

**VILLAGE OF ELM GROVE  
COMMITTEE OF THE WHOLE  
April 30, 2018 \* 7:35 a.m.  
Minutes**

*DISCLAIMER - THE FOLLOWING ARE DRAFT MINUTES  
AND ARE SUBJECT TO CHANGE UPON APPROVAL  
OF THE BOARD OF TRUSTEES*

Present: President Palmer, Trustees Haas, Cornell, Kressin, Kujawa, Michalski, and Domaszek.  
Village Manager David De Angelis, Village Clerk Mary Stredni, Zoning/Planning Administrator Tom Harrigan, Finance Director Monica Hughes.

1. Bring Meeting to Order and Roll Call  
President Palmer brought the meeting to order at 7:35 a.m. Mary Stredni took the roll.
2. Discussion regarding possible capital projects and financing options

Splash pad – The Village is in the process of evaluating options for construction of a splash pad. Recreation Director Erin Cross noted that the company she is working with should have fairly firm numbers within a few weeks. Trustee Kressin opined that \$600,000 would be a more appropriate number to use for the construction costs.

Daylighting of Underwood Creek – De Angelis reviewed project. The Village is completing engineering. Total project cost is estimated at \$2,400,000; grant requests will be submitted. The estimated cost of property acquisition for C P Rail and OHM properties and enhancements such as pathways, benches, and other public amenities is \$500,000. De Angelis is waiting for appraisal for the railroad.

Marcella Bridge replacement – Estimated cost is \$400,000 and 20% is currently in the five year capital budget. The project has been in the five year capital budget for several years, but has been pushed back. Public Works Director Richard Paul Jr. noted that the bridge could last for another four years or a big storm could wipe it out sooner. It is not expected that the Village will receive any funds from the State Bridge program; may be eligible for some funds from the Waukesha County program. Initial consensus to fund in five year capital budget.

Downtown Municipal Water – De Angelis stated that he has received requests from the Terrace Condominiums, Watertown Plank Road, for municipal water as their well is failing. When there is a substantial redevelopment in the downtown area there will likely be a request for municipal water. President Palmer opined that the Board needs to review the current policy on how a new water connection is charged for. Trustee Haas stated that the current policy is that any individual user must pay; they Village does not pay for the construction costs. To have municipal water would be good for development but there is no development on the table.

Trustee Kressin stated that the Board could possibly look into a private water company  
It was determined that staff would review prior studies on different payment options.

*Trustee Domaszek left the meeting.*

Pathways – The Board prioritized the construction of the pathways – 1) Hollyhock Lane, 2) Watertown Plank Road (western extension), 3) Gebhardt Road. Preliminary cost for all three is

\$500,000 for six foot wide pathways. Discussion regarding construction of pathways at the same time as repaving of the roads. Initial consensus to place in five year capital budget.

Village Hall Heating and Air Conditioning Replacement – De Angelis reviewed the current situation. Due to its condition, most of the piping and ductwork needs to be replaced. Because of the age and condition there are constant substantial repair/replacement costs. Consensus of Board to update as soon as possible and fund in five year capital. The estimated cost is \$800,000.

Financing of projects – It was explained that none of these projects can be financed through the Village five year capital budget because of levy limits. All projects need to be funded by borrowing. At this time the Village has one general obligation debt which will be paid in full in 2025. Several financing options were presented with the impact to the Village.

Consensus of Board to complete the splash pad as soon as possible. President Palmer stated that a cost of \$600,000 should be used. Trustee Cornell stated that there is some interest in large donations for this project, although one of the donors is not 100% committed. Once more confirmed costs and design is available, the donors will be contacted

Consensus of Board to do the HVAC replacement as soon as possible.

Consensus of Board to do Watertown Plank Road and Gebhardt pathways in conjunction with the repaving of the roads, and to construct the Hollyhock pathway in conjunction with the North Avenue reconstruction.

All three of the above projects will be financed through borrowing if needed. Village staff will put together the options.

Daylighting of Underwood Creek will be discussed again once engineering is completed and costs of acquisition of CP Rail and OHM properties has been completed. Project can be partially or completely financed through the stormwater fee.

*Trustee Kressin left the meeting at 9:20 a.m.*

Regarding municipal water for downtown, Village staff will review past studies on payment options and report back to the Board for further discussion

3. Adjourn

As there was no other business Trustees Kujawa and Michalski moved and seconded to adjourn at 9:23 a.m. Motion carried.

Respectfully submitted,

Mary S Stredni, Village Clerk