

**AGENDA**  
**VILLAGE OF PLEASANT PRAIRIE**  
**PLEASANT PRAIRIE VILLAGE BOARD**  
**PLEASANT PRAIRIE WATER UTILITY**  
**PLEASANT PRAIRIE SEWER UTILITY**  
**Village Hall Auditorium**  
**9915 – 39th Avenue**  
**Pleasant Prairie, WI**  
**December 21, 2015**  
**6:00 p.m.**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Minutes of Meeting – November 16 and December 7, 2015
5. Citizen Comments (Please be advised per State Statute Section 19.84(2), information will be received from the public and there may be limited discussion on the information received. However, no action will be taken under public comments.)
6. Administrator’s Report
7. New Business
  - A. Consider Ordinance #15-48 to amend Chapter 305 of the Municipal Code relating to snow and ice removal.
  - B. Consider Ordinance #15-49 to amend Chapter 292 of the Municipal Code relating to solid waste and recycling fees.
  - C. Receive Plan Commission recommendation and consider a Lot Line Adjustment to add 2,682 square feet from the property located at 2517 91st Street, currently a drainage easement, to the Village’s parkland property to the south.
  - D. Consider a Memorandum of Understanding Agreement for the property located at 9201 Wilmot Road.
8. Village Board Comments
9. Adjournment

The Village Hall is handicapped accessible. If you have other special needs, please contact the Village Clerk, 9915 – 39<sup>th</sup> Avenue, Pleasant Prairie, WI (262) 694-1400

**VILLAGE OF PLEASANT PRAIRIE  
PLEASANT PRAIRIE VILLAGE BOARD  
PLEASANT PRAIRIE WATER UTILITY  
PLEASANT PRAIRIE SEWER UTILITY  
9915 - 39th Avenue  
Pleasant Prairie, WI  
November 16, 2015  
6:00 p.m.**

A regular meeting of the Pleasant Prairie Village Board was held on Monday, November 16, 2015. Meeting called to order at 6:00 p.m. Present were Village Board members John Steinbrink, Kris Keckler, Steve Kumorkiewicz, Dave Klimisch and Mike Serpe. Also present were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; Kathy Goessl, Finance Director; Dave Smetana, Police Chief; Doug McElmury; Fire & Rescue Chief; Rocco Vita, Village Assessor; Matt Fineour, Village Engineer; John Steinbrink Jr., Public Works Director; Carol Willke, HR and Recreation Director; and Vesna Savic, Deputy Village Clerk. Four citizens attended the meeting.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. MINUTES OF MEETINGS - OCTOBER 26, 2015**

Dave Klimisch:

I move approval of the minutes.

Kris Keckler:

Second.

John Steinbrink:

Motion by Dave, second by Kris. Any additions, corrections, discussion?

**KLIMISCH MOVED TO APPROVE THE MINUTES OF THE OCTOBER 26, 2015 VILLAGE BOARD MEETINGS AS PRESENTED IN THEIR WRITTEN FORM; SECONDED BY KECKLER; MOTION CARRIED 5-0.**

- 5. PROPOSED 2016 GENERAL FUND BUDGET**
  - A. Citizen Comments.**
  - B. Closing of Budget Hearing.**
  - C. Board of Trustee Comments.**
  - D. Resolution #15-32 relating to the Adoption of the 2016 Budget and Property Tax Levy including Capital, Debt Service and other funds of the Village budget.**

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Mike Pollocoff:

Mr. President, tonight is the public hearing for the 2016 general fund budget. We made a presentation of this budget approximately two weeks ago. And we'll be making the presentation again tonight. The numbers haven't changed. But we'll again present them prior to public hearing. Kathy will begin the process and going through the slide discussion.

Kathy Goessl:

Here's the organization chart of the budgets that we do each year and the different enterprise funds and funds that we have for the Village. All the dark blue colored, up there it looks purple almost, on this organization chart will be presented tonight for approval. That includes general government, operating, capital and debt service, and also the Tax Incremental District, the debt service and capital for both our TID 2 and TID 4 and special revenue funds. We are still working on the green colored funds which includes our utilities and RecPlex and our fleet internal service fund.

I'll start out with the general government operating. This is the overall picture of the budget. We are using some reserves, \$226,546 of reserves. There's a 3 percent increase in property tax for the operating section of the general fund budget. Our revenues are up \$546,000. Property tax being up the three percent or \$248,000 rounded. Other revenues the majority of the categories are up except for other taxes and fines and forfeitures. The biggest increase is in public charge for services of \$207,000 with Engineering and Public Works charge out for external and internal projects accounting for \$195,000 of that increases.

Expenses are up \$727,000. The majority is in Public Works at \$216,000 and public safety at \$145,000. And then we also have our decision packets for \$287,000 for the increase that totals \$772,000. We are recommending using the reserves to balance this budget. The estimated end of year 2016 reserves are estimated to be over 30 percent, 30 percent of our revenues over current reserve policies of 15 percent. And it's also over a new reserve policy that we will be bringing to the Board shortly of 25 percent. So we are recommending to use the reserves to help balance this budget and mainly use for road improvements.

Mike Pollocoff:

I might add that the purpose for reserves those reserves typically we've had unanticipated revenue over and above what we budgeted, or we've been able to achieve some savings. So rather than putting that into operations we want those reserves to be for capital so it doesn't create a structural deficit in the following year where we become dependent on the reserves. And that's what we'll be doing with that. And that would also be the underpinnings of the 25 percent policy that we're going to adopt.

Kathy Goessl:

Now I'll go into a little bit more detail on the revenues and expense of the operating fund of our general government budget. Starting with the operating revenues this compares our major

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categories. Property is, again as I've said, up \$240,000 in the operating section of the budget. Other taxes which includes mobile home taxes, utility tax from water, also property tax penalty and hotel and motel taxes are down \$137,000 mainly because of a decrease in utility tax paid by the water utility of \$91,000, and a property tax negative adjustment of \$46,000. That property tax negative adjustment is due to some of the reductions in values that we're counting with some of the commercial properties.

Intergovernmental revenue is up \$20,000, and that's mainly due to an increase in exempt computer aid of \$26,000 offset by a decrease in our shared revenue of \$8,000. License and permits is up \$190,000 to \$1.2 million mainly due to building permits up \$216,000, offset by a decrease in fire and rescue permits which are now being offset against expenses instead of being recognized as revenue. Therefore causing a decrease in licenses and permits in this category of \$43,000. Fines are down \$4,000, and this is all contributed to decrease in parking citations issued. That's due to the ability to retain a part-time employee to write tickets.

Public charge for services is an increase of \$207,000 to \$1.7 million. Engineering and Public Works engineering services account for the majority of that increase. Other revenue sources are up \$22,000. In this category is interest income which is budgeted even, assessing contracts which has an increase of \$5,000, the school officer budgeted even, tower leases increase of \$16,000, and media communications budgeted even to last year's budget. So overall we have an increase in revenue of \$546,209. And this shows a comparison between 2015 and 2016.

Here's a chart showing the same numbers as the previous slide showing that intergovernmental is our largest revenue source other than property taxes. And you can see public charges for services are also pretty high. All revenues are up except as I said before other taxes, and that's down because of the utility tax from the water utility. And also fines are down because of the traffic enforcement parking.

And then we switch to the other side, the expenses, how we spend the money. This is all our major categories of expenditures for the general government operating. In the base portion of the operating budget overall personnel costs are up \$364,000. Operating expenses are up \$120,000. Plus your decision packets of \$288,000 brings you to the total increase on this slide of \$773,000. Public safety includes police, fire and rescue, public safety communications and inspections is up \$145,000. The majority is a police increase of \$94,000, and an inspection increase of \$36,000. Police the majority of the increase is in wages and benefits \$81,000. In inspection the major increases are personnel of \$18,000 and \$13,000 in fleet internal services charges for the use of the vehicles.

Public Works includes our Engineering Department, our streets and street lighting. This is up \$217,000. The majority is in streets over \$200,000 includes salt usage or salt purchases of \$58,000 and personnel increases of \$140,000. General government includes Village Board, Municipal Court, administration, HR, IT, Finance, Assessing, Village Hall and Roger Prange up \$35,000. A slight increase in the majority of the departments with a slight decrease to offset in IT, assessing and Roger Prange. CD or Community Development is up \$3,000 for which \$1,400 is personnel increases. Parks is up \$30,000 which is an increase in personnel of \$13,000 plus ball field maintenance, a new line item that has been transferred to this budget of \$16,000.

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Decision packets, the decision packets were discussed in detail at our October 26th meeting. The ones over \$30,000 that account for the majority of the dollars are add two police officers for \$95,720. Two police officers cost more than that, but we have an offset from a grant from the federal government to account for that. Fire and rescue staff a position with part-time personnel \$92,000. So those are two major increases totaling almost \$200,000 that makes up the \$287,000.

Now I'm going to switch to the capital fund of the general government. This is a summary of the capital fund. It compares the 2015 budget to what we're proposing for 2016 with the dollar change and the percent change. The tax levy here is increasing over a half a million dollars from the previous year tax levy used for the capital project fund. Intergovernment is a decrease in road aids from the state of \$81,000 offset by an increase in income tax from the state for transmission lines of \$6,000.

Impact fees collected, this is an estimate, and we just kept to the same as what we estimated in previous years. Impact fees used that is increasing greatly because we are using it for 2016 proposed public Police Department, land purchase, neighborhood park improvements and the Roger Prange storage facility. There's a certain time frame we need to use this money, and a lot of these are coming to the time frame where we need to spend the money or have to give the money back.

Transfer in is from the enterprise funds for the Roger Prange storage facility. In 2015 the \$145,000 was for design, and in 2016 the \$1,158,000 is for construction. Other includes interest income, sale of police vehicles. For 2016 the sale of police vehicles are up slightly for the increase of \$7,000. So total revenue is up a little over \$2.2 million from the previous year mostly due to the transfer in from our enterprise funds to cover the Roger Prange storage facility. And then our impact fees being used also contributes to that large increase.

Capital outlays are increasing a little over half a million dollars totaling \$7.2 million for proposed 2016, up from \$6.6 million in 2015. The majority of the projects over \$200,000 that are included in the \$7.2 million are the ladder truck for \$1.3 million which we are recommending borrowing for, and the equipment storage at Roger Prange at a little less than \$3 million which we are borrowing \$1.7 million for. The paving program at \$1.6 million, neighborhood park improvements using impact fee money of \$280,000, and the Police Department quarters purchasing land using impact fee money of a half a million dollars. So those are the major projects that \$7.2 million accounts for. There are smaller ones, too, that add up to the difference. And we discussed those at our last meeting on October 26th.

Mike Pollocoff:

The thing I want to re-emphasize is the money coming from the impact fee money that's money that we've been collecting and accruing over time. So it's not impact fees that we're going to levy. This is impact fees that are there, and statutorily we have to spend them after a certain amount of time. So this isn't new money that's coming into the Village. It's money we received over the years. So that \$780,000 is in house.

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Kathy Goessl:

So that's a summary of our general capital fund. The final general government department or fund is debt service. And, again, here's a comparison of the 2015 budget to the 2016 proposed dollar and a percent change. The tax levy here is increasing 15 percent or \$193,000 of our total tax levy increases being attributed or dedicated to the debt service. The special assessments are going down. That varies year to year depending on what projects we have and which ones are coming due and are not being paid that year. This budget is not in balance. We have principal payments down at the bottom, those are required payments, and you can see we're using a fund balance of \$75,000, almost \$76,000 here also. This is a different reason.

Back in 2014 when we borrowed we received a premium on our borrowing of \$342,000 which was credited to the debt service fund for future debt service payments for two years. We used the \$266,000 which you can see in 2015 as a negative number meaning we used the fund balance there. And then we're recommending using it in 2016, \$75,000, almost \$76,000. So this money was collected and put in this fund back in 2014, and then we're just using it to bring it back to what our fund balance was in the past.

But our debt service payments are staying pretty level. You can see \$1.6 last year and, again, \$1.6, a little bit less by \$17,900, a decrease of \$11,288. Usually this fund what we do is we balance this out so this comes to zero, whatever the debt service payments are offset by the miscellaneous revenues and special assessments and interest income. Then the difference is tax levy.

Here's our historical trend for debt. General government outstanding debt at the end of 2015 will be \$9.5 million after paying off \$1.3 million in 2015. We didn't borrow any money in 2015. And we actually borrowed in 2014 to do the fire station and the repurposing of Village Hall. For 2016 we're proposing borrowing \$3.1 million for the ladder truck and the Prange storage general fund portion and making payments of \$1.3 million to make our outstanding debt at the end of 2016 at \$11,318,000.

This is all three of our general government funds all in one slide showing you in total our property tax levy, our other revenue sources and our expenses and our proposed borrowing, and the net change in each of those funds. As you can see our operating is using that reserve that we talked about earlier of \$226,546. Our debt service is using that premium carried forward of \$75,949. And our capital fund is bringing in a positive \$150,000 which is the impact fees that we are collecting this year. Impact fees is estimated at the end of 2016 to be \$272,000 a drop from 2015 of over a million. As Mike was saying we are using the impact fees that we already have collected, therefore reducing that balance in that fund.

