

VILLAGE OF GRAFTON

VILLAGE BOARD MEETING MINUTES

FEBRUARY 16, 2009

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

Village Board members present: Jim Grant, Richard Rieck, Sue Meinecke, Dave Liss, Scott Volkert, Jim Brunnuquell

Absent: Ron LaPean

Staff/Officials present: Village Administrator Darrell Hofland, Director of Public Works / Village Engineer Dave Murphy, Finance Director Paul Styduhar, Utility Director Tom Krueger, Captain Emmett Grissom, Village Attorney Michael Herbrand, Deputy Clerk Lisa Bohn

MINUTES

Motion by Trustee Grant, seconded by Trustee Volkert, to approve the 2-2-2009 Joint Village Board / Plan Commission meeting minutes and File the 1-29-2008 Historic Preservation Commission; 2-2-2009 Finance Committee; 2-9-2009 Public Works Informational Meeting; 2-9-2008 Board of Public Works; 2-9-2009 Joint Library Board and the 2-10-2009 Public Safety Committee meeting minutes, as presented. Approved unanimously.

PERSONS REQUESTING TO BE HEARD

Ralph Zaun, Zaun Memorial Foundation, LTD

Ralph Zaun, appearing as Chair of the Historic Preservation Commission (HPC), stated he attended the February 9, Board of Public Works Meeting to propose an alternative site for the Department of Public Works facility. Mr. Zaun would like the new facility to be located in the old Tecumseh Building. He has toured the building and thinks this would be a great location. He would also like to see a Museum, K-4 school rooms, and storage area for the Fire Department at this location.

Mr. Zaun explained that the HPC is looking for a location for a public museum that would display the history of Grafton. He noted that the HPC has also looked for buildings, land and have been unsuccessful. The HPC began investigating the Tecumseh building on North Street and Eighth Avenue. The facility would be known as The HUB. He explained his ideas for the facility stating that the office area on the south end of the building would make an excellent area for the museum. Mr. Zaun commented that, unfortunately, museums do not have much money so they are considering renting or leasing out the remainder of the building. Some of the options that are being considered are: an area for the school to use as a K-4 school area; an area with a small

auditorium and stage for Community Activities and programs; the option of a lease with a company from Waukesha that builds wood panels with Styrofoam which is the type of wall that was used on the Robert P. Zaun Pavilion in Lime Kiln Park; and, a portion to be used as an incubator for new businesses. He then suggested that the 120,000 square feet of warehouse space be used for Public Works. He explained that the proposed DPW Hickory Street facility is about 65,000 square feet; therefore, this area would provide enough room for now and in the future. He stated that we are on the same team, and every dollar spent is for public purpose, the question is how can we spend the money most wisely.

Mr. Zaun explained how moving the new facility to the Tecumseh Building would be beneficial. The DPW could move now, rather than wait several months and could save the Village money, especially with the state the economy is in.

President Brunnquell stated the proposal and ideas are admirable and great. However, this has been discussed in length at many meetings and the Tecumseh facility was previously considered. Cost was looked at; lease vs. purchase was analyzed. Director of Public Works Murphy has been through the building also. The current Hickory Street building proposal meets the 20 year space needs analysis. Mr. Brunnquell has no problem with a museum, K-4 class rooms, and storage for equipment to be located in the Tecumseh Building.

Trustee Grant also commented the HUB idea is a great idea.

David Eberhardt, 1826 17th Avenue, stated Mr. Zaun is not here tonight to push a new Public Work Facility on the Village Board, but here to express his ideas. Mr. Zaun only has the community at heart. Mr. Eberhardt thinks the Board of Public Works has done an admirable job in trying to find the perfect location for a new DPW facility. Mr. Eberhardt is concerned what will happen to the old Tecumseh building now and ten years from now. It is a spacious building and could fit the needs for the new DPW and could be available for use in 4 to 6 weeks.

Trustee Grant commented all the ideas are great for the Tecumseh Building except utilizing the facility for the DPW. He does not think any of the members of Public Works or the employees have any intentions of starting over with reconsidering another new location. He suggested another option could be to sell some of the land and renovate the site for a housing development.

Mr. Murphy stated he is currently 45 days away from putting bids out for the new facility.

