

TOWN OF BROOKFIELD
TOWN BOARD
MARCH 4, 2014

The regular meeting of the Town Board was held on Tuesday March 4, 2014 in the Erich Gnant Room of the Town Hall, 645 N Janacek Road, Brookfield, WI.

Chairperson Keith Henderson called the meeting to order at 7:04 p.m. with the following people present: Supervisors: John Schatzman, Steve Kohlmann and Patrick Stroebel, Attorney James Hammes, Building Inspector Gary Lake, and the Town Clerk Jane Carlson to record the minutes. Excused absence Supervisor Dan Shea.

APPROVAL OF AGENDA

Supervisor Stroebel move to approve the agenda as presented, seconded by Supervisor Kohlmann, voted on, and carried unanimously.

APPROVAL OF MINUTES

Supervisor Stroebel moved to dispense with the reading of the minutes of the February 18, 2014 Town Board meeting and approve them as presented, seconded by Supervisor Schatzman,, voted on, carried unanimously.

PUBLIC COMMENT

None.

OLD BUSINESS

a. **COST MANAGEMENT CONSULTANT FOR TIF NO 1**

Supervisor Stroebel moved to approve the proposal from The Concord Group as the Town's Cost Management Consultants for the TIF No 1 project, seconded by Supervisor Schatzman, voted on, carried unanimously.

NEW BUSINESS

a. **REPLACEMENT OF DPW FORKLIFT TRUCK**

Supervisor Schatzman moved to approve the purchase of a DPW Fork Lift Truck for not greater than \$21,900.00, seconded by Supervisor Stroebel, voted on, carried unanimously.

b. **REPLACEMENT OF PARK MAINTENANCE EQUIPMENT**

Supervisor Schatzman moved to approve purchasing park maintenance equipment with the price not to exceed \$73,281.57, seconded by Supervisor Kohlmann, voted on, carried unanimously.

c. **DISCUSS EBLE PARK**

Chairman Henderson said that he has talked with Dale Shaver the representative from Waukesha County that oversees the parks system. Eble Park is a county park so the county has control of it. The Town can make comments or suggestion but it is the county's decision on what to do because all expenses come from their budget. Mr. Shaver explained that the county was trying to use the barn for storage but at this point they no longer need it for storage and also feel that it is not safe for storage. They have done a study in 2007 and

the cost estimates to just repair the barn, and does not include maintaining it came in at approximately \$80,000.00.

Inspector Lake said that it was done in 2007 and it totaled \$54,000.00 and does not include painting. In 2014 dollars the repairs with painting could be \$80,000.00.

Chairman Henderson said that the cost does not include annual maintenance so that would be an additional expense. The county's standpoint is they do not see the value in spending \$80,000.00 to repair the building.

He said that Mr. Shaver asked him what he would do if it was his expense. He said that he responded the first question would be emotion do I want the barn. If the answer is no it would not need any further consideration. If yes then you have to look at whether there is the financial wherewithal to do it. These are the questions that the county has already gone through. Mr. Shaver said that his conversations with Florence Eble were that the land was important to preserve, but the buildings were not.

Mr. Shaver told him that the county was working on a master plan for the park. He said in that case he feels that the county should get that plan together before taking the barn down in case it is a part of the mater plan.

Inspector Lake said that there is a link on county web site about the Eble Park master plan and it is a start that identifies the natural features in the park, has a brief history about the Eble's and that the barn is in a lot of the pictures. The link also included a link to the structural analysis.

Supervisor Stroebel asked if the barn has any historical designation.

Chairman Henderson said no.

Betty Henderson, 300 Jennifer Lane asked if there was any stipulation in the deed to keep the barn.

Chairman Henderson that Mr. Shaver has said no. When he talked with the Eble's there was no understanding to preserve any of the buildings on that land.