You can see the fund balances down below and how each fund what they have. 28 percent is what we're going to have after we use the \$226,000. This one I have off on debt service. It should be basically this whole fund is considered reserved, not unreserved. So the whole 830 should be reserved. And then the capital fund at the end we have \$2.1 million or 49 percent in the capital fund.

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So at the top you can see the property tax levy that we're recommending of \$11,024,953. So what does this mean to a property tax owner? Comparing of the 2015 to the 2016 mill rates for all taxing bodies all numbers are currently final. The total mill rate without school tax credits and also lottery and first dollar credit is an increase of 44 cents from \$21.98 to \$22.42 per thousand of assessed value. Everyone increased their levy in 2016, all the taxing bodies. The Village accounts for only 21 percent of the total taxes being collected. So you can see the difference, in blue is 2015 and in red is 2016 and the different mills rates that each of the different taxing districts becomes -- they request a levy and then this is the mill rate that it calculates to.

So an average taxpayer, a median assessed value home of \$191,600 will have their tax bill in total before tax credits increase \$85. I left the credits equal to last year because I don't have any information from the state on what the credits are going to be. And so right now we know for sure it's going to be an \$85 increase. Probably the credits will make that dollar amount go down once we get the credits in. Of that amount the Village's increase is \$42.30 of the \$85 right now.

Also we're talking about tax incremental districts at tonight's meeting and get approval for their budgets also. The first one is our TID #2. Here I looked at the 2015 budget, 2015 estimate and 2016 proposed and the change between 2016 proposed and the budget. This is all dependent on developers and what's ready to go. Things change pretty quickly from what the budget initially was to what our estimate was. For the property tax increment this is determined by the State of Wisconsin's formula based on equalized value with and without TID. And this should be the final number for our increment which has increased almost a million dollars to \$9.3 million.

Land sales, we had land sales to Uline for their corporate office building of \$4.3 million. We did not initially anticipate -- we had initially anticipated this a year earlier in 2014 so we did not have it budgeted last year. And we don't expect any land sales for 2016. Other revenue includes interest income, special assessments, exempt computer aid and grants. The majority of the increase is contributed to grants. In 2015 we budgeted \$370,000 for the park and ride. We got \$359,441. In 2016 we are proposing a budget of \$1.5 million for the 39th Avenue project out front here. So that's why there's such a large increase here of \$1,130,000 which is contributed to grants of that \$1.2 million increase in that area. And also exempt computer aids increased \$49,400 to \$220,000 for the TID.

Capital improvements which is in the center of the screen our last date to incur project costs is July 19, 2016. So 2016 is the last full year of construction expense activity for TID #2. No large projects in 2017, not enough time to finish them. So 2016 is our last. The big projects we currently have budgeted for 2016 is County Trunk H water main extension from 116th to 122nd Avenue for \$1.1 million, the KABA site grading for \$1.3 million, Riverview Phase 1 for \$3.6 million, Sheridan Road relief line for \$2.1 million, Springbrook Road water main for \$1.6 million, Prairie Springs Point South for \$1.5 million, and Cooper Road extension for \$.6 million. So those are the major projects we have to make up that \$12,275,000, a decrease over last year's budget, but a slight increase over what we're really estimating that we're ending.

The projects are really coming in underneath what we have in the TID plan. There are certain projects that are not going to happen, so overall once we're done with '16 we are not going to meet the total plan that we have in terms of total spending. Debt activity shows debt payments

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and no new proceeds. We had a refinance in 2015 which we didn't budget for, that's why the amounts are so high in terms of debt payments and new proceeds compared to the budget. And 2016 we're looking at paying off \$11.2 million, and we're looking at borrowing some to balance this off to give us some ending fund balance for uncertainty of projects coming up. We'll see what happens next year as we get into everything and to determine our exact borrowing at that time.

If we look at fund balance the changes based on capital spending and borrowing timing. The majority of the -- we're so high at the end of 2015 is because we have a lot of the borrowing proceeds still left. And then as you go into 2016 we're spending it down. So this number can be really high or low all depending on what the timing of our borrowing and the timing of our spending is.

Mike Pollocoff:

I want to add, as Kathy said, we probably aren't going to be able to have enough projects come through. The way we've structured the TIFs is we don't go out and just spend the money on the TIF, everything that's in the project plan. It really has to be a development associated with it for us to spend it. So if we don't spend that money what that means is we won't in turn borrow it, and we won't have any debt service on it so that reduces how long the TIF is going to be active. So it actually cuts the time off of the TIF District which is good because then it goes on the tax roll. So borrowing some amazing development that's going to be able to be completed we just don't see it as spending all the money that we planned on. And part of it, too, is that some of these projects just didn't come in, we weren't able to get any good prices on it. If you think back we were bidding some of this work when the economy was in tough shape, and there weren't some very competitive bids going out at that time.

Kathy Goessl:

So at the end of 2016 we are ending the year with \$48 million in debt left to pay in the TID. I don't have the borrowing in here so it's probably more like \$50 million. This whole top line, that \$9.3 million, will increase in number in the next couple years, and that's basically what we pay the debt off with. So it can be paid off pretty quickly with close to \$10 million a year coming in.

The other TIF District we have is District #4, very small district. It was blight elimination for property located at 22nd Avenue and 91st Street. This is almost over ten years that this actually happened. The total project cost is over \$700,000. The developer financed the project. Right now our increment is very small because there have been no improvements made on the property. If improvements are made on the property the increment will become bigger to generate more money for the developer. These increments are reimbursed to the developer for the project cost plus the interest that he occurred. But right now it's been almost ten years, 2017 will be ten years since this TID was created. We only have another ten years to have to pay this TID back to the developer. So I don't think he'll get his \$700,000 back unless something really big comes onto the property very quickly. But all we have to do is pay what we get in and pay it back so we're not at any risk.



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Last is our special revenue funds. Right now currently in 2015 we have three special revenue funds, the fire and rescue, the police and the federally forfeited. The revenues are mainly donations except for federally forfeited which is equitable sharing of federal funds. And they did get a big share in 2015. Their fund jumped up to \$32,000 for federally forfeited, which is was down more like under \$5,000 I think at that point. Expenditures is mainly the police fund is used to support the dog. And the federally forfeited is used for special projects and stuff. And right now we don't have anything budgeted for next year.

The fire and rescue you can see is all zeros. This is because we're looking at paying the association in total at the end of 2015. They are going to be managing their own as a nonprofit 501C3 organization instead of us being one of our funds within the Village. The Village is currently holding \$21,649 of the fire association's money which at the end of the year we will hopefully pay out, and they can manage their money. They have been managing steak by fire. This is the second year that they've collected all the money, and they've kept it in their account and not brought it over the Village. So basically the \$21,000 has built up over a number of years, and hopefully we'll pay it out and they'll be ready to manage that portion on their own. So that's the funds that we're looking for approval of. That's all I have. Any questions?

John Steinbrink:

This being a public hearing I'm going to open it up to citizens' comments. Do we have a sign up sheet?

Vesna Savic:

Jim Cook.

Jim Cook:

Thank you for letting me speak today. This is the first time I've ever done this.

John Steinbrink:

Jim, if you just give us your name and address for the record.

Jim Cook:

Jim Cook, 8372 East Ridge Drive [inaudible] this is the first time I've done this. I'm starting to get involved, so I apologize if I'm not doing it the right way. Steve already chastised me earlier for not being in here for the presentation [inaudible] questions. First off I started looking into the documentation that's provided on the [inaudible] trying to understand accounting. Quite frankly, government accounting [inaudible]. I mean it's just different. It's very difficult for as a resident like myself to [inaudible]. But as I saw what the proposal was from the mill rate to the levy and then going through the proposed budgets [inaudible]. It is very difficult to try and determine [inaudible] mill rate and what's the expenses. There's all these different pieces [inaudible].

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But I would ask if there's a way that we can tie that levy to the numbers in the [inaudible] constituent standpoint [inaudible] not so much from a government [inaudible]. Because, like I said, the accounting is different. It's not normal for me to see, although I would like to understand it a little better. I took a lot of time to go through that, and I spent a lot of time looking through it, and I still think I don't have a good fair understanding.

However, what I do know is Wisconsin is already a high tax state [inaudible] in the country with property tax [inaudible]. But I went back and took a look at the property tax revenues over the past few years from 2010 to 2015. They are 43 percent higher. That's a pretty big number. [Inaudible]. what I'm asking is should we look at this [inaudible] that type of increase. It's a healthy increase over the past few years [inaudible]. I know it's a difficult job. I know it's a tough job. Responsible choices have to be made to determine [inaudible]. My concern is these continued small increases [inaudible]. It's a small increase but when it does end?

This community has done a wonderful of attracting business into the community. However, I thought that should offset tax increases. I looked in the budget. I saw some things. I just didn't see anything that came out and said, okay, this is worth raising taxes, the tax rate increase. So with that being said [inaudible].

Mike Pollocoff:

I'll start with this. You mentioned the difference between public accounting and private accounting. And public accounting is a product of, in part, GAP, we follow generally accepted accounting principles. But we also follow legislative mandates as to how we account for our revenues and expenses which don't always match up with the accounting world, but they do match up with the political world. So in the case of Wisconsin if you go back to 2010 to use your example, the Village was under a levy limit. And what a levy limit means, it sounds good, it sounds like we're going to limit the levy to no increase from year to year, and we're going to hold the line on spending. Which by and large we did in a lot of areas. But the caveat to that is that when the state adopted that policy that said we're going to limit levies, they also said but if new development comes in, as you said there's been a lot of new development, municipalities can take that new development that's come here and said that amount of money can be put on the levy.

And the reason that was done there was an experiment, it didn't last long, in levy limits where a levy limit was put on and there was no relief for new development. And when I'm talking about relief for new development it means a retail center goes in, and they do increase the tax base by say \$100 million, and the Village gets \$240,000 for that. But the Village will spend a great deal for a retail center for police, fire, rescue, public works to plow the streets in the development. And you just take a look at the area where you live, Prairie Ridge Subdivision, we intersect in that area with that development probably somewhere in the area of 2,500 to 3,000 people everyday across the span of a daytime. That's a little area that the Police Department patrols, we have fire calls mostly in the nature of accidents, we have rescue calls, we plow the streets, we clean the storm sewers. We do everything we have to do that, and that new development pays for that.

Without that new development saying we're coming into the community and we're going to pay our fair share, what happens is if we say we're not going to take that money that means

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everybody else in the community gets less service because you're going to have to use the same budget to pay for the new development. So when we've grown over 43 percent a large chunk of that has been for new development. Pleasant Prairie has been growing at a faster rate than most communities. There's been more tax base added here which means the levy goes up because there's new tax base that we levy against. So the people that live in the community don't have to help pay for the services that new development comes, that the developer or the new businesses pay that new cost for new development with their taxes. Because they're going to pay a tax bill. New development doesn't come in and pay nothing. They're going to pay a tax bill.

So to assume that we would take that new tax amount paid, say, Prairie Ridge and say let's use that to lower the taxes, the problem in that assumption is it doesn't cost anything to take care of new development and new development doesn't require any additional expenditures. And some don't, some new developments really don't require a lot. But some require quite a bit. But given the fact that there's legislation now that says you have levy limits you've got two choices. You have got the choice to not receive the taxes from that and reduce your services in order to have a lower levy. Or the other choice is to accept the money and be able to service it.

There used to be a middle ground where local government could say, well, we think it should be two percent or three percent or maybe it needs to be more if it's a real intensive use. But all those decisions have gone by the wayside. And the legislature gives us two choices. So that's one reason you'll see an increase. It's not so much that it's all expenses, but its all growth that's come on, and that growth has paid for its part of the cost for the government. And accordingly if you look at the expenses for that same period of time we've increased our expenses to take care of the development we've had.

Jim Cook:

[Inaudible]. If the levy increases the mill rate doesn't have to increase does it?

Mike Pollocoff:

It depends on the tax base.

Jim Cook:

If your valuations [inaudible].

Mike Pollocoff:

It's not your valuations, it's just if your tax base increases. We have valuations go up, and a lot of times with that the levy goes down. Because all things being equal as the assessed values go up there's more tax base to levy against. And if we haven't had the need to supply more services the levy goes down, and that's happened a number of times. And I think probably when we have had big increases. And it's gone the other way when the levy has gone up when we had the recession and everybody's values were going down. Our budget was the same, it's just the values that we could tax against were smaller.

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Jim Cook:

Right. But ultimately from the taxpayer side of it [inaudible] so what I'm asking for is trying to balance the levy [inaudible] tax base [inaudible].

Mike Pollocoff:

The new growth in value?

Jim Cook:

Right. So whatever your assessment or valuation is [inaudible] levy. But increasing the mill rate that means the levy has gone up and not the valuation [inaudible].

Mike Pollocoff:

It's not the same as valuation because valuation didn't change this year. We only revalue every two years. There's new growth at 3.9 percent so we accepted that.

