

The meeting was called to order at 6:45 p.m. by Chair L. Teschendorf.

**1.0 Roll Call** – Present: Chair L. Teschendorf; Trustees M. Bennett, D. Besson, J. Mesec, R. Ruesch, D. Schwartz, and M. Stahl; Administrator M. Weber. Audience (11).

**2.0 Public Comment** – None.

**3.0 Agenda Items**

**3.1 Appointments** – Recommend Bruce Ranta Library Board appointment, unanimously approved (Ruesch, Mesec). Recommend re-appointment of T. Accetta and C Stipe to the Plan Committee, W. Banach and D. Scharf to the Building Board, M. Alex and F. Matestic to BOA, M. Ebben and R. Murphy to BOR, J. Mesec to PWC, K. O'Brien, B. Arey and D. Hanson to the Historic Preservation Commission; unanimously approved (Ruesch, Besson).

**3.2 Class A Alcohol License Request & Quota Policy** – BP Everest (9835 W. Forest Home Avenue) owner Ram Subedi and operator Gopal Shrestha explained their request for a retail beer and liquor license. It is needed to stay competitive with other operators, and they would comply with all regulations. Ms. Teschendorf asked if there was sufficient space in the store. Mr. Subedi indicated an existing cooler would be used. Mr. Mesec questioned whether there was sufficient space for product storage and display, since licenses were usually granted to larger establishments. Mr. Subedi noted his retail experience and felt the sales can be accommodated. Mr. Mesec would like to see a store lay out. Mr. Besson noted licenses receive great scrutiny in the Village. Mr. Subedi noted he has requested a license several times in the past. He needs to compete with other convenience stores such as Kwik Trip and Jetz that have licenses. He understands the Village's desire to limit licenses and not be known as "booze city". He would at least like the ability to sell packaged beer. Mr. Mesec noted the competition argument has been made by others in the past; however, a license grant to an operator at STH 100 and Edgerton Avenue years ago did not "save" the business that eventually closed. Mr. Subedi indicated that operator might have had deeper financial problems. This request is needed to produce a reasonable investment return. He discussed the economics of the gas station/convenience store business, noting that he owns several stores and this one is the lowest performing. Re-use of the site was also considered, but is not practicable.

Mr. Ruesch questioned whether alcohol sales will help the business enough. He recognized that the building's original function for auto repair has changed. Ms. Bennett noted she has opposed license expansion in the past. She felt alcohol outlets are saturated and the Village's licenses per capita is high. Other recent license requests grants were related to other objectives such as new development and tax base, or for establishments with other retail and restaurant uses. Ms. Stahl indicated she was not convinced that alcohol sales that critical. Mr. Subedi felt they are being treated unfairly. He noted there is not enough room on his site for other retail uses such as fast food. Not being able to offer the same products as competitors was a market disadvantage. Mr. Ruesch asked if the car wash is profitable. Mr. Subedi indicated it now breaks even. Mr. Besson noted that alcohol sales were very small parts of retail space in the other recent license grants. Mr. Subedi felt that might be true for the new Sendiks, but he felt the Jetz grant was similar to his situation.

Motion (Ruesch, Schwartz) to recommend a Class A beer and liquor quota increase, subject to submission of a schematic for product display to be considered at the next Board of Trustee meeting, approved: 4-aye, 3-no (Bennett, Besson, Teschendorf).

