

**TOWN OF DELAFIELD BOARD OF SUPERVISORS MEETING**  
**July 28, 2015**

**Members Present:** L. Krause, P. Van Horn, C. Duchow, E. Kranick, R. Troy  
**Others Present:** P. Kozlowski, *Fire Chief*, D. Roberts, *Highway Superintendent*, John Mann, Mannedge, 4 Citizens

**First order of business:** Call to Order  
*Chairman Krause called the meeting to order at 7:00 p.m.*

**Second order of business:** Pledge of Allegiance

**Third order of business:** Citizen Comments

*There were no citizen comments.*

**Fourth order of business:** Approval of July 14, 2015 Town Board Minutes  
**MINUTES APPROVED WITH ONE CORRECTION.**

**Fifth order of business:** Action on vouchers submitted for payment:

A. Report on budget sub-accounts and action to amend 2015 budget

B. 1) Accounts payable; 2) Payroll  
Accounts Payable

**MOVED TO APPROVE PAYMENT OF CHECKS #56028 to #56070 IN THE AMOUNT OF \$84,045.42 WITH THE EXCEPTION OF CHECK #56052 TO POBLOCKI PAVING WHICH WILL BE HELD BY THE TOWN CLERK UNTIL THE ELMHURST PARK PAVING PROJECT IS REVIEWED AND APPROVED BY THE PARK AND RECREATION COMMISSION.**

Payroll

**MOVED TO APPROVE PAYMENT IN THE AMOUNT OF \$28,710.80**

**MS. DUCHOW/MR. KRANICK. MOTION CARRIED.**

**Sixth order of business:** Communications (*for discussion and possible action*)

A. Eric Larson (7/22/15) Re: 2015 Wisconsin Act 55 - State Budget - Treatment of Prevailing Wage

B. Matt Neumann (7/23/15) Re: Special event on August 14 in Woodridge Estates  
*Mr. Neumann stated the Parade of Homes begins August 15. Preview Night on August 14 is a celebration for the builders, contractors, and everyone who has been involved in the developments and homes. A developer's party will be held on August 14 beginning at 7:30 p.m. in the common area of the Woodridge Estates subdivision with a fire pit, food, and music. He expects 200-500 people. Neighbors have been notified and invited. He hopes to have Phase 2 of the subdivision paved prior to the start of the Parade.*

**Seventh order of business:** Unfinished Business

A. Consideration and possible action on disposition of Fire Station #1 (tabled 7/14/15)  
*Since Engineer Barbeau was on vacation for this meeting, the Board left this item on the Table.*

B. Consideration and possible action on renovation of old town hall  
1) Discussion on removal of remaining items left in building

*Mr. Kranick will work with the Park and Recreation Coordinator to move items the Park and Recreation Commission has stored upstairs in the old town hall. The Clerk's office has arranged for Habitat for Humanity to pick up the remaining office furniture, the board room table, and other remaining items next Wednesday. Hwy. Superintendent Roberts will meet with Habitat for Humanity and will dispose of any items remaining in the building.*

*Mr. Troy said KPH Environmental misrepresented their proposal. There is no change in the proposal for the current storage building, but there are significant changes in the environmental assessment for the old town hall. Issues relating to floor tile, upper level construction and hazardous materials which must be removed with special equipment have raised the quote to \$21,792. The builder doesn't feel qualified to remove the upper level materials. Mr. Troy instructed KPH to abate the old storage building beginning tomorrow but not to work on the old town hall.*

*The Board agreed with Mr. Troy's actions. They requested that Engineer Barbeau compare the new quote with the demolition quote to determine if there is overlap in the work on the two proposals. Hwy. Superintendent Roberts will work with KPH regarding moving of the items out of the building during the abatement process. Engineer Barbeau is instructed to take the remaining part of the project out to other environmental companies for new bids and be ready to discuss the progress at the next Board meeting.*

*Hwy. Superintendent Roberts is working on the gas relocation for the old town hall. Details for both the gas and electric relocation will be available for the next Town Board meeting.*

*Mr. Troy will work on the reconsideration of the current contract regarding KPH and will keep Chairman Krause apprised of any changes.*

- C. Further discussion and possible action on new fire station/town hall  
1) Punch List Items

*Supervisors raised concerns regarding long-term costs associated with the items on the list from the architect. These included drainage problems, as well as ADA, grading, landscaping, and safety issues. Many decisions regarding the "A" items were made by the Town Board as the construction progressed. The Highway Department is able to correct some of the problems. Ms. Duchow will seek reimbursement from Scherrer Construction for several of the items which the Highway Department will be fixing.*

**MOTION MADE BY MR. TROY, SECONDED BY MS. DUCHOW, TO INFORM THE CONTRACTOR THAT THE TOWN WILL ACCEPT THE "A" ITEMS CONTINGENT UPON FULL COMPLIANCE AND CORRECTION OF THE "B" ITEMS.**

**MOTION CARRIED 3/2 WITH CHAIRMAN KRAUSE, MS. DUCHOW AND MR. TROY VOTING "YES" AND MR. KRANICK AND MR. VAN HORN VOTING "NO".**

*Mr. Troy requested an understanding by the Board that since funding for correcting the items on this list is not provided for in the current Highway Department budget, the Board will agree not to penalize the Highway Department for all costs associated with the issues surrounding the new building. Hwy. Superintendent Roberts was instructed to keep a list and separate the costs associated with fixing issues concerning the new building and the property associated with it.*

**THE BOARD UNANIMOUSLY AGREED TO MR. TROY'S REQUEST.**

*Mr. Mann explained a maintenance agreement from Waukesha County. Chairman Krause will address this issue. An "As Built" document of just the stormwater retention system is needed*

which is not in the budget. The current price quote is \$6,000. The document is required by the County. In addition, a posting board is being ordered for the Town Hall.

- D. Consideration and possible action on Resolution Declaring Intent to Exercise Police Power Authority for Special Assessment (tabled 7/14/15)

*Input is needed from Engineer Barbeau. Therefore, Agenda Item D will remain on the Table for the next Town Board meeting.*

**Eighth order of business:** New Business

- A. Consideration and possible action on Operator Licenses for the period of 7/1/14 to 6/30/16:
  - 1) Sarah Kasten – *The Golden Anchor*

**MOTION BY MR. KRANICK, SECONDED BY MS. DUCHOW, TO APPROVE THIS LICENSE. MOTION CARRIED.**

- 2) Paul Ramage, Jr. – *The Golden Anchor*

**MOTION BY MS. DUCHOW, SECONDED BY MR. KRANICK, TO APPROVE THIS LICENSE. MOTION CARRIED.**

**Ninth Order of business:** Announcements and Planning Items

- A. Waukesha County Budget Hearing – July 30 @ 6:00 p.m. – Delafield Town Hall
- B. Next Plan Commission Meeting – August 4
- C. Swear-in Ceremony for Chris Kapenga – August 6 @ 8:30 a.m. – Delafield Town Hall
- D. Next Park and Recreation Commission Meeting – August 10
- E. Next Town Board Meeting – August 11

**Tenth order of business:** Adjournment

**MOTION MADE BY MS. DUCHOW, SECONDED BY MR. TROY, TO ADJOURN AT 8:30 P.M. MOTION CARRIED.**

Respectfully submitted,

Lauren Beale  
Town Deputy Clerk/Treasurer

Minutes approved on: August 11, 2015