Jim Cook:

[Inaudible]

Mike Pollocoff:

Right. And then as Kathy indicated in the budget we had major items that the staff recommended to the Board and they'll be considering tonight which was to increase our paving, paving roads in the Village. Just like in Prairie Ridge we repaved your roads over two years to add to the life of them. Our paving funds used to be about \$1.8 million, and then with the cutbacks after Act 10 we went down to \$900,000. The state cut road aids to the Village so we're now at \$700,000 and some. Which means the sales tax you pay when you buy gasoline it used to be that a guaranteed source of that went right back to the Village local governments because people are buying gasoline in local communities for them to do road work. That was cut because they decided to spend the money on their roads. So we still need to spend money on ours.

So in this year's budget that increase that you're talking about over the growth of the Village has been for road paving, it's been for two additional police officers, it's been to replace an aerial ladder truck, a 1988 truck that we've squeezed every bit of life out of it we can. And we have been accepting larger buildings in the community that are higher, and we need to be able to have a piece of apparatus that can do two things. One is get firefighters safely up to higher floors and to get people that are on those higher floors down. As well as that a ladder truck for a fire like that carries an incredible amount of equipment, more so than just a pumper tanker that brings water and an engine there. So that's a major upgrade to deal with, again, the impact of growth.

The other thing that we've needed to add is we need more full-time firefighters and we can't afford them. So the decision was made to go with part-time firefighters that we can bring in as

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we need them so we can have a full shift of firefighters in a station so we can put five people in a station. So when we look at the budget those are the major expenditure items that really adds to the levy. Because those are improvements that in the case of roads if we slow down on roads and don't keep the roads up like we need to then what happens is the road deteriorates. And instead of like in your subdivision where we put just an inch and a half on it or two inches, we've had to go back -- we have some subdivisions where we have to go back and just dig up the entire road and replace the entire road because if you don't keep up with it, it just gets worse and worse.

And the Board has made the decision over time to quit spending money on doing complete rebuilds because you can only do one a year or two a year. And if we can do a mix of putting a small asphalt layer over it or putting a surface treatment on it, it makes the road last longer. Which means instead of spending \$30 a square foot we're spending \$3 a square foot. So this road budget that we have tonight it represents an increase this year. But keeping at that same level, that \$1.6 million we'll be able to not go back and raise taxes again for roads because we'll be at a level where we can sustain making road improvements.

Jim Cook:

[Inaudible]

Mike Pollocoff:

Sure. And I don't think that -- I've been here 30 years and I've never seen a group of elected representatives that are happy about raising taxes. And my experience is that people, and in some ways it's a fortune, they really spend a lot of time at the end of year looking at why is the budget so big. But then there's 11 months of the year where they say I want my roads improved, I want the drainage problems solved, why did I have to wait for a fire truck, how come the police aren't cruising around more? That's the kind of society we live in. Don't make me pay anymore, but I still want a large number of services. So it's trying to achieve that balance.

The mill rate has increased this year, but I think given the amount of one time expenditures that are in this that we have to take care of I think it's justified. Whether it's road work, whether it's maintaining that we have a viable fire apparatus to keep our ISO rating which keeps your fire insurance rates down which means we can still attract larger businesses and industries where we have the equipment to take care of them. It's kind of like a spider's web. You pull on one thing and everything starts moving at the same time.

And I hope we have the problem in a lot of respects where our levy has grown because the community has grown. Because I think if you look at LakeView Corporate Park we've made investments in that as Kathy identified in the TIF District where we spent a lot of money. But the corporate park is worth a half a billion dollars. And the whole Village is worth \$2.6 billion. When that TIF is retired we're going to take that half a billion which will be more than that by that time, and all of a sudden we have \$3.4 billion of value to measure our levy against. And we did this once already and our levy went down. It went down significantly. In fact, we had so money coming at the end we were sending out rebate checks to balance it off.

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Jim Cook:

When was that?

Mike Pollocoff:

That was in 1993.

Jim Cook:

Okay, so I missed that [inaudible].

Mike Pollocoff:

I say that because the community hasn't made an effort just to keep the money and do whatever with it. This community has strived to maintain a balance where we don't have residential developments some of the most expensive we take care of, and we've offset it with commercial and industrial. To where some communities that's at 70 percent residential and 30 percent manufacturing and commercial. In Pleasant Prairie its 40/60 I think. 45? 45/55. And that just borders on a good job of setting policy to make sure that we don't create a bedroom community where we don't have bigger entities helping control taxes.

Jim Cook:

Understood. I guess that's one of the things that I know it's been a priority before and I appreciate it. [Inaudible] my impression is that we do that to try and soften the blow, too [inaudible].

Mike Pollocoff:

The reality is as you start getting bigger, when that policy is more successful, as you come towards the end of that TIF district -- LakeView Corporate Park has 9,000 people that we take care of everyday out there. Our daytime population is larger than our nighttime population. And a city of 9,000 people demands a lot of services. And so as that gets bigger it's a little bit harder on us.

Jim Cook:

As I understand TIF Districts --

Mike Pollocoff:

Once that's retired, but you've got to get to that point, and we're not at that point yet.

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Jim Cook:

Five years?

Mike Pollocoff:

2022 is the latest. As I said right now it doesn't look like we'll spend all that money so we'll be done sooner than that. That's we're banking tax savings for the future. That's really what a TIF district does, and that's what we're trying to do. But in the meantime there's a little bit of common sacrifice that everybody makes because we can't say we're not going out there until everything is paid. We have to take care of business.

Jim Cook:

[Inaudible]

Mike Pollocoff:

I don't believe you are either. I don't believe you are.

Jim Cook:

I just wanted to [inaudible] a mill rate increase [inaudible] a different way of presenting the numbers so that someone like myself [inaudible] clearly understand, or I should say have a clearer understanding of the relationship between the tax revenues and [inaudible] because there's a lot of numbers on the slides, and I'm not sure I understand it. [Inaudible]. Thank you for your time.

John Steinbrink:

Jim, you're looking online. Are you looking at Pleasant Prairie's rates and other communities in the state as far as taxes?

Jim Cook:

I like this community --

John Steinbrink:

No, no, you have to look where we rate as taxes how low we are. That's the problem. When you're that low and costs keep going up, as Mike said, you have to pay for these things. And we're paying for services we're providing out there and not getting paid for yet, but you'll receive the benefit in the future. That's kind of the end result of it.

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Jim Cook:

It's a balancing act [inaudible].

John Steinbrink:

And now take your value of your property and say go to the City of Kenosha and calculate what your costs would be there.

Jim Cook:

I'm looking at other states, too.

John Steinbrink:

But you've got to really do an apples to apples.

Jim Cook:

I think you guys are doing a great job in the entire State of Wisconsin especially with the way that you've been doing the mixed development [inaudible]. I support that. But I also look at other states in evaluating [inaudible].

Mike Pollocoff:

I don't want to bad mouth Wisconsin, but this place is crazy. We expect the property tax burden, the property tax payers to carry property taxes on a tax that's based on an agrarian farm society in 1848. Taxes haven't changed. It's a property tax base for a farming community. It was never meant to carry a school system as vibrant as Kenosha Unified School District or Kenosha County or the Village. It was never meant to carry that. And when you look at other states they have more of a balanced mix of sources of revenue. They don't require 100 percent of the local revenues to come from property taxes. There's a mix of sales taxes, there's use taxes, there's different things. And there's a lot more flexibility in how local governments collect money. And they still have to speak to the voters about it.

But I imagine if you look at other states and you look at what they spend per capita or per dollar of value there isn't a lot of difference in what communities spend. In fact, if you look at that number for Wisconsin we're like a 34 for what we spend for services. But what we tax for the way we do it is just bass ackwards. And the problem is if you talk to somebody in Madison about if you raised the sales tax a little bit and you lowered the property tax a little bit, you could probably do more to induce more money into the local economy. If you told a senior citizen we're going to raise sales taxes and that's going to enable us to lower your property tax \$1,000 just think what that means to them.

Sales tax is going to be paid for by typically people with more disposable income. It's going to be paid for a hell of a lot of people from Illinois on their way up north. I mean it just spreads it



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our a lot evener. But right now when you mention taxes everybody pees their pants because they're worried about what's this going to result in because I'm going to be paying for all of it. And most states have a pretty good -- when you say a low rate it's because they have a balance of where the taxes come from. Some states have ports where they don't have income tax. Some states have a lot of natural resources for oil or whatever and they can change that. I could talk about taxes all day long. My wife hates it.

But it really is, I mean I think if you look at Wisconsin and a few other states we've made the property tax a monster. And by doing some of the little nibbling around the edges the edges it doesn't make it any better. You really need a group of people to sit down and say, all right, how can we introduce some user charges that's going to be more equitable, more effective, and quit loading this big property tax bill on everybody. Because I think there's a place for it. It's a good, stable source of funds. But it was never meant to carry. It was really meant to put some gravel on the road from a farm and get the school house built, and its way beyond that. And everybody wants it to be like the old tax, but we're spending too much with it. This state is overdue for that kind of discussion. But we need some real leaders to step up and say, okay, everybody hold onto your bladders, let's sit down and figure out this problem and see how you can make it work. And nobody has been ready to do that.

John Steinbrink:

And like Steve said when we start the process we do it item by item by item. And then you get to have all that excitement of seeing all those numbers.

Mike Pollocoff:

In encourage you to come.

Michael Serpe:

While Jim is still here, have you been paying attention to the latest news articles and the Village Times about the assessments on the big box buildings that are in the Village? They're challenging their assessment.

Jim Cook:

Yes.

Michael Serpe:

You know who is going to pick up the difference on that?

Jim Cook:

Yeah, the residents.

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Michael Serpe:

Exactly. And this is something our state legislators could address. But for some reason they're slow to do so. And we're going to pay the difference on that. So there's a million things. And I give you credit for showing up. There's 20,000 people in this Village, and you're the only one to come up here with a question on the budget and I give you credit. And it is a confusing thing, but I give you credit for coming in.

Jim Cook:

Thank you.

John Steinbrink:

Thank you. Anyone else wishing to speak on the budget? Hearing none I'll close the budget hearing and open it up to Trustee comments. Mike?

Michael Serpe:

Kathy, I credit you for the presentation. I trust your judgement and your knowledge and your intelligence on creating the budget with Mike and all the department heads. I think it's a responsible budget considering everything we have to do this year and provide services for the people. One thing we have going for us is an administrative staff that works together, department heads that covers each others' backs. And a Board that gets along with a vision for the Village. And if you compare us to some municipalities, and I'm not going to name any, they have a little bit of infighting, they have some problems, and it makes it difficult for their administrator to do something bigger and better for the municipality.

And because of that we have -- when we have Commission openings they're getting easier to fill with real qualified people because they want to be a part of something good and that's working. When you have a whole bunch of disagreements and arguments and finger pointing people kind of stay away from that. So I give Mike the credit, all the credit, for creating a staff that is responsible, energetic, successful. And I give the Board credit for supporting Mike's efforts and leading this Village forward.

Mike Pollocoff:

Thank you.

Kris Keckler:

I've just got a few questions. I think more for general awareness and going through a couple different departments. One, the one has to do with related to the Village newsletter, and actually the first two are about the communications department. I'm going to use the general terms, but feel free to fill it in with the actual entities. We were with Company A that handled the newsletter. We had some quality control issues. Went to Company B. Company A said they

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handled those issues and concerns, and so we went back to a second chance. I'm just wondering how that's going. Because I know there's the budgetary impacts and the concern of what it was costing. And I know that our communication is one of the key components of spreading the word and the good news of the Village. Or the communication is almost part of it.

Chris Christenson:

So in response to your question, Trustee Keckler, the company that we did give a second chance to on the Village newsletter I have been completely floored with their response. Their service has been phenomenal since they came back and implemented the changes. So I wasn't sure what to expect. They did pretty thoroughly explain the changes in their process that they made to win back our business. And they've been consistently the lowest qualified bidder or lowest bidder. And this year I haven't run into any issues with them at all. I upload files, and they shoot me a proof usually within one day. And then within four business days they've been very reliable with hitting that four business day delivery to the post office and then here.

Kris Keckler:

Okay, thank you. And the second related one was the proposal to add a position to your department, but that's also going to be split with another entity or proposed entity. Can you elaborate?

Mike Pollocoff:

We're looking to have a communications coordinator position who is going to deal mostly with a lot of the online issues. Chris will be providing oversight for half of it with the general fund, and the other half will be paid for by RecPlex.

Kris Keckler:

And do we have an idea or a little bit more of a clarification on how that will exist for the RecPlex and what entity? Would it be coordination of additional events that might be scheduled there and bringing in more bodies? I mean for how often I'm there it's pretty packed. I just didn't know if that was the rationale.

Mike Pollocoff:

One of the things we're finding at RecPlex is RecPlex is our business side of the house, we're going to think like a business, the amount of marketing money we spent is kind of fixed. And we're finding that people are demanding to hear more online, either Facebook, Twitter as to what's going on. What are the rec programs that are available? What's going to happen with softball or figure skating or hockey or swimming? And it's getting that constant feedback to those people plus being able to market the services at RecPlex. So on the RecPlex side of it it drives the marketing side of the house.

