

The meeting was called to order at 6:45 p.m. by Chair R. Brinkmeier.

1.0 Roll Call – Present: Chair R. Brinkmeier, Trustees: L. Bergan, M. Bennett, D. Schwartz, M. Stahl and Pres. D. Besson. Trustee K. Meleski absent and excused. Administrator S. Kulik, Public Works Director M. Martin. Other Audience (7).

2.0 Public Comment – none.

3.0 Agenda Items

3.1 **Minutes August 5, 2019** – M. Bennett commented on corrections to vote call recorded on various topics. S. Kulik to review audio, correct minutes and re-present at October COW.

3.2 **Road Program Financing:** C. Wirth of Public Finance Professionals, LLC. addressed the committee regarding funding options for road projects and their impact on debt service and levy. Intention is to flatten the effect of the \$415,000 annual resurfacing transfer to capital projects and repurpose those funds toward debt service obligations and borrow \$3 million in 2019 & 2022 and either \$3 or \$2 million in 2025. Debt service will be less than the \$415,000 until 2026 and the impact of TID closures, assessed value and other unknown market factors may make the impact stay flatter past 2026 but the approach was to be as conservative as possible. M. Bennett commented that this was the first time they had seen the proposal and this feels like the cart before the horse and doesn't recall when the Board discussed borrowing and at what limits. She does not disagree that something should be done but that the financial discussions had not taken place. Further commented that the newsletter blurb was premature as she felt they had not discussed it and some plan was put in place without proper vetting. She would also prefer to look at whatever other projects may be out there. D. Besson commented that he had asked the Financial Advisor about developing a plan. He has been working towards what could be done with the roads as it is the number 1 concern of the residents of Hales Corners when he was campaigning. He felt that his responsibility was to come up with a plan. He spoke to the PWC two months ago about the plan and the Board can discuss it on its merits. In addition, the newsletter says the board is working on it and it was not definitive in the notice and he was working towards developing citizen support. S. Kulik commented that the Board had talked about this in the past but not as fine-tuned as the program that was before them this evening and that this is still in the planning phase but the timing needs to be addressed. D. Schwartz commented that he has seen the PASER reports for years and during his re-election bid the roads are the number 1 issue. He commented that he agreed that the Board had talked about this before and that he commends D. Besson for getting it out there in the newsletter. He further likes the long term financial impact discussion and that they have been always factoring in other projects. The DPW building was discussed since 2003 and they are just now building it. He is glad that we are finally being proactive in addressed the road program. R. Brinkmeier commented that the goal is to discuss it and then speak with the PWC. S. Kulik commented that she wrote the newsletter piece and didn't want it to show up on an agenda and have the public completely unaware of it. M. Bennett commented that she is concerned about how the committee and board get to things and that communication seems to be coming without vetting from them as a group. M. Stahl commented that she feels the communication is the issue that members of the board feel that they have been bypassed. She likes the plan as presented and that they can stop every three years and that it appears to be a very conservative plan. D. Schwartz commented that tonight is the appropriate time to get into the details of the plan and they have discussed it over and over. The COW is the venue to have the discussion. D. Schwartz commented that he is

pleased with the progress. M. Bennett commented that further discussion on what types of projects, mill and overlay versus full reconstruction are considered as it may not be wise to borrow funds to complete a mill project and have to redo it in 10 or 15 years. D. Besson commented that the roads will never be done even under this plan or any other. It is a constant maintenance program and once the initial work is done, the financial level will decrease and that they can't allow the roads to get into this condition again as we will have a complete schedule. In addition, the PWC is a recommending body and the Board will vote on each of the projects. S. Kulik commented that the Village cannot afford to reconstruct every road as in today's dollars it would cost \$63 million. Every municipality must balance the low volume mill projects with high traffic volume reconstruct projects to get the best possible program balance.