President Brunnquell suggested that Mr. Zaun work with Kathleen Schilling and the Department of Planning and Development in an effort to fill vacant spots at the old Tecumseh building. He also commented these are all creative ideas and we can try to take internal resources to make this work.

Trustee Grant questioned Mr. Zaun if he has funding options for this project. Mr. Zaun stated currently no bank will lend money for a vacant building.

Trustee Grant commented that the PILOT funds that we are receiving from Aurora are going towards the purchase of the new Village Hall building. Without that money the Village would not have the funding for a new facility. Money always becomes an issue when trying to complete a Village project.

Mr. Zaun stated that the Zaun Memorial Foundation would grant \$50,000 a year to the museum to assist in its operational costs.

Trustee Grant questioned the asking price for the Tecumseh building. Mr. Zaun stated at this time he cannot disclose the price.

President Brunquell stated he appreciates Mr. Zaun's dedication to the community and thanked him for all his great ideas. He informed Mr. Zaun this will spark up conversation and will do a comparison of numbers and get back with him.

BUSINESS PRESENTED BY THE PRESIDENT

Approval of creation and appointment of members / Grafton Fire Department Resource Management Ad-Hoc Committee

Motion by Trustee Rieck, seconded by Trustee Liss, to approve the creation and appointment of members / Grafton Fire Department Resource Management Ad-Hoc Committee, as presented. Approved unanimously.

President Brunquell commented the focus of this Committee will be to address the shortage of daytime EMT's.

President Brunquell reviewed the materials distributed for Village Board member review.

RESOLUTIONS/ORDINANCES/ACTION ITEMS

Resolution No. 007, Series 2009, approving the 2009-2011 AFSCME employment contract was offered by Trustee Grant.

Motion by Trustee Liss, seconded by Trustee Meinecke, to adopt Resolution No. 007, Series 2009, as presented.

Administrator Hofland stated that mediation on this contract took place last week, including wage increases and health insurance plans. Everyone involved was able to come to an agreement and the recommendation is to enter into a three year contract. The Water & Wastewater Utility covered employees will have a new start time, starting at 6:30 a.m. in the summer months. Another change from previous contract is the reimbursement of footwear purchases for the Water & Wastewater employees is changing from \$100 to \$125 allowance per year.

Motion to adopt Resolution No. 007, Series 2009, was approved unanimously.

Resolution No. 008, Series 2009, amending the 2008 General Fund Budget was offered by Trustee Grant.

Motion by Trustee Meinecke, seconded by Trustee Rieck to adopt Resolution No. 008, Series 2009, as presented. Approved unanimously.

Item 1 / Report of the Finance Committee

Motion by Trustee Rieck, seconded by Trustee Meinecke, to approve Item 1 of the Report of the Finance Committee, as follows: 1. Elimination of the Community Activities Administrative Secretary position and addition of the Community Activities Secretary II position placed in Pay Grade 11 of the Village's Classification Structure for Non-represented Employees effective January 31, 2009, as presented. Approved 6-1 (J. Brunquell-nay).

Item 2 / Report of the Finance Committee

Resolution No. 009, Series 2009, designating the public depositories for the Village of Grafton and Grafton Water and Wastewater Utility, authorizing withdrawal of Village and Utility funds and gaining access to safety deposit box of the Village of Grafton was offered by Trustee Liss.

Motion by Trustee Meinecke, seconded by Trustee Grant to adopt Resolution No. 009, Series 2009, as presented. Approved unanimously.

Item 3 / Report of the Finance Committee

Motion by Trustee Grant, seconded by Trustee Liss, to approve Item 3 of the Report of the Finance Committee, as follows: 3. Include the addition of LEED Silver features to the Village Hall project bid specifications and building operational plan as addendums and staff work with Zimmerman Architectural Studio to develop a certified building plan to be presented to Finance Committee at a later meeting, as presented. Approved unanimously.

Item 1 / Report of the Board of Public Works

Motion by Trustee Rieck, seconded by Trustee Meinecke to table the approval to enter into a contract with Johnson Controls / \$215,592 / to complete Energy Conservation Improvements at the Multi-purpose Senior Center, Library, and Water and Wastewater Treatment Plant, as presented.

Administrator Hofland stated this is being tabled due to Village Department Heads having unanswered questions regarding this. Improvements included in this are energy efficient insulation, HVAC systems. The Village entered into a contract with Johnson Controls and they are ready to move forward at this point.

