

**BROWN DEER VILLAGE BOARD
JUNE 18, 2007 MEETING MINUTES
HELD AT THE BROWN DEER VILLAGE HALL
4800 WEST GREEN BROOK DRIVE**

The meeting was called to order by Trustee Schilz at 7:00 P.M.

I. Roll Call

Present: Trustees: Baker, Boschert, Oates, Schilz, Springman, Weddle

Also Present: Russell Van Gompel, Village Manager; Jesse Thyges, Assistant Village Manager/Community Services Director; Nate Piotrowski, Planning/Zoning Specialist; John Fuchs, Village Attorney

Excused: Village President Krueger

Mr. Van Gompel indicated that Trustee Schilz was acting as President Pro-tem due to the absence of President Krueger.

II. Pledge of Allegiance

III. Persons Desiring to be Heard

Mr. Van Gompel introduced Andrea Weddle as the new Trustee.

IV. Consideration of Minutes: June 4, 2007 – Regular Meeting

It was moved by Trustee Springman and seconded by Trustee Baker to approve the minutes of the June 4, 2007 regular meeting. The motion carried unanimously.

V. Committee Reports

A) Building Board – Trustee Krueger

Mr. Piotrowski discussed the actions taken by the Building Board, including; approval of a garage on North 52nd Street, the preliminary approvals for the modular classrooms at Dean School and the Citgo Station remodeling at North 51st Street and Brown Deer Road.

B) Beautification Committee – Trustee Oates

Trustee Oates reported on the committee's election of Bev Lieven as the chairperson and the discussions for the landscaping plan at the pond building, the educational display at the 4th of July festivities, the invasive plant species training on June 23rd, and the Brown Deer in Bloom award winners. Trustee Oates also reported that Debbie Wazniak resigned her position on the committee.

C) Park and Recreation Committee – Trustee Springman

Trustee Springman reported that the Department had received its new van and that the committee toured the new pond building. Trustee Springman also discussed the relocation of the senior center.

Trustee Oates asked if the move had been finalized. Mr. Van Gompel stated that the final details of the relocation along with an agreement will be presented to the Board at a future meeting.

D) 4th of July Committee – Trustee Krueger

Mr. Van Gompel stated that the committee is scheduled to meet on Wednesday June 20th.

E) Traffic and Public Safety – Trustee Boschert

Trustee Springman reported on the Committee's discussions about creating a parking restriction along Calumet Road and a traffic study of the intersection of North 47th Street and Bradley Road.

Mr. Van Gompel further discussed the reasoning behind the potential traffic study.

Trustee Schilz asked if the recent motorcycle crash on Bradley Road was a part of the Committee's discussions. Trustee Springman stated that the accident had happened the day of the meeting so there were very little details available for the discussion.

F) Library Board – Trustee Baker

Trustee Baker reported on the repair of the sidewalks around the library, the donations received by the library and briefly discussed the potential retirement in-place of the library director.

Trustee Schilz inquired about the plant sale. Trustee Baker stated that the sale brought in approximately \$1,000 of revenue.

Mr. Van Gompel touched on citizen comments regarding the Village Hall planters.

G) Community Development Authority – Village President Krueger**1) TID Agreement – Tri City Bank**

Mr. Thyges discussed the details of the TID Agreement and the items that still need to be negotiated. Mr. Van Gompel indicated that an operational agreement is still pending.

Trustee Schilz and Mr. Van Gompel reviewed the redevelopment procedures and how they affect the Commerce Center tenants.

Trustee Baker asked for clarification of the relocation benefit amounts. Mr. Van Gompel discussed the amounts that are not to be exceeded for the relocation of the bank. Trustee Schilz added that any salvage value would be retained by the Village.

It was moved by Trustee Schilz and seconded by Trustee Boschert to approve the TID Agreement and to Authorize Staff to finalize negotiations with Tri City Bank with the lease acquisition not to exceed \$176,000, the fixtures purchase not to exceed \$345,000, and the relocation benefits not to exceed \$60,000. The motion carried unanimously.

2) Purchase Property at 4114 West Woodale Avenue

Mr. Van Gompel discussed the proposed purchase as well as the advantages to not using the eminent domain process.

Trustee Oates asked about the selling price and if an appraisal was carried out. Mr. Thyges responded that the selling price is \$229,900 and Attorney Fuchs discussed the pricing of appraisals and the cost saving advantages of not carrying out an appraisal.

Trustee Oates asked how much of the lot would be retained by the Village. Mr. Piotrowski responded that approximately 20 percent of the lot would be retained.

Trustee Springman asked about the funds being used for the purchase and if the property was vacant. Mr. Van Gompel stated that TIF funds would be used for the purchase and Mr. Thyges stated that the home was already vacant.

It was moved by Trustee Schilz and seconded by Trustee Oates to approve the purchase of the property at 4114 West Woodale Avenue. The motion carried unanimously.

3) Burying of Overhead Utility Wires in TID #3

Mr. Thyges reviewed the staff report that was prepared for the Board.

Mr. Van Gompel discussed Staff's efforts to reduce the project costs and the regulations that require the additional service work.

Trustee Springman asked if General Capital would be affected if the proposal were denied. Mr. Van Gompel indicated that the effect on General Capital would be minimal.

Trustee Baker asked if General Capital would participate in the cost sharing. Mr. Van Gompel indicated that a land easement was granted by General Capital to the Village for the burying of the wires.