- 3.3 **Certified Survey Map (CSM) – Apple Hales LLC** – R. Brinkmeier advised public that any comments on the matter must be specific to the CSM and no other issues on the subject property as it is not on the agenda. Kathy Behr, 11891 Woodland Circle, Hales Corners addressed the Committee regarding the width of the proposed drive access at 53 ft. S. Kulik commented that the width of the out lot is 53 ft. but the drive width is 24 ft. Audrey Reineck, 11861 Woodland Circle, Hales Corners addressed the committee regarding the drainage impact on the property. M. Martin addressed the committee and advised that the drainage would be subject to any proposal to Greenfield, at this time there is nothing formal, and the Village, the State Department of Natural Resources and Milwaukee Metropolitan Sewerage District (MMSD). S. Kulik commented that the approval of the CSM and out lot is only for property boundary delineations and not drainage or grading as those matters are staff and the boards etc. that M. Martin commented on. The Plan Commission forwarded to the Village Board and the COW subject was to allow the public to speak but not action from the committee was needed. Chris Wysocki, 11861 Edgerton Ave, Hales Corners, addressed the committee regarding the proposed site for the out lot and questioned whether it would be better to line up the drive access with Woodside and further questioned the drainage and storm water elements. M. Martin commented that the map as submitted met all the Village Code requirements and that the Plan Commission approved it as presented so moving the drive access was not an option as it met the code. Further commented that the drainage ponds would have to be entirely on the Greenfield side or the lots would not be sellable. C. Wysocki also questioned whether the 3 buildable lots could be required to landscape with trees and such that could block the proposed Greenfield structure from view. M. Martin commented that landscaping on private lands is not part of the Village Code.
- 3.4 **Joint Board of Trustees & Public Works Commission meeting – September 19, 2019, 6: 00 p.m.** – consensus is majority of the Board is available. D. Schwartz commented that he is unavailable but that he has already stated his position on the subject.
- 3.5 **Temporary Class “B” / “Class B” Retailers License: Hales Corners Public Library, Beer & Bites, Wednesday, October 30, 2019** – Motion (Schwartz, Besson) to approve forwarding to the Village Board for approval; unanimously approved.
- 3.6 **Operator’s Licenses: J. Martinez & K. Wenzel** – Motion (Stahl, Schwartz) to forward to the Village Board for approval; unanimously approved.
- 3.7 **“Class A” and Class “A” Liquor License quota amendment – CHIFest Properties & License Public Hearing** - S. Kulik commented that this was required under the developer’s agreement for the property. Motion (Schwartz, Stahl) to forward to Village Board for approval; unanimously approved.
- 3.8 **Village Hall Copier Replacement** – S. Kulik commented that the copier has truly reached the end of its life. It jams every few pages and is over 12 years old. Copier being proposed is less expensive as the Village moves towards electronic processes. M. Stahl and M. Bennett commented that they would like all board agendas and minutes

provided electronically. Motion (Schwartz, Stahl) to forward to the Village Board for approval; unanimously approved.

- 3.9 **2018-2019 Village Administrator Evaluation** (consensus to complete other items on agenda prior to close session. M. Stahl read the notice: Motion (Stahl, Bennett) for the Committee to enter 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, to discuss the Village Administrator's annual evaluation, compensation and benefits. Roll Call: Ayes: Bennett, Bergan, Besson, Brinkmeier, Schwartz, Stahl. Nays; None. Committee entered close session at 7:45 p.m.

Motion (Schwartz, Stahl) to re-enter open session. Roll Call: Ayes: Bennett, Bergan, Besson, Brinkmeier, Schwartz, Stahl. Nays; None. Committee re-entered open session at 9:18. Consensus to forward a recommendation for a 2.25% increase in the Administrator compensation effective January 1, 2020 as a consent item for the September

3.10 **2020 Budget**

3.10.1 **Workshop meeting dates** – S. Kulik commented that the publication date is October 18. Dates for consideration are September 24 and 25th, October 3, 8 and 10th. Consensus to begin meetings at 6:00 p.m. and request that email is sent with dates and they will reply with availability. S. Kulik commented that the publication is the best possible presentation but not the final and that during the public hearing it can be adjusted until adopted.

3.10.2 **Update on 2020 Budget Development** – S. Kulik advised that she has filed the ERP update and is waiting on approval from the Department of Revenue.

- 3.11 **Awards and Recognition Committee** – D. Schwartz updated committee on progress. M. Bennett commented that she would like the historical items to stay historical and not change them. D. Schwartz commented that they would remain as historical as possible and that the committee is planning on updating them with names of the members in a mat or some other issue. M. Bennett commented that the name plaques should leave the history as they are and not combine them into one plaque. D. Schwartz commented that one of the plaques is not readable with the gold on gold nameplates and that the committee wants to make this a long term fix so future boards are not dealing with it. The plan is to make the second plaque look like the first so it's more readable.

3.12 **DPW Facility update** – no report.

3.13 **STH 100/USH 45** – no report.

3.14 **Code Enforcement Report – August 2019** – S. Kulik updated the committee on activities and commented that the numbers of complaints are lower but that the code officer is working in the aide position due to a leave in that department. R. Brinkmeier commented that a parcel on 124th and Grange is significantly improved. S. Kulik commented that the numbers are not large but that bigger complaints have been addressed.

- 4.0 **Adjournment-** Motion to adjourn (Besson, Stahl) at 9:18 p.m.; unanimously approved.

Submitted,



Sandra M. Kulik, Administrator