

**VILLAGE OF GRAFTON**  
**VILLAGE BOARD MEETING MINUTES**

**JANUARY 18, 2016**

President Brunnquell called the Village Board meeting to order at 6:00 p.m. The Pledge of Allegiance followed.

Board members present: Jim Brunnquell, Sue Meinecke, David Liss, Lisa Harbeck, Tom Krueger, Dean Proefrock and David Antoine

Staff/Officials present: Village Administrator Darrell Hofland, Village Attorney Mike Herbrand, Fire Department Chief Bill Rice, Fire Division Chief Matthew Karpinski and Deputy Village Clerk Nicole Kline

Others present: News Graphic Reporter Melanie Boyung, Shaffer Development Principle Cindy Shaffer, and Public Safety Commissioner Bob Wolf

**MINUTES**

Motion by Trustee Meinecke, seconded by Trustee Proefrock to approve of the 01-04-2016 Village Board including Public Hearing Before the Village Board meeting minutes; and File the 09-16-2015 Bicycle and Pedestrian Plan Committee, 10-21-2015 Bicycle and Pedestrian Plan Committee, 01-11-2016 Public Arts Board, 01-12-2016 Public Safety Commission, 1-13-2016 Community Development Authority meeting minutes, as presented. Motion carried.

**PERSONS REQUESTING TO BE HEARD**

None

**BUSINESS PRESENTED BY THE PRESIDENT**

None

**RESOLUTIONS/ORDINANCES/ACTION ITEMS**

Item 1 / Report of Public Safety Commission

Motion by Trustee Harbeck, seconded by Trustee Proefrock to select Pierce Manufacturing as a Sole Source Vendor and authorize the Fire Chief to use comparable pricing for the 2016 purchase of the Fire Department ladder truck.

Chief Rice explained that Pierce Manufacturing is located in Appleton. Grafton Fire Department has purchased about 12 trucks and engines over the last four decades from Pierce. The Fire Department believes that Pierce makes the best apparatus with the best design and pricing. Pricing comparisons are difficult with fire apparatuses because there are many options and each rig is specialized for the purchaser. Pierce Manufacturing supplies the Village with pricing on similar units. The Fire

Department looked at comparable ladder trucks purchased recently by many municipalities. They had similar purchases and our price was lower than all but one.

Motion carried.

#### Item 2 / Report of Public Safety Commission

Motion by Trustee Antoine, seconded by Trustee Krueger to approve the purchase of a 2016 Pierce-Arrow-XT 105 foot aerial ladder with 1500 GPM PUC Pump and 500 gallon water tank from Pierce Manufacturing, Appleton, WI utilizing the prepayment option with the purchase price of \$973,500.

Chief Rice commented that about 100 hours of volunteer time was spent designing this rig. This is a basic truck and is not loaded with options. For instance it does not have a bucket, which is very useful, but the Village can borrow a truck with a bucket from Port Washington, Cedarburg or Mequon. The price of the truck includes equipment needed for the new truck such as ladders, hoses and nozzles.

There are three payment options: prepayment, payment on delivery and paying in installments. The Fire Department believes prepayment is the most cost effective option in this instance and that it is how they usually purchase equipment. At the end of January, the price will increase by 3 percent or \$30,000. There may be a few adjustments to the price and equipment but nothing major is expected.

Trustee Krueger asked when delivery is anticipated. Chief Rice responded that Pierce expects it will take 13 months, but he is hoping it will be a month sooner.

President Brunnquell inquired if the Town of Grafton is fully supporting this purchase. Public Safety Commissioner Bob Wolf replied yes. Chief Rice reported that they have worked extensively with the Town over the last few months and he has received their support.

Motion carried.

#### Item 1 / Report of Plan Commission

Motion by Trustee Liss, seconded by Trustee Antoine to approve an ordinance to rezone property located at 1421 Wisconsin Avenue, 1435 Wisconsin Avenue, 1505 Wisconsin Avenue, 1517 Wisconsin Avenue, 1005 Beech Street, 1001 Beech Street, 905-07 Beech Street, 1405-1407 11th Avenue, 1413 11th Avenue, and 1417 11th Avenue from (M-1) Industrial District and (CBD) Central Business District to (PUD) Planned Unit Development to allow for a mixed use redevelopment project to be known as Lumberyard 1505.

Cindy Shaffer, Principle of Schaffer Development LLC, commented that planning the Lumberyard 1505 project has been a good process and they are very interested in getting started.

Administrator Hofland reported that the first property for the development was purchased in May of 2004, so this has been a long process.

Motion carried.

## **DEPARTMENT AND OFFICERS REPORT**

Trustee Krueger inquired about what will happen to the Fire Department's existing ladder truck. Chief Rice responded that it will be sold using a national broker. Unfortunately, the market is limited for used fire equipment. The green color also hinders the sale of it.

## **LICENSES**

### Item 1 / Issuance of Special Picnic License

Motion by Trustee Liss, seconded by Trustee Antoine to issue Special "Class B" Beer and Wine Picnic License /Family Enrichment Center of Ozaukee County – Renie Rathke – agent / 885 Badger Circle / FEC Gourmet Gala – February 27, 2016. Motion carried.

### Item 2 / Approval to Issue Operators Licenses

Motion by Trustee Liss, seconded by Trustee Antoine to approve the issuance of Operators Licenses, as presented. Motion carried.

## **REPORT OF BILLS**

Motion by Trustee Harbeck, seconded by Trustee Proefrock to approve the payment of Village expenditures in the amount of \$201,955.92.

There was a question about the \$15,038.24 payment to Civic Plus. Administrator Hofland explained that this the Village's website developer and that it is a prepayment for the work they will do in creating an improved website for the Village.

Motion carried.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

None

## **CONVENE TO CLOSED SESSION:**

Village President Brunnuquell noted the Village Board would be moving into closed session.

Motion by Trustee Liss, seconded by Trustee Krueger to Convene to Closed Session at 6:17 p.m., pursuant to Wisconsin Statutes 19.85(1)(e) for real estate and competitive bargaining matters (Shaffer Development LLC (Lumberyard 1505) development agreement)

President Brunnuquell-Aye

Trustee Liss-Aye

Trustee Harbeck-Aye  
Trustee Antoine-Aye  
Trustee tom Krueger-Aye

Trustee Meinecke-Aye  
Trustee Proefrock-Aye

Motion carried by roll call vote.

During the Closed Session of 26 minutes, the Village Board discussed negotiation strategies on the Development and Environmental Indemnification Agreements with Shaffer Development LLC.

**RECONVENE TO OPEN SESSION:**

Motion by Trustee Antione, seconded by Trustee Krueger to adjourn from Closed Session and reconvene into open session at 6:43 p.m.

President Brunnquell-Aye  
Trustee Harbeck-Aye  
Trustee Antoine-Aye  
Trustee Tom Krueger-Aye

Trustee Liss-Aye  
Trustee Meinecke-Aye  
Trustee Proefrock-Aye

Motion carried by roll call vote.

**Development Agreement between Shaffer Development LLC, and Village Board**

Motion by Trustee Meinecke, seconded by Trustee Liss for action on Shaffer Development LLC (Lumberyard 1505) development agreement. Motion carried.

**Environmental Indemnification Agreement between Shaffer Development LLC, and Village Board**

Motion by Trustee Antione, seconded by Trustee Harbeck for action on Shaffer Development LLC (Lumberyard 1505) environmental indemnification agreement. Motion carried.

**ADJOURN**

Motion by Trustee Krueger, seconded by Trustee Proefrock to adjourn 6:44 p.m. Motion carried.