Safe-Built completing inspections is was discovered that two fees should not have been included in the original schedule for sprinkler inspections. It is recommended that the sprinkler fees be removed from the plumbing fees section as those fees are already collected under Fire Inspection fees and to leave them in would be duplicating those fees

Motion (Teschendorf, Bennett) to recommend changes to fee schedule previously adopted under resolution 16-3; unanimously approved.

3.14 Robert Chase Resolution – Motion (Teschendorf, Stahl) to recommend commendation resolution for Eagle Scout presentation to Village Board; unanimously approved.

3.15 TID #3 G Advance Re-payment – M. Weber meeting was held with MLG reporting an estimated \$25,000 in excess personal property increment exclusive of returning advance from General Fund. After review by Village Attorney regarding the \$200,000 line of credit should be considered a loan from the developer per the agreement with MLG which will need to be repaid. Interest of 4.25% for 2011 and 2012 and portions of 2013 prior to the refinancing from the general fund. Discussion with developer concerning the Villages' agreement to forgo administration expenses of \$1,500 per year in this district and those adjustments would need to be made that the Village would recover those previously forgone fees before the interest payments could be made and the developer agreed to those discussions. Plan will need to be developed to recover and expense these costs over the next three years while the district is still open. Those costs will include interest as well as some portion of principle as there is not a likely scenario where the district will make a significant increase in increment to pay the entire \$200,000 in the next three years. District can not be closed until the entire \$200,000 is paid to the developer.

3.16 DATCP Agent Agreement – M. Weber discussion on the replacement of the previous agreement with the Department of Health & Human Services (DHHS) with this agreement with the Department of Agriculture, Trade and Consumer Protection (DATCP) in order to conduct restaurant inspections . Recommend approval subject to City Attorney review and correction of entity to Village as form identifies the entity as "city." An additional agreement will be forthcoming from the Department of Professional Services as the DATCP agreement does not cover tattoo and body piercing licenses but that agreement is not yet available.

Motion (Teschendorf, Stahl) to recommend the DATCP agreement subject to Village Attorney approval and correction to "Village of Hales Corners; unanimously approved.

- 3.17 Licenses:** Motion (Stahl, Teschendorf) to recommend all three operator licenses to Village Board; unanimously approved.
- 3.18 Hales Corners Park/Pool -** D. Schwartz reported attendance at the pool is 7,599 and overall attendance should be 11,000 to 12,000 by season end.
- 3.19 Chamber of Commerce -** B. Rueusch - no report.
- 3.20 Admin./Finance Report -** M. Weber – no report.
- 4.0** Potential new development in Tax Incremental District #2 in the area north of West Janesville Road and west of STH 100. The Committee entered into closed session pursuant to Wis. Stat. § 19.85(1)(e), to deliberate upon and to consider the negotiation of potential developer proposal(s), with regard to potential new development in Tax Incremental District #2 in the area north of West Janesville Road and west of STH 100, and to re-enter open session at the same place thereafter, approved on a roll-call vote (Stahl, Bennett). D. Schwartz exited meeting at 8:30 p.m.
- Reconvene into open session on a unanimous roll-call vote (Stahl, Bennett).
- 5.0** 2016 Non-Represented Employee Compensation. The Committee entered into closed session pursuant to §19.85(1)(c), as is required for considering the employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, and to re-enter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate; approved on a roll-call vote (Bennett, Stahl).
- Reconvene into open session on a unanimous roll-call vote (Bennett, Stahl). Motion (Bennett, Stahl) approving \$18.85 per hour step authorization for dispatcher; unanimously approved.
- 6.0** Potential new development and the creation of a tax incremental district in the area south of West Grange Avenue and east of STH 100. The Committee entered into closed session pursuant to Wis. Stat. § 19.85(1)(e), to deliberate upon and to consider the negotiation of potential property acquisition/relocation costs and developer proposal(s), with regard to potential new development and the creation of a tax incremental district in the area south of West Grange Avenue and east of STH 100, and to re-enter open session at the same place thereafter, approved on a roll-call vote (Stahl, Bennett).
- Reconvene into open session on a unanimous roll-call vote (Stahl, Bennett).
- 7.0 Adjournment-** Meeting adjourned at 8:55 p.m. (Stahl, Teschendorf).

Submitted,

Sandra M. Kulik, Administrator

STATE OF WISCONSIN MILWAUKEE COUNTY VILLAGE OF HALES CORNERS

RESOLUTION NO. 16 - 49

A RESOLUTION APPROVING CAPITAL IMPROVEMENT FUND
AMENDMENTS AND TRANSFERS

WHEREAS, various needs have been identified in Village departments for capital improvement purchases; and

WHEREAS, the Committee of the Whole has recommended approval of budget amendments and fund transfers to finance said capital improvements.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Hales Corners, Wisconsin, that those line item changes, transfers and account closures to the 2016 Capital Improvements Fund as described in Attachment "A" annexed hereto, be and the same are hereby authorized and directed to be made.

PASSED and ADOPTED this 8th day of August, 2016.


Robert G. Ruesch, Village President

(VILLAGE SEAL)


Sandra M. Kulik, Administrator/Clerk

EXHIBIT "A"

Capital Projects
rev. 08.08.16

| Acct | Dept | Item | Beginning Balance | YTD Accumulated Interest | Transfer In (Out) | Description | From (to) | Ending Balance | Status |
|-----------|---------|------------------------|-------------------|--------------------------|-------------------|-------------------------|-----------|----------------|--------|
| 200-32400 | | Unappropriated Surplus | 249,307 | 6,453 | -25,000 | Admin-Class Comp | | 230,760 | |
| | | | | | -20,000 | Admin- Recruit | | 210,760 | |
| | | | | | -25,000 | Library-Lighting | | 185,760 | |
| | | | | | -50,000 | DPW-Garage Replace | | 135,760 | |
| | | | | | -5,856 | Bdrm & Health Security | | 129,904 | |
| | | | | | -3,616 | Health Dept. Computers | | 126,288 | |
| | | | | | -7,542 | PD/FD Radios | addition | 118,746 | |
| | | | | | -6,000 | Fire - Software | new | 112,746 | |
| | | | | | -15,000 | Library-Expand-Renovate | new | 97,746 | |
| 200-32445 | Police | addition | (1,045) | | 7,542 | PD/FD Radios | | 6,497 | |
| | Fire | new | | | 6,000 | Fire - Software | | 6,000 | |
| | Library | new | | | 15,000 | Library-Expand-Renovate | | 15,000 | |

Pat Laughlin

From: Pat Laughlin
Sent: Friday, September 13, 2019 9:17 AM
To: 'Sandra Kulik'
Subject: RE: \$15k - what I found

From: Sandra Kulik [<mailto:skulik@halescorners.org>]
Sent: Thursday, September 12, 2019 5:33 PM
To: Pat Laughlin <Pat.Laughlin@mcfls.org>
Subject: RE: \$15k - what I found

Pat

In the audio are many references to the referendum.

At 13:09, 26:35, 28:52 on the recording are paraphrased below.

13:09 : you are speaking

"Part of our recommendation is to consider an advisory referendum to let the community decide on cost for the expanded building and ongoing maintenance."

26:35 is Dan

"...the way this is set up after the \$15,000 then referendum decides what happens."

28:52: Dan and Ken

Dan: "With it going to referendum there's no fear of it affecting other projects because it would lift our shared revenue cap for the library."

Ken: "Say it doesn't pass to referendum, now we've just spent \$15,000 to \$20,000. How long are those numbers good for? Do we go to referendum in another 2-3 years to keep trying before construction costs go up?"

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