- 3.3 **Victory Garden Grant Acceptance-Community Orchard** – Environmental Committee members indicated neighbors were contacts and DPW will only be mowing grass (orchard care will be done exclusively by volunteers). Recommend grant acceptance, unanimously approved (Besson, Schwartz).
- 3.4 **Bee Keeping Regulation** - Village received a request for a resident at to keep two hives. Marcel Riebs (5570 S Kurtz Rd), Andy Henken (Big Bend) and Environmental Committee members presented information on bee keeping features and practices. Motion (Besson, Schwartz) that some regulations be researched for consideration by the COW at a future date.
- 3.5 **EMS Billing Contract Renewal & Highway Response Fees** – Mr. Weber indicated the contract is still under review. Proposed changes to the highway response fee ordinance were reviewed. Recommendation to approve highway response fee ordinance, unanimously approved (Bennett, Stahl).
- 3.6 **Fire Code Chapter 6 Revisions** - Fire Chief Jankowski presented amendments to the Fire Code and inspection fees. Code amendments reflect statutory code changes. Recommendation to approved ordinance amendment s and fees, unanimously approved (Bennett, Besson).
- 3.7 **DPW Truck Purchase** – Mr. Martin presented bid results. Recommend truck purchase, unanimously approved (Mesec, Stahl).
- 3.8 **New Berlin Road Name Change** - D. Schwartz distributed a draft letter to send to New Berlin Road residents explaining the VFW posts’ request to add an honorary street name. The letter was forwarded to the Board, without objection.
- 3.9 **WisDOT STH 100 Corridor Study/TID #2** - Letters to Sen. Lazich and Rep. Craig regarding bike lanes were forwarded. Former Law Offices building was razed.
- 3.10 **Purchase Card (p-card) Program/Purchase Order Thresholds** – Mr. Weber proposed increasing the threshold for purchase orders. Recommendation to increase to \$1000, unanimously approved (Besson, Schwartz). Mr. Weber also reviewed material on a p-card program, which could result in addition revenue upon full implementation. There was consensus that the program should be pursued.
- 3.11 **Personal Expense Reimbursement (Meals)** - The Village’s meal reimbursement has not been changed since 1988 (\$25 per day). Adoption of the federal reimbursement rate from the General Services Administration (GSA) was recommended. Recommend to amend, unanimously approved (Ruesch, Stahl). Staff was directed to notify the Board each year of the updated reimbursement rates.
- 3.12 **2015 Budget-Final Budget Amendments and Transfers** – Mr. Weber reviewed year-end general funds surplus is \$350,000. The three major areas of “savings” were in fuel, utilities and health insurance. Final transfer and amendments were discussed. Recommendation to approved amendments, unanimously approved (Bennett, Mesec).
- 3.13 **2016 Budget – ERF/Capital Purchases** - February summaries were discussed.
- 3.14 **GASB 54 Policy** - No update.
- 3.15 **County Park Rezoning Request** – It was determined that the property known as Lilac Lane is land owned by Milwaukee County for Whitnall Park. An easement allows Lilac Lane to function as a street for access to an adjacent subdivision. Recommend (Schwartz, Mesec) proceeding with the request of Milwaukee County to rezone, approved: 6-aye, 1-no (Besson).

- 3.16 Cell Tower Ground Lease (License Agreement)-Crown Castle Proposal** - Crown Castle offered three options for “lease extensions”. The current agreement was approved in 2006. It has an annual 5% inflator and allows for 5 successive 3-year renewals after the first term (takes the agreement to 2024). In exchange for revised terms, the options allow for the agreement to be extended to 2046 (six 5-year terms). Options for renewal extension discussed. The Committee felt that since the expiration is several years away, this was not a priority at this time. Motion (Besson, Ruesch) to defer, unanimously approved.
- 3.17 Revaluation-Update** – The assessor previously provided clarification on questions raised at the last COW meeting. Notices were planned for summer.
- 3.18 Licenses** – Recommend operator licenses to D. Goetz, K. Ilk, and R. Kowalczyk, unanimously approved (Stahl, Schwartz). Operator license applicant Gehke was asked to appear at the April 25 Board meeting and S. Suminski at the April 11 meeting, on a unanimous vote (Stahl, Besson).
- 3.19 Hales Corners Park/Pool** - Mr. Schwartz reported.
- 3.20 Chamber of Commerce** – Mr. Ruesch reported.
- 3.21 Admin Recruitment** – Recruitment process discussed.
- 3.22 Admin./Finance Report** – No report.

**4.0** 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 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, unanimously approved on a roll-call vote (Stahl, Mesec).

Reconvene into open session unanimously approved on a roll-call vote (Stahl, Besson).

**5.0** Village Administrator Recruitment Contract. The Committee may enter closed session pursuant to §19.85(1)(e), as is required for 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, and to re-enter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.(Stahl, Bennett).

Reconvene into open session unanimously approved on a roll-call vote (Stahl, Ruesch).

**6.0 Adjournment** – Meeting adjourned at 10:15 p.m. (Stahl, Schwartz).

Submitted,  


Michael F. Weber, Administrator