Chairman Henderson said that he would contact Mr. Shaver and asked that they complete the master plan before taking the barn down.

d. PICNIC PERMIT

Supervisor Schatzman moved to approve a picnic permit for Brandon Smit, on Friday, July 18, 2014 from 5:00 p.m. until 10:00 p.m., at Marx Park, seconded by Supervisor Stroebel, voted on, carried unanimously.

e. PICNIC PERMIT

Supervisor Stroebel moved to approve a picnic permit for Patricia Butzer, on Sunday, July 13, 2014 from 11:00 a.m. until 9:00 p.m., at Marx Park, seconded by Supervisor Kohlmann, voted on, carried unanimously.

f. BARTENDER LICENSE

Supervisor Stroebel move to approve the bartender licenses for Sarah A Bennet at The Health Hut and Tonia Lee Stanisch at 7-Eleven on Bluemound, seconded by Supervisor Kohlmann, voted on, carried unanimously.

DEPARTMENT, BOARDS, COMMITTEE/COMMISSIONS RECOMMENDATIONS

a. PLAN COMMISSION RECOMMENDATION

1. LAND USE CATERGORY FOR VACANT LAND ALONG JENNIFER DRIVE
Supervisor Stroebel moved to table the amendment to the Town of Brookfield's Master Plan to change the Land Use Category on 7.45 acres of currently vacant land along Jennifer Drive, west of Poplar Creek, north of Bluemound Road from the Commercial Category to the Mixed Use Category, to allow the Town to commence a study of that area on the east of Barker Road along Bluemound Road and consider other areas within the TIF, and to explore options and scope from Vierbecher and other consultants, seconded by Supervisor Schatzman, voted on carried unanimously.

VOUCHERS

Supervisor Stroebel moved to approve the vouchers as presented in the amount of \$202,364.32, seconded by, Supervisor Schatzman voted on, and carried unanimously.

Included in the approved vouchers were: \$37,649.00 to The Horton Group for workers comp premium; \$26,014.12 to Brookfield Convention and Visitor Bureau for 4th quarter 2013 room tax; \$14,990.25 to Quarles & Brady LLP for The Corners Project legal fees; \$14,557.32 to Strand Associates Inc for engineering services; \$6,384.23 to Hopson Oil for vehicle fuel and \$4,914.15 to North American Salt Company for road salt; and \$6,410.25.

COMMUNICATIONS AND ANNOUNCEMENTS

None.

There being no further business Supervisor Stroebel moved to adjourn, seconded by Supervisor Kohlmann, voted on and carried unanimously. The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Jane F. Carlson, Town Clerk

February 28, 2014

MEETING NOTICE

All meetings will be held at the TOWN HALL, 645 N Janacek Road, Brookfield, WI:

TUESDAY, MARCH 4, 2014

**IMMEDIATELY TOWN BOARD
FOLLOWING THE
SANITARY DISTRICT NO 4
MEETING**

AGENDA:

1. Call to Order.
2. Approval of Agenda.
3. Minutes.
4. Citizen comments: Three-minute limit.
5. Old Business:
 - a. Selection of a Cost Management Consultant for TIF No 1.
6. New Business:
 - a. Discussion and necessary action regarding replacement of DPW Forklift Truck.
 - b. Discussion and necessary action regarding purchasing of equipment for parks and grounds maintenance.
 - c. Discussion regarding Eble Park.
 - d. Approve Picnic Permit for Brandon Smit, on Friday, July 18, 2014 from 5:00 p.m. until 10:00 p.m., at Marx Park.
 - e. Approve Picnic Permit for Patricia Butzer, on Sunday, July 13, 2014 from 11:00 a.m. until 9:00 p.m., at Marx Park.
 - f. Approve bartender licenses.
7. Department, Boards, Committee/Commission Reports/Recommendations:
 - a. Plan Commission Recommendations:
 1. For approval of an amendment to the Town of Brookfield's Master Plan to change the Land Use Category on 7.45 acres of currently vacant land along Jennifer Drive, west of Poplar Creek, north of Bluemound Road from the Commercial Category to the Mixed Use Category.
8. Approval of Vouchers and Checks.
9. Communications and Announcements.
10. Adjournment.

Jane F. Carlson, Town Clerk

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meetings to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request such services contact the clerk's office at the above location.