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What Chris is going to be working with for the general fund is I think it's one of the goals this gentleman talked about here is it helps be more transparent to the extent that we can get more information out quicker. Right now we get it out in the newsletter once a month and we do some press releases. But we want to be able to find that vehicle to notify the residents when we're doing things, when we're having meetings, what discussions there are going to be. So that kind of openness and transparency so we can get that out quicker.

Kris Keckler:

I think it's pretty good to use additional awareness to help build that for the greater community. Thanks. Am I the only one with questions?

John Steinbrink:

No, we're letting you go first.

Kris Keckler:

These are kind of exploratory, too. The Community Development side and the code violations by type I was kind of surprised by the percent we have related to graffiti, nuisance and garbage. Is that just due to a general increase that we have? Or is that code violation just because there's greater enforcement of those violations?

Jean Werbie-Harris:

We are getting a considerable number of increasing and the number of complaints related to junk and debris as well as items associated with that. That comes when you have new development and a lot more commercial development. But I think that the residents are becoming more aware that if they complain that through the code enforcement officer with the Police Department and my staff we've been trying to stay on top of more and more of those complaints. And if they filed a complaint we'll take some action and get that taken care of in a more timely manner.

Kris Keckler:

And so my question is more of the ability to handle that. The current staffing meet those demands? Or is that looking to expand or grow?

Jean Werbie-Harris:

With respect to the junk and debris and municipal code complaints relating specifically to that we are working with the Police Department, and I'm able to use assistance through their code enforcement officer for that.

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Kris Keckler:

Okay, I was just surprised by that number in there. I did in a general sense, and I'm going to lump these together, but the expected or projected increase in calls of service both for the Police or Fire Department, and then obviously realizing that with additional staffing that we have that was in the proposed budget, but I don't really recall seeing more for the dispatch side of it. Is it just within the realm of what the volume would be based on those increases? Because some of them we're looking ahead even three or four years down the road as far as that expected increase.

Mike Pollocoff:

The numbers are increasing in the Police Department. And the Fire Department some were fickle. They've been going up and they've been coming down. But as far as dispatch if you look -- right now we're working in our longer range capital improvement program to enhance our dispatch that we have now. And there's a couple things we need to do. Right now it's basically part-time people, and they're working 32 hours scheduled and every now and then get more. But we'll need to add some more staff on as we work at having an EMD which is medical dispatch come through Pleasant Prairie. And that's going to require more equipment and some additional people.

I think the one problem we have at dispatch, and I think it's one of the reasons why we've been somewhat successful with part-time people is it's a stressful job. I think the Chief will tell you one of the things is they like to be off. You can't be doing that all the time or 40 hours is tough. So we've been doing it at the 32 hour. And when someone is gone they've been making up the slack. But our longer range goal is to -- we've had some discussions with Kenosha County about facilitating that transfer of information. But that's not this year or next year. I really think realistically that's probably an '18 project that we'll plan for.

Kris Keckler:

I think that helps highlight the gentleman's comments in the increased services there's a lot of behind the scenes support that a lot of the community doesn't understand. You can't just say, okay, we'll add a police officer or firefighter but there's other entities that are in there. The next one I have we kind of touched on a question I had before when the initial proposal came about a couple weeks ago. But in a general sense related to the HR Department and the expected increase of handling both HR needs, additional staffing ones, being compliant with ACA components. But you had mentioned that it was okay or that you would address it moving forward.

Mike Pollocoff:

Right. We are looking to allocate more time back from RecPlex to HR for the director's [inaudible]. ACA is a bigger demand project, and Carol is really good at staying on that.

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Kris Keckler:

The part-time component, though, for a lot of the part-time employees and the difficulty finding that for the Village and this size, is there an expectation of increased marketing? I know some of these lend themselves to increased base salary potentials or other environments. Is there anything beyond just the base salary, or are there other working conditions that are explored as kind of negative things that when people exist that they give mention to?

Mike Pollocoff:

And one of the things HR has looked at is we've had two problems. One is I think in the Parks Department it was almost a third of the parks budget for personnel won't be used because we can't hire anybody. That really hurts us when we can't actually bring people on to do the job. And the other thing is Carol, and she's probably going to address is now, is we've looked at how we're crafting health insurance for part-time employees so we can kind of close that. Right now the wall is at 30 hours. And that doesn't help us because a lot of people don't want to work 30 hours, they want to work 40 hours. But because of the mandate for health insurance we get stuck in that spot. So go.

Carol Willke:

All right. We have looked at all of our benefits, and we have struggled with our part-time staff. So we have reached out to our insurance broker, and he's come up with a health insurance plan that we're going to offer to employees that fall between 30 and 39 hours a week. And it's a minimum value plan that meets all the ACA requirements. But I think it's really going to help us as far as retaining some staff. And not that they're all going to accept the insurance or take it, but it's going to give them that ability to work up to 39 hours.

Kris Keckler:

I think that's really good to explore those options. And, again, the notion that sometimes the general public doesn't fully realize the difficulty in dealing with unfilled positions and the strain that puts not only on the working environment but also in long-term financial difficulties, too. That it's sometimes cheaper to put in these solutions that some people might see as additional costs or as they would say unnecessary costs. Do you know some of the basic parameters of that insurance?

Carol Willke:

I do. I'm not sure that we're quite ready to make this public yet just because we haven't signed the deal with our broker yet. And we have not made any announcements to the staff.

Kris Keckler:

So there would be a hefty co-pay from the employee and then a co-pay from the Village?

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Carol Willke:

Yeah, it's following the ACA which states that the employees can only pay up to a certain amount of their income for health insurance premiums. So we will probably max out that amount. And, again, under the ACA you only have to offer insurance to the employees and their dependents. But you only have to pay towards the employees. So we're going to be following all the ACA rules. We have a lot of part-time employees that don't necessarily want the insurance because they already fall under the law whether they have spousal coverage or are under the age of 26. So we're going to follow the law to the T and offer the benefits that we have, too.

Kris Keckler:

Thanks. The last one I want to comment on is the body cameras for the Police Department. And a concern related to -- I understand the transparency for the community and the higher degree of accountability. But also this brings with it what other communities have seen and also my awareness of increased freedom of information requests. I was at a statewide conference last week about statewide student data. But a lot of the FOIA requests and the rise in those that are coming forward and how best to address those. And, yes, it's federally required, but some of the other awareness piece that might go along with that. Having somebody to go through these, and in this case it would be looking for redactions that they'd have to do with videos and other such areas, both how that might be handled or other awareness that the community could have.

Chief Smetana:

We already handle a number of open records requests. So what this would entail is just ramping that up a little bit and getting up to speed with the technology that comes with whatever video system we would implement. And making sure that we're on board and we can do it in a timely manner. Talking to other departments the request have been minimal for those. It's not the expansive number of requests that you may think. So that's what we're counting on at this point and being able to have the staff on board. And we've got a couple of people that actually work with that. We have a full-time records clerk that handles our open records requests. She's specifically trained in state law and open records. And then we've got two other managers that assist him with actually duplicating. So we should be okay with that.

Kris Keckler:

And I think the validity is there for legitimate reasons whether it be other enforcement agencies or insurance or just the general public put in legitimate requests, it's really a shame when some people just do it to cause busy work and unnecessary duplication in that regard. And not to know if the Village was looking to entertain the idea, what I've seen other entities is that they would actually as a secondary freedom of information piece post anybody that's put requests in for more of a public awareness piece. And I've heard from other entities that's kind of dissuaded some people from just doing it to waste other peoples' time in that regard.

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Chief Smetana:

We haven't experienced that yet. I'm not saying that it couldn't happen in the future. The vast majority of our duplication request -- so there's duplication requests which I think is what you're getting to as well as the open records. The great majority of our duplication requests stem from bringing a case forward for prosecution purposes, whether it's duplicating a video on a drunk driver case for municipal court or duplicating some other video on interviews we may have for prosecution from the state level.

Kris Keckler:

Okay, thanks. That's all I have for now. These are really more of the exploratory. I really appreciate everybody's entertaining them.

John Steinbrink:

Thank you.

Dick Ginkowski:

Can I just add to what the Chief said? [Inaudible] talking about duplication costs, what we've also seen happen, for the record, Dick Ginkowski, Municipal Judge, is that both here and also at the courthouse at the District Attorney's office the open records law is being used to bypass the discovery laws. Discovery means material that has to be turned over to the other side, time limits, requirements. Sometimes it's broader, sometimes it's more narrow. But oftentimes one of the first things that will come from a defense attorney will be an open records request for the same material that they might get shortly anyway as a result of a discovery demand. But they want to try to get it sooner, they want to get it so that creates an additional burden for the records staff at the law enforcement agencies to have to deal with these requests. So sometimes those requests are pretty much in duplicate. But it will come to the law enforcement agency first because they perceive that as a way of getting either, A, more information or, B, information quicker. And so unfortunately the law enforcement agencies bear the burden of having to respond to those. I hope that sheds some light, too.

Kris Keckler:

It does.

Dick Ginkowski:

It adds some additional work to them that theoretically they could make a discovery request and they do, but that doesn't come as quick as making that open records request.



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Kris Keckler:

I think it does. And I just think it's part of the society where as this becomes more of a prevalent notion, either duplication requests or other freedom of information ones, that educating the public and from multiple outlets be at the municipality side or the judicial side, and what is the best way to about obtaining legitimate information. Thank you.

John Steinbrink:

Other Board comments or questions?

Dave Klimisch:

When I looked this budget over nothing but kudos to the staff. I see it as a cost savings. And as Kathy highlighted the four main cost savings I see will have increased equipment efficiency by building the new building at the Prange Center. We'll be moving our equipment inside extending life which is a cost savings. We'll have improved insurance efficiency by keeping our ISO rating at a strong level with the additional police, fire and aerial ladder. And that insurance efficiency, like you had said, Mike, is to every homeowner and business in the Village. Road efficiency by doing a little bit of road work every couple years to make that road last longer. And then the big one for me is raising our policy of reserves from 15 percent to 25 percent which, of course, will flow in the cost savings as we borrow money cheaper. And that will pay dividends for decades to come. So I applaud the staff and the team. And it's a great budget from where I sit.

John Steinbrink:

Any more comments?

Steve Kumorkiewicz:

I'd like to say in all these years [inaudible] very interesting to see the relationship between the people that work in the [inaudible], the people that work on the other side of the wall and [inaudible] not too many communities have the luck to have people that work together. Here there's coordination. There is discussion if we disagree, but there is no fight. We disagree, we're arguing our difference, and we keep going ahead. I would like to have people [inaudible] Mike Pollocoff and Kathy Goessl that they can work in those numbers very well. I saw cases in which Kathy comes here [inaudible] lower rate. That's great. We can say so much and we've done it several times. And people don't see that the money that Kathy made this community save. [Inaudible] today what's going on which is great. So I give kudos to the whole stuff that we got to get to the point that we are.

Last Thursday we were in Madison with Mike [inaudible] [capitol talking to [inaudible]]. And we had a chance to get together in the League of Municipalities before and after talking to our representatives. And it is nice to see [inaudible] together with the other municipalities because we've got to work on. The assessment was a big issue. Matter of fact when we were [inaudible] the League of Municipalities the bulletin that we've got here, the Village of Pleasant Prairie, was

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used to prove the point. We're proud of our people that put forth such good information that can be used statewide. So we can talk all night what people are doing here. As a senior citizen I appreciate what we've got. And I see the rates but we've got to choice. But that's part of being here. I will say many times we've got to [inaudible] but we've got to do our job. And I hope the people see that are doing that. Thank you, Mike, thank you, Kathy and the rest of the staff. Thank you very much.

John Steinbrink:

Before I entertain Trustee Serpe's motion I just want to once again thank Mike and Kathy for their work here. And I talk to the auditor's every year and they ask how things are going and are we informed. And I can honestly say we are truly informed by them. If you look in the peanut gallery there you see all the department heads. And between Mike and Kathy and the department heads this is an ongoing thing for the full year. Whenever I call the Village Mike is in a meeting with department heads. These guys are working on budget year 'round. It doesn't just start in September like we start seeing it then. It starts year 'round and continues year 'round. And that's the reason we have a fund balance. That's the reason we have the services we have in this community. And that's the reason we have the taxes that are envied by other communities around the state in this community.

So just to thank them and the fact that the auditors are truly impressed by what they see here when they go through our financials and especially Kathy. We've lived through years way prior where things weren't as transparent as they are today. That is something no board should ever have to do, no community should ever have to do. But it happens around the state and you need it. But that's not the situation in the Village. We're well informed and it shows. I think if anybody ever has a question there's an answer here for them at the Board meeting or anytime they need it. And that's an important thing to have an informed Board and to have an active department staff. And, like I said, every Monday when we have a Board meeting these folks are here. They're here to answer questions, to see what's happening and to see what our concerns are. It goes a long way in making the community what it is. With that, Trustee Serpe?

Michael Serpe:

One last comment. Being a representative as long as I have on this Board and you hear people from the Village and our neighbors in Kenosha and Bristol compliment the services and how we're growing and the balance of commercial, industrial and residential, and how it looks, and that's a compliment to Jean's staff, to Mike, to the whole Village, to Rocco's Assessing Department, everybody. I mean we've got a Village that we can really be proud of. And I certainly am, and I would move approval of Resolution 15-32.

Steve Kumorkiewicz:

Second.

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John Steinbrink:

Motion by Mike, second by Steve. Further discussion or comments? With none heard roll call vote?

**SERPE MOVED TO ADOPT RESOLUTION #15-32 RELATING TO THE ADOPTION OF THE 2016 BUDGET AND PROPERTY TAX LEVY INCLUDING CAPITAL, DEBT SERVICE AND OTHER FUNDS OF THE VILLAGE BUDGET; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**6. CITIZEN COMMENTS**

John Steinbrink:

Anybody wishing to speak under citizens' comments?

**7. ADMINISTRATOR'S REPORT**

Mike Pollocoff:

I've talked enough tonight, Mr. President.

**8. NEW BUSINESS**

**A. Receive Plan Commission recommendation and consider Ordinance #15-42 a Zoning Map Amendment for the property located at 5304 Springbrook Road to rezone the portion of the property that is currently zoned R-4 (UHO), Urban Single Family Residential District with an Urban Landholding Overlay District into the A-2, General Agricultural District so that the entire property will be zoned A-2.**

Jean Werbie-Harris:

Mr. President and members of the Board, Ordinance #15-42 is a zoning map amendment. This comes at the request of Mr. David Falk who lives at 5304 Springbrook Road. Specifically, the petitioner is requesting to rezone his entire property so all of the property is located with the Urban Landholding District -- excuse me, the entire property is within the A-2, General Agricultural District. As you can see on the slide the property in the front has got an R-4 and a UHO overlay. And then the property to the rear or to the west is zoned A-2. He's requesting to put the entire property into one zoning classification, that Agricultural District. He does have a single family home and a pole barn. And I believe that this property is going if not already up for sale. And he's trying to put it into one zoning classification to make it easier for the sale of this property.

As you can see we have agricultural land to the south/southwest, and there's ag land to the north as well. So there's no conflict with respect to the compatibility of adjacent land uses. This is a matter that was before the Village Plan Commission with a public hearing. And the staff and the

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Plan Commission recommend approval. And, again, this is to rezone the property from the R-4 UHO into the A-2, General Agricultural District. And, again, this was recommended for approval by the Village Plan Commission.

Kris Keckler:

Move to approve 15-42.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Kris, second by Steve. Any further discussion on this item?

Steve Kumorkiewicz:

One question for Jean. Jean, this farm here it takes the water from [inaudible] subdivision?

Mike Pollocoff:

No.

Jean Werbie-Harris:

This is actually a large wetland. It's more of an isolated wetland on the property. There is some drainage that does come from the north that runs through that property and then runs west and down into this property. But I don't believe this is getting direct drainage from that subdivision directly there. It kind of runs through the area just to the north and then runs through is property and then runs south.

Steve Kumorkiewicz:

Okay, thank you.

Jean Werbie-Harris:

Again, at this time they're not looking to do any further development on this property because they're downzoning it from residential into an agricultural classification.

John Steinbrink:

We had a motion and a second.

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**KECKLER MOVED TO ADOPT ORDINANCE #15-42 A ZONING MAP AMENDMENT FOR THE PROPERTY LOCATED AT 5304 SPRINGBROOK ROAD TO REZONE THE PORTION OF THE PROPERTY THAT IS CURRENTLY ZONED R-4 (UHO), INTO THE A-2, GENERAL AGRICULTURAL DISTRICT SO THAT THE ENTIRE PROPERTY WILL BE ZONED A-2; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

John Steinbrink:

Jean, do you want to do B and C together?

Jean Werbie-Harris:

Yes, please.

John Steinbrink:

Motion to take up Items B and C.

Michael Serpe:

So moved.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve.

**SERPE MOVED TO CONSIDER NEW BUSINESS ITEMS B AND C TOGETHER; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

- B. Receive Plan Commission recommendation and consider Ordinance #15-43 and Ord. #15-44 for a Zoning Map and Text Amendments for the request Educators Credit Union to rezone the vacant property generally located at the northeast corner of STH 50 and 91st Avenue from B-2 (UHO), Community Business District with an Urban Landholding Overlay District to B-2 (PUD), Community Business District with a Planned Unit Development Overlay District and Zoning Text Amendment to create the specific PUD requirements for the proposed development.**
- C. Receive Plan Commission recommendation and consider approval of a Development Agreement and related Documents for the proposed public improvements associated with the development of the Educators Credit Union to be located at 7431 91st Avenue.**

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Jean Werbie-Harris:

Mr. President and members of the Board, this is a request by Educators Credit Union. They have two requests before the Board this evening, the zoning map and text amendment or Ordinance #15-43 and 15-44 for the rezoning of the property in order to place that PUD or Planned Unit Development Overlay designation on the property as well as a development agreement and related documents agreement. Specifically, Educators Credit Union is proposed to be located at that northeast corner of 91st Avenue and 74th Street in Pleasant Prairie. Educators Credit Union is a full service financial institution serving members in southeastern Wisconsin. They've been around since 1937.

They intend to offer savings and loan products as well as investment opportunities to individuals and businesses. The one thing that's unique to this project, and it was discussed at the Village Plan Commission as part of the site and operational plan discussion, was that their transactions will be conducted in person with the branch staff for detailed processing of certificates as well as loan applications and account maintenance. But the transactions such as deposits, payments and cash management will occur through an interactive teller technology and video assisted transactions. So this technology provides terminals that look just like ATMs but have a touch screen video for interacting with the teller that is located at their home office which is in Mt. Pleasant. The drive through terminals are the same type of interactive teller type as well, and they will be filled the same fashioned way with respect to armored car deliveries and deposits. So it's a little bit more of a unique way of conducting business for this financial institution.

This is the conceptual plan that was initially approved on May 4, 2015. The facility will be 7,280 square feet, again, just located just to the east of 91st Avenue. This is just to the west of the Care Animal Hospital facility. They'll have two access points onto the adjacent roadway. No direct access onto Highway 50. Their western access will line up Goddard School. Their northern access will line up with a future access to the north. The land to the north is currently vacant.

Their typical hours will be Monday through Friday 8 to 7; lobby only 9 to 5; Saturday 8 to 3; and lobby only 9 to noon. They'll have six full-time employees at this location. They have adequate parking, and the site as well as the parking will be accessible. As you can see we have made a minor modification in that their northeastern entrance off of 74th Street will be an in and out as well as the one on the curve. So there will be two ways to get in and out for this site at this location.

So, again, they are requesting to rezone their property from B-2 which is Community Business District UHO. There's an Urban Landholding Overlay District on the property. The proposed zoning is the B-2 with that PUD. In addition, they requested and received a conditional approval of a conditional use permit because they will have drive through facilities at this branch location. The zoning text amendments as part of the PUD include to reduce the lot area from two acres down to 1.47 acres; to reduce the fire lane access around the building one way travel from 30 feet to 20 feet; and to allow some off site unified business development signage on the site. Again, this is part of that Westfield commercial area, and as a result there's going to be more of a tenant monument sign that's going to be right at that corner in order to provide identification for the lands further to the north.

With respect to his agreement there are some additional site benefits with the PUD. One is the DSIS agreement. That's the digital security imaging system agreement or the exterior camera system that is being fed live back to our Police Department. In addition, there is a development agreement because they have a few minor public improvements on their site. A couple of them include the public sidewalk that's going to be extended along that entire perimeter of their site from Highway 50 until it wraps all the way around on 74th Street. They're going to be adding some additional street trees along 74th Street. They've going to be shifting one of the street trees. And they're also going to be relocating one of the street lights. So the DSIS imaging system will be compliant also with Chapter 410.

So with that those are the different items that are related to this particular project. This was before the Plan Commission as part of a public hearing and site and operational plan approval at their last meeting. And, again, what we are looking for this evening is the zoning map and text amendments, Ordinances 15-43 and 15-44. And then the development agreement and related documents approval. And, again, that development agreement does reference the DSIS and the other community benefits that are being provided to this development.

And one of the other items that was discussed at the Plan Commission meeting, and this was brought up earlier this evening, and that has to do with the fact that we needed to establish some detailed identification of the property tax basis for this particular property in that there would be a baseline assessed value at the time of its original permitting. And that real estate value not to be falling below the cumulative costs of the development at the time that it is constructed which includes the land acquisition, site improvements, financing costs, building construction. In years where -- the assessed value may not fall below that baseline value.

If it does the property owner would agree to pay the Village a payment determined by multiplying the municipal portion of that tax rate by the difference between the current assessed value and the baseline value. Again, this was discussed in detail at the Plan Commission in order for properties that when the build in Pleasant Prairie that they have certain established base values, and they are not going to be reduced beyond that in order for us to collect an appropriate amount of tax for the services that are going to be provided for that development. We are working out some of the language with respect to that. And we will work with each of the developers as well as the property owners in order to put that language together.

Michael Serpe:

Two things. Are we the first that you know of that has put that kind of language in the conditions.

Mike Pollocoff:

No.

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Michael Serpe:

We're not?

Mike Pollocoff:

No. It's just starting.

Michael Serpe:

Secondly, the DSIS that's connected to the Police Department, do we have the capability of sending that right to the squad car?

Mike Pollocoff:

We're getting there.

Steve Kumorkiewicz:

Not yet.

John Steinbrink:

Soon.

Dave Klimisch:

And with that language for the base value of the property will there be a method for that base value to rise over time? Will that be in the language?

Mike Pollocoff:

Yeah, that will rise and the values rise.

Dave Klimisch:

But the base, will the base rise?

Mike Pollocoff:

The base is the floor. So whatever the market value of the property to be determined on. What will happen is it protects the Village in case someone says, well, really my value is equated to an abandoned building. So it stops that from happening and says this is the base value. The property the constitution requires us to market property on market value. So we're still going to do that. Just this other loophole that's been worked. This is our effort to protect us. There's a floor that we can't go any lower than what it cost to build it and put it together.



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Dave Klimisch:

As time moves forward and values rise then if there's a conflict with this or some subsequent property will there be a way to agree what it can't go below? If the floor today is the cost of the building, in 25 years that floor will be irrelevant because all the properties will have risen. Will there be a way to figure out, to work together as to what the base property will be?

Rocco Vita:

Rocco Vita, Village Assessor, 9915 39th Avenue. The intent of the ordinance is to deal with property owners that come to you and say we have a great development, it's going to add a lot of money to your tax base, and you'll be able to provide for the services that you're going to provide to us. And as soon as they're done they say, oh by the way, our value is really only 30 cents on the dollar because right away it's functionally obsolete. We envision that floor to be as is at the time. Going forward all real estate generally increases in value until that location changes or the economics of the location changes. So there really wouldn't be a need. It would rise with the rest of the real estate, and they would be paying taxes on its market value. And unless they tried to appeal it at dramatically less there really wouldn't be a need to have another [inaudible].

Dave Klimisch:

So the recent case with Target that was one of the values being thrown around in that case was below the construction value?

Rocco Vita:

That's correct. That would have been something in which this would have been invoked perhaps. And so then Target if they had gone to court and the court sided with that property tax reasoning, then Target would have paid the Village a tax rate on the difference between the floor, the original cost in which is close to \$14 or \$15 million and the \$6 or \$7 million that they looked for on the case law.

Dave Klimisch:

Okay, I'm good.

John Steinbrink:

Thank you, Rocco.

Michael Serpe:

John, I move approval of Ordinance 15-43 and 15-44.

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Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Further discussion on those two ordinances?

**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #15-43 AND ORDINANCE #15-44 FOR A ZONING MAP AND TEXT AMENDMENTS FOR THE REQUEST EDUCATORS CREDIT UNION TO REZONE THE VACANT PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF STH 50 AND 91ST AVENUE FROM B-2 (UHO), COMMUNITY BUSINESS DISTRICT WITH AN URBAN LANDHOLDING OVERLAY DISTRICT TO B-2 (PUD), COMMUNITY BUSINESS DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT AND ZONING TEXT AMENDMENT TO CREATE THE SPECIFIC PUD REQUIREMENTS FOR THE PROPOSED DEVELOPMENT; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

John Steinbrink:

That brings us to Item C.

Michael Serpe:

I move approval of the development agreement.

Dave Klimisch:

Second.

John Steinbrink:

Motion by Mike, second by Dave for adoption of the development agreement. Any discussion on this item?

**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE THE DEVELOPMENT AGREEMENT AND RELATED DOCUMENTS FOR THE PROPOSED PUBLIC IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT OF THE EDUCATORS CREDIT UNION TO BE LOCATED AT 7431 91ST AVENUE; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.**

- D. Receive Plan Commission recommendation and consider Ordinance #15-45 for a Zoning Text Amendment to create the specific PUD requirements for the proposed development of a multi-tenant retail/restaurant building (with outdoor seating and a drive thru) on the property generally located on the north side of 76th Street between 91st and 94th Avenues within the Prairie Ridge development to be known as the Corners at Prairie Ridge.**

Jean Werbie-Harris:

Mr. President and members of the Board, this is a request for Ordinance 15-45, it's a zoning text amendment. This is a request for the Corners at Prairie Ridge. They are proposing to develop a multi-tenant retail/restaurant building with outdoor seating and a drive through on a property that's generally located north of 76th Street which is just north of the Costco wholesale facility between 91st and 94th Avenue. This particular project is also located immediately to the east of the Bulls-Eye development.

Back in October of 2015 a master conceptual plan was approved for this particular area for development, these outlots located north of Costco. The first one was Outlot 21 which was further subdivided into two lots. Now Outlot 20 is looking to subdivide into two lots. The middle portion is to be known as the Corners at Prairie Ridge. And that is the one that we're referring to this evening.

Specifically, the developer is requesting to construct one multi-tenant retail building of approximately 13,300 square feet in area. The two end tenants on either end are the ones that have been recently announced, MOD Pizza on the west end and the Corner Bakery on the east end. There are four different retail spaces. The first retail space is 1,809 square feet, then 1,728, 1,421 and 1,800. At this point these retail spaces have not been identified. And so at this point we don't have any specific users to announce at these particular locations.

With respect to this development they have a shared driveway access to the west with the Bulls-Eye, and then there will be a second shared driveway access to the future development to the east of them. There are no other access points to this development. There's been a series of cross-access parking/ access and cross-access opportunities so that you can get from site to site without having to travel onto the adjacent 76th Street. This is a project that went before the Village Plan Commission as part of a site and operational plan on November 9th. The building elevations were presented at that time. And, in fact, we still have all the building samples I can see over on the other side of the auditorium that identified all the different uses, building types and the different things that they're using the materials for at that site.

Specifically they are looking to do a zoning text amendment for this particular property. And I can go over all of those details with respect to their PUD. Just one thing I'd like to note with this particular development 120 parking spaces are require, and they're providing 122 parking spaces. So we don't have any issues with respect to the parking at this particular retail center. These are just some copies, again, of the building perspectives. The top one is the Corner Bakery, and the bottom one is the MOD Pizza.

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So with respect to the zoning text amendments this evening they're identified with the red letters. First is the reduced parking setbacks to the common side lot lines to zero feet for the shared driveway access. Again, due to the location of this property and the valuable nature of the land and the desire of the Village and the developers to have a unified business development we want these properties along Highway 50 not to have these big 45 foot side yard setbacks. We want them to share common lot lines and shared cross-access in order to give it a nicer commercial appearance as well as usage of that land.

Item B, reduce the parking lot setback from 20 feet to 15 feet. Again, this is a little bit tighter of a site. They're going to need to dedicate a little bit of right of way along Highway 50. And based on the depth of the way these lots were originally created back in 1996/1998 we wanted to keep a similar sight line setback with respect to the parking all along that north tier of lots along this area. So we're recommending that setback. In addition, we're recommending reduction in the open space from 30 to 16 percent. What they are doing in exchange is creating opportunities for a lot more additional landscaping and foundation plantings and some additional plantings as requested along Highway 50 with respect to this development.

Some of the other things are to allow two primary monument signs, one adjacent to Highway 50 which will be a larger sign at 16 feet in height. Again, this will be a multi-tenant sign so it will be similar to some of the others out there, similar to The Plaza or Prairie Ridge Commons where they've got multiple tenants so a little bit higher height would be warranted. And then because they have that double frontage a secondary monument sign but with a maximum height of six feet is going to be placed along 76th Street.

In addition, similar to the other developments in Prairie Ridge, wall signs will have 50 square feet of signage per building maximum with a maximum height of three feet. And one of the things that they've addressed since they've got so many windows on the long side, on the south side as well as some of the windows on the east and west elevations, they wanted the opportunity to be able to put non-illuminated signage that's more of a decal or a visual presence of quality of life items related to the stores that are going to be there. And so they're requesting that I look at those on a case-by-case basis along that south side and those other areas.

So with that this is a request that was before the Village Plan Commission as part of a public hearing process. Again, the site and operation plan, the DSIS and all of the other documents were before the Village Plan Commission. This development also has the same provisions as previously discussed with respect to the value or the property as determining that base value for a future property assessment. It also has a number of other conditions as related to the relationship between the three properties out there and shared access and cross-access. So with that the Plan Commission recommended approval. The staff recommends approval of Ordinance 15-45. Again, this is to place a PUD on the property, the underlying zoning of the property is B-2, Community Business District.

Steve Kumorkiewicz:

I make a motion to approve zoning text amendment 15-45.

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Dave Klimisch:

Second.

John Steinbrink:

Motion by Steve, second by Dave for approval of Ordinance 15-45. Further discussion on this item?

Michael Serpe:

It's an exciting place that becomes more exciting as the day goes on. Unbelievable.

Kris Keckler:

Just really quick, Jean. Your notion of the non-illuminated signs, the decal ones, these are just going to be business related advertising signs at your discretion?

Jean Werbie-Harris:

They likely won't be advertising signs. They might be, for example, if it was a shoe store it might be people walking wearing new shoes or something like that. But if they're non-illuminated then there's a percentage of 30 percent that could be covered by each window is already allowed by the ordinance. So if they are trying to increase it by more than 30 percent, I think I have a dental facility out in Prairie Ridge that has done that already, again, we want them to look like more quality of life as opposed to just having blank or faux windows in the back. But actually introduce some excitement or some creativity to some of these windows. But they're not going to be illuminated or signage related advertising signs.

Kris Keckler:

So kind of supplemental. I'm just wondering how often in what the signage might be may occur or the frequency of rotation of these. It's all just totally case-by-case right now?

Jean Werbie-Harris:

It will be a case-by-case basis. It's really going to be up to them if they wanted to do something with respect to the seasonal changes or if they wanted to keep a consistent look. I don't know how expensive this type of signage is and how difficult it is to apply these decals. So I think we'll look at it on a case-by-case basis to see what seems to be appropriate.

Kris Keckler:

Okay, thank you.

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Dave Klimisch:

And that 30 percent is that for the entire Prairie Ridge? That's per the Village code or for Prairie Ridge?

Jean Werbie-Harris:

That is the Village ordinance right now.

Dave Klimisch:

So all the windows in Prairie Ridge even not with the specific PUD they all have the 30 percent?

Jean Werbie-Harris:

They do unless we have a modification in their respective PUDs.

John Steinbrink:

We have a motion and a second. Any further discussion? Anything you gentlemen care to add or it's all been covered? Thank you for being here this evening and your patience.

Jean Werbie-Harris:

This project is intended to begin in the spring. We have a number of details that we need to work through with them, and they're getting their state approved plans put together and such. So my understanding is late March for construction start and then finish by fall of 2016.

John Steinbrink:

Motion and a second.

**KLIMISCH MOVED CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #15-45 FOR A ZONING TEXT AMENDMENT TO CREATE THE SPECIFIC PUD REQUIREMENTS FOR THE PROPOSED DEVELOPMENT OF A MULTI-TENANT RETAIL/RESTAURANT BUILDING (WITH OUTDOOR SEATING AND A DRIVE THRU) ON THE PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF 76TH STREET BETWEEN 91ST AND 94TH AVENUES WITHIN THE PRAIRIE RIDGE DEVELOPMENT TO BE KNOWN AS THE CORNERS AT PRAIRIE RIDGE.; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**E. Receive Plan Commission recommendation and consider approval of a Certified Survey Map to subdivide the property located at 8008 107th Avenue into three (3) properties.**

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Jean Werbie-Harris:

Mr. President and members of the Board, this is a request by Joan Knapp who lives at 8008 107th Avenue identified as Tax Parcel Number 91-4-122-074-0098. She is requesting to subdivide her property that is located just south of the Chateau Eau Plaines area and north of the River Oaks area on 107th Avenue into three parcels. The certified survey map depicts that Lot 1 is 38,925 square feet with 190 feet of frontage on 107th Avenue. It has an existing home and shed on the property. And Lots 2 and 3 would be the new vacant parcels that are created at approximately 20,487 square feet each with 100 feet of frontage on 107th Avenue.

The issues that were raised at the Village Plan Commission with respect to the need for showing the respective drainage easements on the certified survey map has already been communicated with her surveyor. There's a drainage easement along the north line of Lot 1 that needs to be identified. She is relocating that shed and applying for a permit to adjust the location of it. And there will be easements also placed on the CSM between Lots 1 and 2 and between 2 and 3 along the shared common property lines.

In addition, the Village Plan Commission did review this certified survey map. We did have these conditions as outlined in the staff memorandum. We do need to prepare and we'll have for her signature the granted easements for the two new easements on those lot lines 2 and 3. The land division conforms with the Village zoning ordinance and the land division and development control ordinance subject to all the comments and conditions as outlined in the staff memorandum. And the staff and the Plan Commission recommended conditional approval as presented.

Kris Keckler:

Move to approve CSM as proposed.

Dave Klimisch:

Second.

John Steinbrink:

Motion by Kris, second by Dave. Further discussion on this item?

Steve Kumorkiewicz:

Yeah, one question for Mike. Mike, that area where we're talking about draining is the drainage for 109th?

Mike Pollocoff:

Yes.

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Steve Kumorkiewicz:

So we're going to [inaudible] for someplace else.

Mike Pollocoff:

Well, the easement Jean described would provide an easement to bring water from 109th to 107th.

Steve Kumorkiewicz:

Okay, thank you.

Mike Pollocoff:

Or 108th.

John Steinbrink:

Open trench pipe?

Mike Pollocoff:

Well, that's to be determined. But at least there's an easement that will accommodate either.

John Steinbrink:

Further discussion?

**KECKLER MOVED TO RECEIVE PLAN COMMISSION RECOMMENDATION AND APPROVE A CERTIFIED SURVEY MAP TO SUBDIVIDE THE PROPERTY LOCATED AT 8008 107TH AVENUE INTO THREE (3) PROPERTIES; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.**

**F. Consider a Professional Services Agreement for the civil design services for the construction of a Public Works Storage Building.**

Matt Fineour:

Mr. President and members of the Board, this is a professional service agreement with RA Smith National to provide civil design services supporting the construction of the Roger Prange storage building. The service agreement is a time and material contract not to exceed \$74,200. Professional services include survey, design, permitting, coordination, and there also is a necessary floodplain adjustment associated with the building construction. The diagram up on the board there is just a general rough idea of where the building is. And there are several wetlands on the site as well as a floodplain that we will be working through for this construction.



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If there's any questions on the design I can answer it. And also I think our public works director is here if you have any questions regarding the building itself.

Michael Serpe:

[Inaudible]

Mike Pollocoff:

No. That was just a concept that was on the map. The only thing that's going to be in this building is a couple bathrooms and storage for the building. This whole purpose is equipment storage.

Steve Kumorkiewicz:

Are they going to put heating in the bathrooms?

Mike Pollocoff:

No, you'll have to sit on a cold [inaudible].

Michael Serpe:

Definitely needed. I move approval.

Steve Kumorkiewicz:

Second.

John Steinbrink:

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

**SERPE MOVED TO APPROVE A PROFESSIONAL SERVICES AGREEMENT FOR THE CIVIL DESIGN SERVICES FOR THE CONSTRUCTION OF A PUBLIC WORKS STORAGE BUILDING; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**G. Consider Resolution #15-33 authorizing the placing of utilities and special charges on the tax roll.**

Kathy Goessl:

Mr. President, in your packet there's a listing of the tax roll summary. These are special charges including delinquent invoices, delinquent utility bills and delinquent Kenosha Water Utility bills of our Village residents for a total of \$411,647 and special assessments being tolled into the tax roll for a total of \$36,137. Total tax roll being requested to roll as of last Monday is \$447,784.

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And this number has come down through today as we collected money for the last week. This compared to last year is up a little over \$19,000. So we're requesting that these charges and utility bills be put on the tax roll.

Kris Keckler:

So moved.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Kris, second by Steve for adoption of Resolution 15-33. Any discussion?

**KECKLER MOVED TO APPROVE RESOLUTION #15-33 AUTHORIZING THE PLACING OF UTILITIES AND SPECIAL CHARGES ON THE TAX ROLL; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**H. Consider Christmas Tree License for Costco Wholesale, 7707 94th Avenue.**

Mike Pollocoff:

Mr. President, Costco has requested that they be able to sell Christmas trees on the site. Ordinances require that a Christmas license be applied for for inspection to make sure it's not a hazard. And I'm sure they're going to do a good job at it from what they've showed us. So I request that the permit be issued to Costco Wholesale for Christmas tree license.

Michael Serpe:

Is that only because it's going to be outside of the building?

Mike Pollocoff:

Yes.

Michael Serpe:

I was going to ask why Costco needs a license to sell anything. But if it's outside I guess --

Mike Pollocoff:

It's an older license in our ordinances. It was brought about originally by fire concerns. Or there would be -- I can remember times when people were selling Christmas trees on their lots in an area there. And this is different than an agriculture use where they actually harvest the trees or

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take them out and [inaudible]. But in as much as we have Costco needs to comply. And they've been good about getting their license to us and getting it filled out.

Michael Serpe:

So moved.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Any discussion?

**SERPE MOVED TO APPROVE A CHRISTMAS TREE LICENSE FOR COSTCO WHOLESALE, 7707 94TH AVENUE; SECONDED BY KUMORKIEWICZ; MOTION**

John Steinbrink:

Isn't Ace Hardware usually the only one we do?

Mike Pollocoff:

Yeah, but they're not selling trees now.

John Steinbrink:

Okay, we'll keep the tradition alive.

## **9. VILLAGE BOARD COMMENTS**

Kris Keckler:

Just to thank all the department heads and everybody that stays for these. I know it's a tiring job and everything, but it does mean something even regardless if the public doesn't always show up. But it does carry a great deal of meaning that you guys are here to answer questions and provide this information. Good job.

Mike Pollocoff:

I have one item that we inadvertently didn't get to on the agenda. The Plan Commission lost one of their members who had numerous years of distinguished service, John Braig. He passed away after a tough fight with cancer. I'm not sure how long he had been on the Plan Commission. He also had been a member of the Pleasant Prairie Board of Review. He had been a tireless

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volunteer for Village events whether they're triathlons, marathons, any other thing. There's a picture of him there. So I'd ask that we end this meeting with a moment of silence. Thank you.

John Steinbrink:

A moment of silence for John Braig and John was never silent on anything.

Michael Serpe:

I can't express enough concern about our emergency services, not just for Pleasant Prairie but for the entire country and lately what's happening in this world. The pressure is on the Police Department especially. And having worked with the Fire Department last week at Steak by Fire those guys just had everything together, did a beautiful job. It was a successful evening. It took me three days to get my breath back. My lungs were full of steak grease. But we had a good time and it was a successful evening. But I just can't stop thinking enough about the pressure that the Police Department in this country is under right now. We seem to glorify the criminal and vilify the cop. Nothing is right about that.

John Steinbrink:

Did you get a haircut or is that singe from the steaks, Mike?

Michael Serpe:

I got singed, too, I think.

Steve Kumorkiewicz:

Mike you did an excellent job.

Michael Serpe:

Thank you.

John Steinbrink:

Just add to Mike congratulations, guys. It was a great event. I enjoyed the mashed potatoes. It wasn't bad. But it was great to show off the new station, and a lot of people were impressed with it. They were impressed with the work you guys do so thank you.

## **10. ADJOURNMENT**

Michael Serpe:

Move adjournment.

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Dave Klimisch:

Second.

John Steinbrink:

Motion by Mike, second by Dave.

**SERPE MOVED TO ADJOURN THE MEETING; SECONDED BY KLIMISCH;  
MOTION CARRIED 5-0 AND MEETING ADJOURNED AT 8:14 P.M.**

**VILLAGE OF PLEASANT PRAIRIE  
PLEASANT PRAIRIE VILLAGE BOARD  
PLEASANT PRAIRIE WATER UTILITY  
PLEASANT PRAIRIE SEWER UTILITY  
9915 - 39th Avenue  
Pleasant Prairie, WI  
December 7, 2015  
6:00 p.m.**

A regular meeting of the Pleasant Prairie village Board was held on Monday, December 7, 2015. Meeting called to order at 6:00 p.m. Present were Village Board members John Steinbrink, Kris Keckler, Steve Kumorkiewicz, Dave Klimisch and Mike Serpe. Also present were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; Kathy Goessl, Finance Director; Dave Smetana, Police Chief; Doug McElmury; Fire & Rescue Chief; Rocco Vita, Village Assessor; Matt Fineour, Village Engineer; John Steinbrink Jr., Public Works Director; Carol Willke, HR and Recreation Director; and Vesna Savic, Deputy Village Clerk. Two citizens attended the meeting.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. MINUTES OF MEETINGS - NOVEMBER 2, 2015**

Dave Klimisch:

I move approval.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Dave, second by Steve. Are there any additions, corrections, discussion?

**KLIMISCH MOVED TO APPROVE THE MINUTES OF THE NOVEMBER 2, 2015 VILLAGE BOARD MEETING AS PRESENTED IN THEIR WRITTEN FORM; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

- 5. CITIZEN COMMENTS**

Vesna Savic:

Dan Bucko.

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John Steinbrink:

And just give us your name and address for the record, Dan.

Dan Bucko:

My name is Dan Bucko, 5009 83rd Street, Kenosha, Wisconsin, Pleasant Prairie.

John Steinbrink:

Okay, we just need that for the record. So you want to speak when the item comes up?

Dan Bucko:

I do.

John Steinbrink:

Okay.

Dan Bucko:

Now?

John Steinbrink:

No. Well, you can but we'll do it when it comes up. Anyone else wishing to speak under citizens' comments? Anyone else?

**6. ADMINISTRATOR'S REPORT**

Mike Pollocoff:

Mr. President, I guess tonight I have two things. One is just to give you an update of where we are with repurposing of the building. There's still a few items left in this room that need to be redone. But really it's just the two doors and the back. I don't think they've replaced that door that broke right there into the foyer. And then the back of the building where you see the old yellow brick originally, the product that we ordered from a company called [inaudible] so it's coming from a long way it's supposed to be here towards the end of this month so they can put it up in whatever weather. We're putting that on.

The downstairs where the apparatus bay is being turned into an apparatus room they finished pouring concrete out there today, and they've made some headway on the room itself. They're still waiting on the elevator. So we'll have a meeting with Riley. I think in a week we're going to get a final schedule from them as to when they're going to be completed with all the repurposing that's going on at the Village Hall.

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The second item I want to talk to the Board about, and I think it's something you may want to schedule for a special meeting, there's been some, as there always is towards the end of the year, it seems like there's a flurry of bills going through the Legislature in Madison. One of significance that would affect us, if you look at your bulletins or the buzz that comes out, there's one that's being proposed that would take a property that's being used by a developer who owns property -- when I say developer they're either going to sell the property or build something on the property, and from the time that that point is established their property taxes would be cut by 50 percent. So until they sell that property they would pay a discounted rate on the property taxes.

In the Village for LakeView Corporate Park that would mean the Village taxpayers would assume a charge of about \$1.5 million a year. It would shift that much tax base away from the Corporate Park, and it would be going to the rest of the property taxpayers in the Village. Along with that is language that would provide that any time one of those parcels would secure a permit from the State of Wisconsin, that could be for a driveway access, it could be a building permit, it could be anything like that, they would be immune from any application of any Village zoning or land use rules, and they'd be on their own.

And as far as maintaining the integrity of the comprehensive plan, the plan for how this community is going to be developed, we really wouldn't be able to do it especially if they were able to secure some state permit before they submit it for site and operational plan. So I think it would be worthwhile if we could ask our representatives to come meet with the Board and we could lay out what the cost of this is going to be, the impact of these bills that they're considering. And I would hope we'd have their support, and I would hope they at the minimum wouldn't sign onto these bills. But John has got experience with these, but these are on a fast track where they're going to hearings next week. So when they do that these are substantial questions of statewide impact, and they're running it right through. So if it's okay with you guys I'd like to see if we can schedule something early next week. It would be an open meeting, but I think it would be an opportunity for us to have some dialogue with them and see what dates are open for them to come to the meeting and we can discuss this.

Michael Serpe:

Just one question, Mike. Do you think it would be wise maybe to get together with all municipalities in Kenosha County and have this meeting maybe at the County Center? I mean it's affecting everybody in the state.

Mike Pollocoff:

We could see if Kreuser would want to host it if it's everybody. I think some communities, if you're in Brighton or Paris there really isn't any development to speak of, and it really would have little impact on it. But anybody where you have especially commercial development or manufacturing development that's big dollars. But you still could have the same impact on residential or multifamily if there's a multifamily building going up. Until it's built and it's sold the developer is going to pay half of what anybody for their house pays. It's a 50 percent cut.



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When we looked at it from a staff perspective we don't think it's constitutional. But that doesn't mean that they won't go through the drill and we'd have to live with it until it was challenged.

Steve Kumorkiewicz:

I read in the League of Municipality email I thought two guys were looking for sponsorship, they were looking for support.

Mike Pollocoff:

Apparently they had sponsors lined up because they're setting the hearings up already.

Steve Kumorkiewicz:

So when are they going to hearing, next week?

Mike Pollocoff:

The end of next week.

Steve Kumorkiewicz:

So we've got to move fast.

Mike Pollocoff:

If they have both the Assembly and the Senate set for the same day that's going to be when we know it's moving.

Dave Klimisch:

Is there any cap on that for value?

Mike Pollocoff:

No.

Steve Kumorkiewicz:

That's going to be a big weight for the residents here, too, the city. Anyplace they've got industrial development they're going to be in trouble.

John Steinbrink:

This is going to affect the new ones like Silver Lake or Salem or all those.

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Mike Pollocoff:

Because really when you think about it when we do a TIF district we do a commitment on here's our tax base and our plan, and we're going to issue so much debt based on that tax base. And they're going to be able to retire that debt over time. In our TIF we're probably three fourths of the way through, and all of a sudden they cut out all the lots that haven't been sold yet, and there's another \$1.5 million we can't collect, what that does is instead of having the TIF district end in 2021 and where the whole community starts receiving the tax benefits of having that go on the entire role it pushes it out. Just like when they took away -- they started funding half of the Gateway tax district so that pushed out the life of the TID another year. What it does is it means that the communities end up borrowing more, borrowing longer because the increments aren't coming in because there's been a tax shift from the people who are paying those increments to everybody else.

Steve Kumorkiewicz:

I think a lot of [inaudible] are going to go in distress [inaudible] the TIF district, it's going to happen, too.

Mike Pollocoff:

[Inaudible] hanging there as far as having a distressed district where they can't pay their bills. We're not there.

Michael Serpe:

This is residential, commercial and industrial?

Mike Pollocoff:

Yes. But the big dollar impact is commercial and manufacturing.

Dave Klimisch:

And I'm guessing it's being sold as a way to help the investor when in reality it's a shift to everybody else in the Village to pick up the \$1.5 million.

Mike Pollocoff:

I think it will be sold as economic development. But if they want to do that I think they need to sell it to everybody saying this is how we can provide economic development and we're going to have to raise your taxes some to make this work. But they're not saying that. They're just saying take the controls off the business people.

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Steve Kumorkiewicz:

It's another way to take away the control from the local municipalities [inaudible].

Mike Pollocoff:

That's definitely the case with the zoning. So I'll get some dates to see when I can get them together. And I'll talk to Kreuser to see if he wants to sponsor it. One thing I was thinking of is if we just have a discussion here with them maybe with a smaller group and invite the press. They're more than welcome to come. That's all I have, Mr. President.

**7. CORRESPONDENCE**

**A. Consider the request for storm sewer improvements in the vicinity of 5009 83rd Street.**

Mike Pollocoff:

Mr. President, we received a petition from the Bucko family concerning stormwater improvements that they feel are needed at their property at the end of 83rd Street. They're requesting that the Village take some actions to improve the drainage or improve the lack of drainage that's occurring at that site. They've also submitted a picture which you can see up there. So the way our process works they've received a petition. The Board can take that petition and direct it to staff to come up with an engineering solution and a cost to take care of it and then conduct a hearing. Mr. Bucko said he had some comments he wanted to make on his petition as well.

John Steinbrink:

Do you want to come up? So that's not lakefront property you're trying to tell us.

Dan Bucko:

No, and I'm not taxed for it so that's good. My concern is this isn't even one of the worst situations we've had. This happens approximately three times a year to me. I have an electric two inch pump that I put in the backyard to pump approximately six hours to keep the water from -- you can see I have two lookout windows in the back. The water will get into those window wells and seep into the basement. And I have to keep everything in my basement on pallets. We've had some issues where it's been twice this bad where I've had to go to Lee's Rent It and get a high output gas pump and spend most of the night changing the gas because it only runs for a couple hours to keep along with my electric pump to keep the water from coming in the basement.

In '09 we had that one rain where it was six inches of rain. I had a 20 yard dumpster to get rid of everything I had in the basement. That was the first major issue. In '14 we also had another one that came in, and I couldn't keep up with either or both pumps. I've been through four sump pumps, and I buy all the quality that Lee Plumbing did the plumbing on my house put in. And when I purchased the house we had talked about storm sewers coming up 83rd Street to where I had to put

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the T turnaround in to build the house. That has not really happened. As you can see I still get the water. So I'm trying to put the petition together to see if we can come up with a way. I need a manhole in the back. You can see this is only an inch and a half of rain that we had last time. That's how much water I get in my backyard.