Trustee Meinecke questioned if Focus on energy had been contacted regarding prices and she distributed a hand out from Focus. Mr. Murphy stated they were contacted.

Motion to table Item 1 / Report of the Board of Public Works was approved unanimously.

Item 2 / Report of the Board of Public Works

Motion by Trustee Volkert, seconded by Trustee Liss, to approve the 2008 Storm Water Annual Report, as presented. Approved unanimously.

Items 1 – 3 / Report of the Public Safety Committee

Motion by Trustee Grant, seconded by Trustee Rieck, to approve items 1-3 of the Report of the Public Safety Committee, as follows: 1. Ordinance No. 005, Series 2009, amending Chapter 16, effective February 21, 2009; 2. Approve the purchase of a booking room photo system from ID Networks, Kingsford, MI, in the amount of \$2,300.00; 3. Approve the purchase of dispatch console computers from Milwaukee 2-Way, West Allis, WI, in the amount of \$33,014.00, as presented.

Captain Grissom commented that the Police Department needs a system that is compatible with their record management system. Currently they are using a hand held digital camera and Officer Goodearle spends about 16 hours a month processing and logging information into the system. With a new compatible system, Officer Goodearle's time could be spent more effectively.

Motion to approve Items 1 -3 of the Report of the Public Safety Committee was approved unanimously.

LICENSES

Motion by Trustee Grant, seconded by Trustee Meinecke, to approve the issuance of Operators Licenses to Katherine Bienlein and Jaimie Moskol, as presented. Approved unanimously.

DEPARTMENT AND OFFICERS REPORTS

Director of Public Works/Village Engineer Dave Murphy stated the storm water pond bids will be opened the week of February 16, bids for the demolition of the Smith house and replacement of sidewalk will be opened the week of February 23, and bids for the First Avenue project will start at the beginning of March.

President Brunnuell questioned the expected start date for the pond project. Mr. Murphy stated the project will be completed by the first week of June, 2009.

Trustee Rieck questioned if the demolition of the Smith house could be completed by the Department of Public Works. Mr. Murphy stated the DPW does not have the capability to tear down a two story house. Before the demolition can be completed the asbestos test needs to be completed.

REPORT OF BILLS

Motion by Trustee Liss, seconded by Trustee Meinecke, to approve the payment of Village expenditures in the amount of \$489,074.25, as presented. Approved unanimously.

OLD BUSINESS

None.

NEW BUSINESS

President Brunnquell asked Finance Director Styduhar if he could prepare a spreadsheet comparing numbers for the new DPW facility and numbers if we were to lease the Tecumseh building.

Mr. Styduhar stated he would complete the comparison of numbers but would be relying on Mr. Murphy for much of the information.

Mr. Murphy stated the Tecumseh Building is an older building and we have looked at in the past, but unfortunately the building would require a lot of updating such as new floors, new roof, and many other updates.

Administrator Hofland stated when the building was looked at in previous years it would cost roughly \$4 million to update.

Trustee Grant commented he thought the Tecumseh building would have been great at one point but now agrees with Mr. Murphy.

Administrator Hofland stated the Village Board has looked at various locations for the new DPW facility. However, rezoning has become a significant consideration in getting neighbors to support new municipal facilities and operations. For a rezoning of a location, approval by 6 of the 7 Village Board members is often required.

President Brunnquell stated everyone involved with the new DPW facility has done a great job so far, but he would just like to see a comparison of numbers.

CONVENE TO CLOSED SESSION

Motion by Trustee Liss, seconded by Trustee Rieck, to convene to closed session, at 7:09 p.m., pursuant to WI Statutes 19.85(1)(e) for Real Estate and Competitive Bargaining Matters (Grafton Little League lease agreement / Status of Village Center loan negotiations.) Approved unanimously by roll call vote.

The Village Board discussed the negotiation strategies associated with the terms of a lease with the Grafton Little League and the repayment terms of the Village Center loan.

RE-CONVENE TO OPEN SESSION AND THE REGULAR ORDER OF BUSINESS

Motion by Trustee Meinecke, seconded by Trustee Rieck, to reconvene to open session and the regular order of business at 7:43 p.m. Approved unanimously by roll call vote.

ADJOURN

Motion by Trustee Grant, seconded by Trustee Rieck, to adjourn at 7:43 p.m. Approved unanimously.