

VILLAGE OF ELM GROVE
COMMITTEE OF THE WHOLE
Thursday, February 23, 2023 5:00 PM – Park View Room

MINUTES

The meeting was called to order at 5:02 pm.

1. Roll Call:

PRESIDENT PALMER
TRUSTEE CORNELL
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 - Absent
MONICA HUGHES, FINANCE DIRECTOR
SANDEE POLICELLO, VILLAGE CLERK/DEPUTY TREASURER

2. Village Manager's Memo

3. Discussion and possible direction regarding municipal water request and extension from the City of Wauwatosa.

Mr. De Angelis gave an update regarding the extension of municipal water from the Mandel property to the western property line of the Terrace condos. The total estimate is \$557,352. This is the estimate that includes the engineering; any legal expenses for contract review and negotiating and finalizing the agreement are not included in this figure. Mr. De Angelis reviewed the expense sheet. Construction would most likely be in the eastbound side of street, as there are less underground issues to navigate. There may be enough room for two-way traffic if we eliminate parking; the final plans will detail this. Ruekert & Mielke also updated their estimate to bring water from Watertown Plank Road to Nicolet to serve the Village Hall complex at \$914,652.

Wauwatosa is okay with the extension from the Mandel loop to the Terrace condos. Line 217 of the Agreement between the City of Wauwatosa and the Village of Elm Grove for a Water System (P) was discussed regarding a 5 year timeframe to commence construction of a second connection main to Wauwatosa. It was discussed that Wauwatosa would need to identify a connection point, which would help identify which area of Elm Grove would be next to connect. Mr. De Angelis said it's an option to not include this provision in the next version that goes to Wauwatosa. President Palmer suggested a volume figure may be feasible in this provision. The PSC will be involved in approving this agreement and future adjustments.

Trustee Koleski spoke regarding Line 89 of the contract. It allows residents to not connect and allows them to keep their well if they do connect (for irrigation, etc.). No one is in that position currently. The Village would have to approve this. Koleski spoke regarding Line 148 – financing – Elm Grove will build and transfer the assets to Wauwatosa. We will have to borrow money to do this. They would not be revenue bonds, as we will not have the asset. A general obligation note or a general obligation bond will be needed.

Trustee Stuckert spoke regarding Line 316 – why the clause to allow us to receive water directly from Milwaukee? President Neil said we want to insure the right to do it; for our protection. We could connect at 99th & Bluemound or 76th Street. We would need to form our own utility or turn it over to Milwaukee or an independent operator. We have the provision to take our assets back from Wauwatosa (minus anything that Wauwatosa added to the project).

Trustee Koleski asked if Wauwatosa is responsible for all maintenance and upkeep after we turn it over. Mr. De Angelis confirmed that they will be. Line 173 was discussed to mean that Elm Grove will not build future facilities without informing Wauwatosa. Line 293 J. seems to be missing a word.

Line 371 should reflect that TID #3 is now approved. Exhibit A is not yet completed – proposed connection map.

Water assessment fees were discussed. The last assessment had a connection fee only. There were issues after this was adopted; it was raised that condos were paying the same rate as a single family home. This fee pays for the infrastructure. Most municipalities assess fees based on front footage. Laterals are always paid for by the homeowner. This fee would be for the construction of the water main. You have to split the cost for the expenditure of the pipe and it needs to be decided how that is going to be done. Are we going to require people to connect? Which method of capital apportionment are we going to use? Different methods can be used for different areas. President Palmer suggested we use the REU (Residential Equivalent Unit) and have Ruekert run the numbers. Trustee Koleski would like to see different options explored for this extension. Properties on both sides of the street are used to fund the project. Attorney de la Mora said that a subdivision could have the option to connect to the main and distribute throughout the subdivision. Will we assess? Or will we use a connection fee? Assessments can start now and go for 10 years with interest; homeowners can defer payment. Do we give them a finite time period to connect? If they sell the property do they have to connect? Wauwatosa is requiring that the lateral go to the property line for their community. Monica Hughes said the TIF will be paying for these current projects and any other water projects, the Village will be covering the cost. Mr. De Angelis said you usually want to know how many people are going to connect right away. Trustee Koleski said he would like Ruekert to run numbers using a couple different assessment methods.

The timeframe for construction of the extension relies on Mandel starting their construction – we could potentially be under construction Q2 of 2024. The Terrace is under improvement orders by the DNR.

4. Discussion and possible direction regarding Underwood Creek Daylighting Project

Mr. De Angelis reviewed the draft proposed parking arrangement for the Park and Shop. The property owners have seen this and have given their input. The plan makes traffic safer in the parking lot. The owners of Sendik's and the 890 building are big supporters of the proposed changes. The Park and Shop will gain some parking spots. The current plan is a starting point and was made in 2018. There will be a

cost share that is worked out with the owners in the easement process. The parking lot design is ultimately up to the landowners.

The previous railroad values were given in the packet. The updated values will be on next week's Board agenda. It is recommended that they be updated – they are 4 years old.

5. Discussion of financing for future projects

The timeline for amending TID #2 was reviewed. We can request a 3 year extension of TID #2.

Any public works referendums would take place in spring of 2024. Closure dates for the grants will be checked.

Gebhardt construction, municipal water and railroad acquisition funding will need to be financed. This will be on the agenda for Monday's Finance Committee meeting (February 27, 2023). The STFL (State Trust Fund Loan) is quicker procedure to obtain funds, but the interest rate is a little higher, but no fees as there are with bonds. The Gebhardt construction will be going out to bid the end of March.

6. Schedule of future meetings and topics

The next Committee of the Whole meeting was scheduled for Wednesday, April 19th at 5:00 pm. The topics will be: Reinders, downtown development plan, updates on water, TID and Daylighting, along with takeaways (answers) from this meeting.

7. Trustee Stuckert move to adjourn, seconded by Trustee Schindler. All were in favor, motion carried. Meeting adjourned at 7:25 pm.

Minutes prepared by: Sandee Policello

Approved on: