

**VILLAGE OF ELM GROVE**  
**COMMITTEE OF THE WHOLE**  
**Thursday, December 8, 2022 1:00 PM - Parkview Room**

**MINUTES**

**The meeting was called to order at 1:00 pm.**

Roll Call:

PRESIDENT PALMER  
TRUSTEE CORNELL – arrived at 1:08 pm  
TRUSTEE STUCKERT  
TRUSTEE KOLESKI  
TRUSTEE SCHINDLER  
TRUSTEE MICHALSKI  
TRUSTEE SAYAS

DAVID DE ANGELIS, VILLAGE MANAGER  
HECTOR DE LA MORA, VILLAGE ATTORNEY  
KATHERINE GEHL, ZONING ADMINISTRATOR  
MONICA HUGHES, FINANCE DIRECTOR  
SANDEE POLICELLO, VILLAGE CLERK/DEPUTY TREASURER - Absent

1. Discussion and possible direction regarding municipal water request and extension from the City of Wauwatosa and possible referendum question.

The Committee discussed the effect of municipal water on the value of businesses. If this is a 2023 project, a referendum will be needed with language approved by the Board at its January meeting. The Village would be designing and taking care of the bidding for the project. The Mandel water project will start in spring in order to be on the most aggressive schedule; Elm Grove would have to revisit engineering, bid it, organize the contract and start when Mandel is doing their work. It would be a tight schedule to do all the things necessary by the spring election.

Trustee Stuckert noted that the demographic of Elm Grove has changed and different things are desired. The Committee discussed bringing water to the Terrace condos, (east side of BP) versus bringing it to the west of the railroad tracks. Mr. De Angelis said that limiting the number of people that will be able to hook up may limit buy in from the citizens. Trustee Koleski believes that we could work collaboratively with Mandel's contractor to be fiscally responsible. Mr. De Angelis said we can't do that because of bidding requirements. He noted that a new cost estimate needs to be done before this goes to referendum. A survey and actual design is needed, which could take four months. We will also need a railroad permit, which would take three to four months.

President Palmer stated we will be able to answer generic questions based on the design. The question is how much we want to spend per year; what is the capital appetite?

Trustee Stuckert asked if residents will be required to hook up to the main. Palmer said residents would be required to pay their share of main but would not be required to connect, or residents could be given a timeline to hook up. The charge can be put on tax bills with a ten year repayment. The agreement currently does not require a homeowner to abandon their well if they connect to Wauwatosa water. The Village would pay any unpaid fees from residents to Wauwatosa; we would then add to the resident's tax bill as a special charge.

Trustee Stuckert asked what the impact on development would be if the water comes west of the railroad tracks. Will it spur development? Are we prepared for that and how much disruption do we want? The comprehensive plan does not address this as it stands. Stuckert said we should have a better conceptual idea of what we want the Village to look like.

Trustee Schindler is concerned with what happens when the water goes across the railroad tracks. It could be character changing for the Village. We need to get a handle on the Master Plan.

Trustee Stuckert believes water needs to come to at least the railroad tracks. She is not entirely comfortable with taking it under the railroad tracks until we have a master plan that addresses it.

Trustee Sayas asked how connecting to municipal water will affect the value of properties. It will potentially make the property more valuable for other uses so it will make more valuable. It would also allow things to be done that couldn't have been done with only a well.

Trustee Koleski said this is all being done under the TID, so there is no tax revenue coming out of this until the TID is closed. Mr. De Angelis said assessed values are based on similar sales of comparable properties. Any increase in tax goes to pay the TID. President Palmer said a lot of the buildings in the downtown area have most recently decreased in value.

Trustee Koleski thinks it would be helpful to understand where future mains will be naturally progressing from the initial project. If the concept could be presented to the citizens, it would give a visualization of what the thought/intent is.

President Palmer said pushing this through for the April 2023 election will be extremely difficult. Trustee Stuckert asked if we can start at the SSND property and bring it down to the tracks to get it to the Terrace, if it would be under \$1 million so that it doesn't have to go to referendum. This would let things happen more in sync. She believes this is a good immediate solution to address the needs of residents and then gives time to address the details that residents will want to know.

Mr. DeAngelis said we will get cost estimates for extension to the Terrace only and make contact with the railroad to see what the current policy is for obtaining a permit and how long you have to act on it. He will get a quote from Ruckert & Mielke to see what pace could be achieved if we started an expansion project; how long will it take to build what amount and at what cost. We don't want to move forward with directing a referendum until we see the numbers. Trustee Koleski suggested that Ruckert & Mielke look at a preliminary conceptual expansion with timing and expense.

2. Discussion and possible direction regarding Underwood Creek Daylighting Project and possible

referendum question.

Mr. De Angelis tried to identify what the timeline will be. Obviously, there are a lot of sub-items and would include doing public education. Utilities are cut off at the former One Hour Martinizing building. He will be working with Public Works to do the demolition in house. The purchase of railroad property is next and could take about a year. The Village already has a full appraisal for the property that will need to be updated.

Mr. De Angelis said we have a financing strategy that will need to be updated to reflect new tax rates. He said the project will be about \$4 million in 2024 and will need a referendum.

Trustee Koleski asked if the expectation is that cost estimates will be updated for TID 2? Mr. De Angelis confirmed this.

Mr. De Angelis is asking if the Underwood Creek Daylighting project moving forward is acceptable so that we can move forward with demolition permits to the Plan Commission. The Board is in agreement that we should move forward.

There was a discussion regarding setting dates for future bi-monthly Committee of the Whole meetings.

### **3. Adjourn**

**MOTION BY TRUSTEE SAYAS TO ADJOURN; MOTION SECOND BY TRUSTEE KOLESKI.**

**MOTION PASSED UNANIMOUSLY. MEETING ADJOURNED AT 2:44 PM.**

Minutes transcribed by: Sandee Policello

Minutes approved on: