

**VILLAGE OF PLEASANT PRAIRIE  
PLEASANT PRAIRIE VILLAGE BOARD  
PLEASANT PRAIRIE WATER UTILITY  
LAKE MICHIGAN SEWER UTILITY DISTRICT  
SEWER UTILITY DISTRICT "D"  
9915 39th Avenue  
Pleasant Prairie, WI  
January 5, 2009  
6:30 p.m.**

A Regular Meeting of the Pleasant Prairie Village Board was held on Monday, January 5, 2009. Meeting called to order at 6:30 p.m. Present were Village Board members Monica Yuhas, Steve Kumorkiewicz, Clyde Allen and Mike Serpe. John Steinbrink was excused. Also present were Mike Pollocoff, Village Administrator and Jane Romanowski, Village Clerk.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. MINUTES OF MEETINGS - DECEMBER 4 and 15, 2008.**

**KUMORKIEWICZ MOVED TO APPROVE THE MINUTES OF THE VILLAGE BOARD MEETINGS OF DECEMBER 4 AND 15, 2008 AS PRESENTED IN THEIR WRITTEN FORM; SECONDED BY ALLEN; MOTION CARRIED 4-0.**

**5. CITIZEN COMMENTS**

Monica Yuhas:

Anyone wishing to speak? Hearing none I'll close citizens' comments.

**6. NEW BUSINESS**

**A. Discuss land donation of 5726 93<sup>rd</sup> Street by John and Dorothy Ingram.**

Mike Pollocoff:

Trustee Yuhas, we received a donation. The Village President and myself had visited with Frank and Dorothy Ingram who live at this address. They've owned a parcel of land that they've indicated that after some thought that they wanted to dedicate it to the community for use of the park and open space area for the Village to have. The things that they were concerned about was that there be a fishing pond there, that it has trails, some shrubbery, trees, and that it be open for community use and that it be a perpetual use so that the land wouldn't be accepted by the Village and at some point down the road sold for redevelopment or used for development.

So we have a map that shows the parcel as it's listed. We have restrictions that are placed on the real estate that indicates that the land will only be used for park, recreation, public uses and

Village Board Meeting  
January 5, 2009

purposes, and those include at some point as that neighborhood develops over there there could be extension of utilities through the park site. There will be a park drive so certain people can get to certain areas of the park. We agreed to the installation of a fish pond at a size to be determined at a future date. We agreed to get a maintenance free fence installed along one of the property owners on the east side coinciding with the improvement on the park. Right now it's open rural land.

All these improvements that are on the property are dedicated to the Village, and those improvements cannot be taken from them while they're still alive with that property. The lease agreement is in perpetuity. It's between John F. Ingram, most people know him as Frank, and Dorothy Ingram. The term of the lease will go until they both pass away, or if they're not able to stay there and they in turn convey that and we can occupy the property because they won't be returning. There will be no rent that they will be charged. They'll have to do the maintenance on the house and pay for the utilities. No one on either side can sublet or assign these rights under this agreement. That in a nutshell sums it up.

Right now we've had a neighborhood plan that addressed how a future subdivision would be in that area. We really didn't come up with a real good park site. We really didn't come up with a good comprehensive neighborhood plan either. So my recommendation is, one, that at a subsequent meeting we adopt the resolution thanking the Ingram's for their generous donation. And then secondly we forward this onto the Park Commission and have the Park Superintendent begin the park planning process so that at such time as we're ready and we're funded to start spending money on this to get it done we can have something to work with and we'll have an idea of how much it's going to cost and what it's going to take.

This site would be subject to have access to park impact fees now and then if it develops in the future. We didn't really plan for any budgetary expenditures in this budget for it, so it would just really be what we can do in house as far as the planning and getting that laid out and getting that done. So that being said it's probably the largest park donation by an individual that I can recall that I'm aware of. We've, of course, had corporations give us a significant amount of land over time, but this is a very large site. I'm looking forward to it. I think the Park Commission and the park staff will come up with some interesting plans that are going to meet the Ingram's wishes as well as the needs of the Village in the future.

Mike Serpe:

Mike, this is a very generous donation. In terms of value of this property what are we talking about?

Mike Pollocoff:

It's under an ag use designation so I think we got it at \$399,000. But if that land was to have been developed into a subdivision it would be significantly higher even in this market. It would be a lot more than we'd be budgeting to spend on something.

Village Board Meeting  
January 5, 2009

Mike Serpe:

Thank you.

Steve Kumorkiewicz:

I've got a question for Mike. Mike, if I recall many years ago there used to be a clause in which private parties could donate land to the Township at that time, and they got 365 days to keep the offer or retrieve it. Typical case -Pleasant Homes. Pleasant Homes is a piece of land now at 123<sup>rd</sup> Street that was donated to the Township. I don't recall exactly when . . . the change it was but we almost got it for nothing. And just before the 365 days were up they took the property back. Now, what could happen with this?

Mike Pollocoff:

This property has already been deeded and signed over. The Village could of its own, say, give it back to them if they requested. That's always an option that we have. The example that you site in Pleasant Homes really describes the failings of platting law and lack of sophistication with at that time was the County looking at plats. Right now when we do a plat and a dedication the Village initiates on behalf of the taxpayers what the terms are going to be and that's what they are. There's no give back later or changing the plat after the fact.

Steve Kumorkiewicz:

That's what I want to make sure of.

Mike Pollocoff:

This document here really on behalf of the Ingram's it cements in the future that the gift they're giving the community doesn't get misused and used for something other than they intended. And for the Village it ensures that there's a significant parcel of land that's going to be in open space and parkland and we've both committed to that.

Steve Kumorkiewicz:

Is there any time frame in which this park has to be built?

Mike Pollocoff:

No.

Steve Kumorkiewicz:

No. That means it can be built next year or 20 years from now or whatever when the funds are available?

Village Board Meeting  
January 5, 2009

Mike Pollocoff:

Right. I think we'll begin the planning process. Then what we come up with as far as a park plan will help us budget for what's going to happen in there, how much is going to come from impact fees, if we want to use some from the general fund. But until we really know what we have planned for that it's a shot in the dark. I mean there are some things we can do with our own crews at very minimal cost if we've got time to do it, and there's some things that might take more. But really without having the plan we can't really attach a price on what it's going to take to get this developed.

Steve Kumorkiewicz:

That's a big chunk of property, definitely.

Clyde Allen:

As you look at the property, this parcel is probably the most representative of what a park should be in that it's flat, a lot less work will be needed. If you look at the parcels on both sides a lot of work, prep work, would be needed to be done. The house as I understand it would be wonderful, a good structure to keep so entertainment or park activities could run through there.

Mike Pollocoff:

Rec programs.

Clyde Allen:

So that could be done. So this is actually going to be eventually between Park and Rec is going to have to come to some kind of joint agreement as to the uses and what they can do and things like that.

Mike Pollocoff:

Right.

Clyde Allen:

When you say - obviously this was the toughest budget I witness since '82 or whatever. No money there. Next year is probably no better. We don't have a time restraint. When you say we can do some in house things we can spec it, throw some land specs out. We can do other little things like the grass.

Mike Pollocoff:

Yeah, there are some things. Once we've got a plan that everybody is comfortable with that will enable John, Jr. to take a look at are there things that we can do as far as getting it seeded, getting

Village Board Meeting  
January 5, 2009

it graded, getting a disc out there and making it so it's ready to do things. But where we're going to put the pond, we don't want the pond to have storm water drain to it, but we're still going to need some storm water work. So, like I say, there's some in house work that we're going to need to do on it then we'll figure out from there how much we're talking about. And as the land develops around it that will be part of the cost that they're going to incur as far as park impact fees to help improve this park because it will be a benefit to the surrounding properties.

Clyde Allen:

Like I said, the topography of this is just perfect for a park setting. We're very, very fortunate. It's a very welcome thing. Thank you.

Steve Kumorkiewicz:

One more question I've got for Mike. Mike, looking at the property on the east boundary, I see it's kind of a zigzag with other properties, those adjacent properties? Actually the west side, it doesn't seem to be a straight line?

Mike Pollocoff:

From blowing up the map on the digital scale that didn't rectify completely.

Steve Kumorkiewicz:

Okay, thank you.

Mike Serpe:

Are we just looking for a motion to proceed with this and forward to the staff?

Mike Pollocoff:

Yeah, receive it and send it to the Park Commission.

Mike Serpe:

I would make that motion.

Steve Kumorkiewicz:

I second.

Monica Yuhas:

Motion by Mike, second by Steve. Any other discussion?

Village Board Meeting  
January 5, 2009

**SERPE MOVED TO RECEIVE THE DONATION FROM THE INGRAMS AND FORWARD THE INFORMATION TO STAFF AND THE PARK COMMISSION TO START THE PARK PLANNING PROCESS; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.**

**B. Consent Agenda**

- 1) **Approve a Letter of Credit Reduction for Hwy. 50 Shoppes at Prairie Ridge and Target Store.**
- 2) **Approve Bartender License application on file.**

**SERPE MOVED TO APPROVE CONSENT AGENDA ITEMS 1 AND 2; SECONDED BY ALLEN; MOTION CARRIED 4-0.**

**7. VILLAGE BOARD COMMENTS**

Mike Serpe:

So far you're doing a good job.

Monica Yuhas:

Thank you.

Steve Kumorkiewicz:

I'd like to make a comment from a citizen, a resident, who stated that there's no question that the Village is doing an excellent job cleaning the snow to allow the garbage truck to go . . . service. This person happened to go to Milwaukee right after the big storm and they couldn't believe that they had no snow removal and the garbage collected in Milwaukee. They've got a lot of problems over there. So we're lucky that we've got a crew that does very well and does an excellent job. John, that's a big plus for you and your crew. You're doing excellent. We're very proud of you guys.

Clyde Allen:

I've got a few things, Trustee Yuhas, that I'd like to make mention. The first one we received a letter from Chief Wagner. I'm sorry about the name, Officer Barry Ollia, of the Police Department. It says Dear Officer, I'm writing to extend my congratulations for thanks and a job well done. I refer specifically to your actions on December 10, 2008. On that date at roll call you were provided with a security camera image of a vehicle suspected of having been used in a series of thefts of motor vehicles that had been plaguing our community over the past three months. Immediately following roll call you drove to the area where thefts had been occurring in an effort to locate the wanted car. Within minutes you found the vehicle and had its occupants in custody. You then began an investigation which included a very good interview of one of the suspects. As a result of your actions the department is in a position to successfully resolve some 19 acts of theft and to provide information to the Kenosha Police Department that will result in

Village Board Meeting  
January 5, 2009

their clearing of one residential burglary. Our community is truly fortunate to have a police officer with your ability, dedication and professionalism and I am proud that you are a part of the Pleasant Prairie Police Department. Once again thanks and congratulations. Sincerely, Brian J. Wagner, Chief of Police. I want to extend my thank you and congratulations. A terrific note for our police department and our dedicated officers here.

Since our last meeting we had a couple of events take place. There was a tribute, a very sentimental tribute, and a dedication of a bench at the RecPlex in the memory of Emily Kidwell for her dedication to the Discovery Program. She was truly a magnificent member to the Discovery family. There was also a tribute to Jerry and Kay Martyniak for the thousands of hours they annually contribute for their outstanding and extraordinary volunteerism.

Another event on December 20<sup>th</sup> was the Holiday Ice Show at the RecPlex. It was well attended as well it should have been. It was both entertaining and heartwarming to see the fruition of all the practice these skaters put forth. It was truly a terrific program. Anyone who missed it should have been there and I sincerely urge you to go last year to see not only the adult skaters but these kids are just phenomenal.

I need to bring up obviously finances, my big thing, and the Village Newsletter that came out regarding our budget. Very, very well written. I was surprised when it came and I got to read it. Well written, understandable, done the way it should have been and I think you did a terrific job. I recognize you Christine for the magnificent job you did there.

One item I'd like to bring up that I think it's appropriate to address an issue at this time with special assessments. I brought it up twice in the past year. The first time was about last May. You've got to understand it's not simple, straightforward, and things take place that kind of convolute the situation. Every special assessment can be different. Size and scope means a lot on the project as to what you can do. So to have one blanket rule the way we do now is well. I think the issue of the 9 percent needs to be looked at. Obviously, we've seen increases and decreases in mortgage since this 9 percent was out there. I think Thursday I believe we might have a special Board meeting to look at bonding again, what we borrow at. It's significantly less than it used to be. I think that the residents deserve an opportunity to have us look at this and reduce it whether it be 6 percent or something like that.

In today's economic climate there are some people that just can't go out and get a second mortgage. They're not capable of getting it. They can't get it. Banks aren't lending for one reason or the other. I think it would behoove us to look at this to possibly make this change. I'm not asking for the change right now. What I'd like to see happen is a report come from finance, whether Ms. Goessl or Mike if you want to present it or whoever wants to come back, either a report or a recommendation looking at the 6 percent or something different if they so choose. I understand this isn't just a blanket statement. Obviously, the funds that are involved are all different. If it's a cash strapped fund you can't treat it the same as you would as a fund that does have a cash surplus at that point in time. So I guess I'm asking for maybe a month. I know it's a busy time of year, you've got year end, so if it happens in February or when you can get it in and finance can work through it that would be appreciated. Thank you.

Village Board Meeting  
January 5, 2009

Monica Yuhas:

Any other comments?

Mike Serpe:

The calendars were delivered to the residents this week. I can't thank Chris Lopour enough for putting together a perfect document with information that's easy to read, understand. That calendar raised a lot of positive comments. I received about six just as to how nicely done it was, the information it contained and how it was laid out. Chris, again, thank you. Nice job.

**8. ADJOURNMENT**

**ALLEN MOVED TO ADJOURN THE MEETING; SECONDED BY SERPE; MOTION CARRIED 4-0 AND MEETING ADJOURNED AT 6:55 P.M.**