Trustee Boschert asked about the source of the funds. Mr. Van Gompel indicated that the funds would be from TID #3.

It was moved by President Krueger and seconded by Trustee Schilz to approve the burying of the overhead utility wires at a cost not to exceed \$136,979.38. The motion carried 5-1 with Trustee Springman voting in opposition.

H) Plan Commission – Village President Krueger

1) Conditional Use Permit – 5091 West Brown Deer Road

Mr. Piotrowski discussed the proposal and the items of concern that were addressed at the Plan Commission meeting.

Trustee Weddle voiced concerns about the driveway access onto the frontage road and to North 51st Street. Mr. Piotrowski discussed the site improvements that are intended to relieve the problem.

Trustee Baker inquired about the setbacks on the site. Mr. Piotrowski discussed the required setbacks and the pending variance request.

Trustee Springman inquired about the proximity of the daycare center to the south of the site. Mr. Piotrowski discussed the proposed fencing and landscaping buffer that is to be established.

It was moved by Trustee Springman and seconded by Trustee Weddle to approve the Conditional Use Permit for 5091 West Brown Deer Road. The motion carried unanimously.

On other matters from the Plan Commission, Trustee Schilz discussed the scheduling of public hearings for an exercise gymnasium at 4301 West Bradley Road and the establishment of new cellular equipment at 4290 West Calumet Road and the review of the office building at North 44th Street and West Bradley Road. Trustee Schilz also discussed the presentation given by UW-Milwaukee urban planning students.

I) Finance and Public Works Committee – Trustee Weddle

Trustee Oates reported that no meeting was held.

1) Consideration of Vouchers

It was moved by Trustee Oates and seconded by Trustee Boschert to approve the payment of the vouchers and to ratify for payment invoices due on or before June 18, 2007. The motion carried unanimously.

J) Personnel Committee – Trustee Baker**1) Wage Adjustment for Non-represented Employees**

Trustee Baker summarized the Committee's discussions on the matter.

It was moved by Trustee Baker and seconded by Trustee Springman to approve the wage adjustment for non-represented employees. The motion carried unanimously.

VI. Unfinished Business

None.

VII. New Business**A) Modular Classrooms at Dean School and Consideration of Scheduling a Special Meeting**

Mr. Thyges reviewed the proposal for the Board.

Trustee Boschert inquired about the improvements that the Building Board required. Mr. Thyges indicated that a change in materials and colors were recommended by the Building Board.

Trustee Oates asked about the timeframe and the cost of the modular buildings. Barb Fleming, from the Brown Deer School District, indicated that the district had signed a three year lease with monthly payments of approximately \$6,200.

Mr. Van Gompel touched on the need to schedule a special meeting to take action on the matter and that a detailed report would be provided at that meeting.

Trustee Oates inquired about staff feedback. Ms. Fleming stated that the feedback has been primarily positive and that staff members have toured similar modular units in the Trevor-Wilmot school district.

Trustee Weddle inquired about the maintenance responsibility. Ms. Fleming indicated that the school district is responsible for the maintenance.

Trustee Baker inquired about the connecting hallway. Ms. Fleming stated that the hallway was naturally lit and included HVAC facilities.

Trustee Boschert asked if the Village would have any financial responsibilities. Mr. Van Gompel indicated that the Board only has to consider a zoning approval.

A discussion ensued regarding the scheduling of a special meeting date to consider this matter.

It was moved by Trustee Boschert and seconded by Trustee Springman to schedule a joint meeting of the Plan Commission and Village Board for Monday June 25, 2007. The motion carried unanimously.

VIII. Committee Appointments

It was moved by Trustee Schilz and seconded by Trustee Springman to appoint Otto Bunge to the Board of Review. The motion carried unanimously.

It was moved by Trustee Schilz and seconded by Trustee Weddle to appoint Roy Williams to the Plan Commission. The motion carried unanimously.

It was moved by Trustee Schilz and seconded by Trustee Springman to appoint Trustee Weddle to the Building Board and to the Finance and Public Works Committee. The motion carried unanimously.

IX. Village President's Report

Village President Krueger was excused from the meeting therefore there was no report.

X. Village Manager's Report

Mr. Van Gompel reported on the following:

- Attending the Wisconsin City Managers Conference
- The North Shore Fire Department Board of Directors meeting
- The status of the Senior Citizen's Center relocation
- The donation on behalf of Thomas Dolan
- The status of the pond building's landscaping work

Trustee Springman asked about the status of the recent Community Development Block Grant applications. Mr. Van Gompel stated that Staff has received the applications and is proceeding accordingly.

XI. Recess into Closed Session Pursuant to §19.85(1)(c) and (e) Wisconsin Statutes for the Following Reasons:

- (c) To consider, employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.
- (e) Conducting business when bargaining reasons require a closed session.

It was moved by Trustee Schilz and seconded by Trustee Springman to recess into closed session at 8:23 p.m. The motion carried unanimously.

XII. Reconvene into Open Session for Possible Action on Closed Session Deliberations

It was moved by Trustee Schilz and seconded by Trustee Springman to reconvene into open session at 8:30 p.m. The motion carried unanimously.

XIII. Adjournment

It was moved by Trustee Springman and seconded by Trustee Weddle to adjourn at 8:30 p.m. The motion carried unanimously.

Russell Van Gompel, Village Manager