My property is eight feet lower than Cooper Road. And Cooper Road is approximately from my property line to the west 200 feet. You guys raised Cooper Road a couple inches. That helped. I have pictures from a few years back, one of our big storms, where the water is coming over Cooper Road, and then it's just running down everybody's driveway to the west of me. I could show you those pictures. I don't think you need to see them. If you want you're more than welcome to. But like I said this is an inch and a half of rain in not even a short period of time, Thanksgiving night, so that's not even that bad. If I were to sell my home which I don't plan on, how can I point this out to somebody that this is one of my issues that I have. They're not going to be capable of taking care of the water.

Michael Serpe:

Dan, where are you pumping that water to?

Dan Bucko:

Out to the front of the street. I've got a 300 foot hose that goes to the front of the street down the culvert, runs down to the storm sewer which is I think --

Michael Serpe:

At 48th?

Dan Bucko:

Right, on the corner there. But that floods. I mean it's pumping like crazy, and it floods that culvert all the way down. My neighbors see it, and they always ask how's your backyard doing, how is your basement doing. So I had all intentions with the lookout to finish the basement. And I'm just not touching it yet. And since we've moved in December 15th, '07, I don't know, 12 or 14 times I've had to pump this for sure so that's a lot. If I had a manhole back there hooked to the storm sewer I think that would take care of 90 percent of it. Of course, a six inch rain I'm not going to be able to beat. So that's why I brought the petition up. I got a little tired of pumping. I'm hoping we can figure out some way of taking care of this. When I built the house I was not allowed to bring up the property level to affect all my neighbors. So I had to keep it low, now I get all my neighbors' water even to the south. That's all I got.

Steve Kumorkiewicz:

That water is facing west?

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Dan Bucko:

My backyard is facing south where the sun room is, that's south. And, of course, that would be north and that would be west.

Steve Kumorkiewicz:

Okay.

Dan Bucko:

And I brought 83rd Street, I put the T turnaround in up to my property line. And we don't have a storm sewer. And this is quite a bit lower than my front yard. You can see it all pitches back to a lookout. It looks nice without the water.

Michael Serpe:

Do we have to create a resolution on this and then set it for public hearing?

Mike Pollocoff:

What we can do is just direct the staff to prepare a study on it. Then we'll bring that back, and then we'll adopt a resolution to consider the project.

Michael Serpe:

I'd make that motion.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Any discussion?

**SERPE MOVED TO DIRECT STAFF TO PREPARE A STUDY WITH RESPECT TO THE REQUEST FOR STORMWATER IMPROVEMENTS IN THE VICINITY OF 5009 83<sup>RD</sup> STREET; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

John Steinbrink:

Thank you.

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Dan Bucko:

Thanks.

**8. NEW BUSINESS**

**A. Consider proposed 2016 Clean Water Utility, Fleet Internal Service Fund and Solid Waste Utility budgets.**

- 1) Resolution #15-34 relating to the adoption of the 2016 Clean Water Utility Budget.**
- 2) Resolution #15-35 relating to the adoption of the 2016 Fleet Internal Service Fund Budget.**
- 3) Resolution #15-36 relating to the adoption of the 2016 Solid Waste Utility Budget.**

Mike Pollocoff:

Mr. President, Kathy will go through the details on the budgets, and we can discuss any questions after that.

Kathy Goessl:

The first one I'll start with is the solid waste utility. In your packets you received the budget that was submitted by the Public Works Director for each of these budgets and it gave detail on what was requested, and some of the stuff I'll be going over here tonight. The first thing is the decision packets that we're recommending for this budget. The first one is to move the compost drop off to 73-1. And there's a savings of \$20,000 operational. The reduction is in labor and fleet because we would be eliminating the need to move compost from the drop off site on Green Bay Road to the compost site at 73-1, which 73-1 is located off of Russell Road toward the State Line. That's where the composting site is right now compared to where the drop off site is right now at Green Bay.

Labor hours saved in the solid waste has been budgeted in the clean water utility or moved to the clean water utility. There's a pool of full-time and part-time public works employees and a pool of part-time and full-time utility employees. And those hours are allocated, for public works it's mainly the streets department and clean water, solid waste and fleet. So when we save here we didn't lay these people off or reduce these hours but moved them to another area to do work there.

We also are recommending a user charge increase of \$1 which will bring in \$88,000. This \$1 would bring our unlimited collection up to \$17.50. Currently we have three different options. As part of this budget we're recommending eliminating option number two which is 50 cents less per month than option one which is unlimited collection, whatever can fit in your bin. And the second one is unlimited plus which whatever fits in your bin plus anything around the holiday season would be picked up extra. There's currently 353 customers in that option, but we would recommend keeping the automated collection only which currently has 519 customers.

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So this fee of \$17.50 per month purchases a lot of services for the residents. The first thing it purchases is curbside garbage collection, recycling collection and leaf pickup at the curbside. It doesn't end there. We also have a drop off site which has compost daily except for Sundays from end of March through the beginning of December where you can drop off your compost. And also we offer free compost and wood chips available for residents after it has been composted and chipped up free. We have hazardous waste collection monthly from April through December. Twice a year we offer a shred event. And once a year the Christmas tree drop off is also done by the solid waste utility. All this is included in the resident's \$17.50 per month. And the \$17.50 which is a higher rate that we're recommending also includes unlimited collection meaning it's not the things that all fit in your bin but anything else that they want to put that's not over 50 pounds outside the bin.

The next two items are actually from the general government budget that was approved earlier last month. There's the finance part-time clerk from general government that's allocated part of it to the different enterprise funds. This enterprise fund takes \$829 of it. And the public works full-time clerical also is an allocation from general government. The clerical pool follows the operational employees, and so if we increase the clerical then we allocate it over the different funds based on where the operational people are working. So this is \$5,995 is allocated here for that position. So we're actually asking for a net revenue increase of \$101,712.

Here is the overall budget, and you can see as we get through the next couple slides why we're asking for this increase. We've had a lot of services over the years, and our cash is getting low in this fund. Okay, first of all this compares the 2015 budget to the 2016 proposed. And on the right side is your change in dollars as well as percent. The operating revenue has decreased by \$51,000. The main decrease is due to other services which we collect revenue for, like the recycling rebate has dropped over the years. Recycling and garbage container sales is dropping. Sales of recyclable materials has dropped also totaling \$37,000 of that \$51,000.

The rest is due to over budgeting what we expected in user charges for 2015, and that accounts for the rest of the \$51,000. So you can see that's the biggest reason why we need an increase here, and also the second reason is capital. But the operating section is actually going down. Recycling expense is a reduction of \$6,500. That's because we reorganized the foremen at the public works department and, therefore, eliminated an allocation expense to this fund. Garbage expense is down almost \$11,000, and that's due to reduction in wage allocation. And it's based on historically how time was needed to collect garbage. So overall our operating expenses are actually going down for the utility based on what we had budgeted for the previous year.

We talked about the decision packets which will bring in revenue if approved of \$101,712. Transfer out was budgeted in 2015, but nothing is budgeted for in 2016. What that was for 2015 is we were going to transfer to the general government to help fund the equipment storage at Prange. But after further evaluation the solid waste utility will not be using the new storage facility at Prange so no allocation for '15 will be transferred or in the future will be transferred for this project. The solid waste utility has a garage behind and separated from the rest of the vehicles due to the smell of the vehicles. Once they come back to the facility they go in a separate building. So they're not going to go in with all the other vehicles.

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So overall we're looking at a net loss here of \$52,000 for 2016. We do have the depreciation expense which is non-cash of ninety. So cash-wise we are coming out of operating as a positive number. We do get some additional revenue here for non-operating. We do get the recycling grant. This has gone down \$12,000 from the previous year. The reason for that is the recycling grant was reduced \$2,700, and there was elimination or we're not getting the hazardous waste grant for 2016. Interest income is going down slightly because our money that we have in the utility is reducing thus earning less interest. So when we get out of this we come with a net gain of a little over \$7,800. Cash-wise, though, we are going down, and we have some capital I'll explain in the next slide. But we're looking at an estimate of cash ending for this year of \$185,000, and the proposed being \$148,000.

We are looking at these two projects for next year. The two projects are RFID readers in the trucks which has been moved from 2015 to 2016. This is readers that will allow the Department of Public Works to track recycling compliance. The information we use to determine location, recycling -- to determine locations where we can direct recycling education can be distributed to the residents. Compost site expansion at 73-1 we're looking at \$65,000. This is phase 1 of that expansion. This is site preparation, electrical for the site and electrical for the road from Russell road, blocks, site grade and concrete. So totally we're looking at \$87,625 in capital. So that's what we're asking for in capital. And you saw the decision packets and the overview of the operating. So if you guys have any questions on the solid waste budget?

Mike Pollocoff:

I think there's a couple things I'd like to add onto that. The significant change that's really affected solid waste is that, one, I think we've achieved how we route the trucks and manage and staff them, those guys don't leave when they're done with their route. Their routes are set so that they're working all day so we don't have an issue like that. But there's been a constant decrease in the recycling grant money from the state. The state has quit working on facilitating the development of recycling markets. So what used to be an effort towards recycling has gone away. And each year they're providing less and less. Usually we would take our recycling money and that would go into the budget to reduce the cost.

The second thing is elimination of hazardous dissemination grants. The state has depleted all those funds that had to do with hazardous materials and hazardous waste elimination. So that's coming back to the communities. And I don't see that getting better. I mean there's still more money for them to take away from us, I think that will continue to go over time. The other one is a more longer range trend and I think John has been proactive in looking at this. But by creating that drop off site off of Russell Road by the former waste plant, one of the things we're looking at is being able to be in a position to facilitate having the opportunity to use other landfills. Right now a few years back the state raised the tax, the fee on landfill by \$6 a ton, a significant increase. And that was just on state landfills. Well, when we go out to bid they know that if we go to Waste Management we're going to pay \$6 a ton more at the site. At Illinois they built that in their price so they could stay under but they're still going to collect the money.

So if we're able to take and have a facility where we can have a truck there and then transfer from the garbage trucks to a truck and truck it to another landfill where we can get away from this urban



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area we think we can really work on driving our price down. Because I think we're at \$44 a ton, and some places are only paying \$15 to \$19 a ton. So once we factor in the cost of moving it and what's involved in that I think we can really drive our prices down. But it's going to take a while to two things. One is to get the site ready where we can do that transfer there. And plus be able to really hone in on what our costs are going to be able to do that. Without having that site there we don't have an opportunity to do that. I think to really be able to cap our costs or control them we need to be able to have the flexibility to work the marketplace where we take our solid waste and our recycling. John is doing some good work in that area, and that's going to bear out. But until we have a site to do it at that's why it's important.

So I think we say compost site expansion 73-1 really is a solid waste and recycling site expansion. We're going to be able to do everything at that site. And just based on what it costs us to operate it now that's a three or four year payback on what we spend on money just running trucks back and forth between Prange and the compost site. But we've eliminated all debt from that utility. So the money that we set aside in appreciation is what goes to replace trucks through the internal fleet fund. And I think we're in good footing. A lot better than we used to. But if we let it slide for lack of a rate increase you can by the numbers all we're doing is we'll be going in the red.

Michael Serpe:

Mike, I have a question for you. How long would you leave that truck there before it's full? How long would it take to fill that truck before you fill it up?

Mike Pollocoff:

I don't know. How long would it take to fill it?

John Steinbrink, Jr.:

Are you talking about at the transfer site?

Michael Serpe:

Yes.

John Steinbrink, Jr.:

We would probably have to haul about three semis a week from the transfer site once it's constructed to the landfill. Right now we're probably hauling two to two and a half trucks per day. And so it's all that labor time and fuel that's spent hauling only ten tons at a time where we can take an 80,000 pound large semi and haul it away. And then like Mike said you're kind of at a premium because now you can make the landfills compete. But right now it costs so much for us to haul these two or two and a half trucks a day to a landfill.

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Michael Serpe:

I agree with the economy of this thing. But are we going to create an odor problem for the residents in that area?

John Steinbrink, Jr.:

No, it should be odor free. They've done transfer sites all over the --

Michael Serpe:

Your garbage is different than mine.

John Steinbrink, Jr.:

All over the state. Well, I mean its all how you manage it, though. I mean there's different things you can do to keep the odor down. If we would just store it in a shed and leave it there and let it heat and not pumping any oxygen around or any of that stuff well then, yeah, it would smell. But if managed properly we can really reduce the amount of site just like in the compost site. If the compost site -- if you introduce the browns, the greens, the oxygen and stuff like that and stir it up enough you really don't have the odor. And the same way that that site was a sewage treatment plant back in the day also. If it's managed right it will be successful.

Michael Serpe:

The City does this, right?

John Steinbrink, Jr.:

Correct. The City has a transfer site also.

Michael Serpe:

They have a building, front end loader into a semi?

John Steinbrink, Jr.:

Right. And then there's different things you can do that. You can compact it in a semi. You can start pulling out some of the more expensive commodities out of your recycling. There's ways that you can pop the aluminum out. You can sell the cardboard and actually increase your revenues that way versus just selling everything bulk or bailed as a single stream recyclable commodity.

John Steinbrink:

Any other questions?

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Kathy Goessl:

So I have a comment. As I was going through this cash flow statement this one is actually last year's cash flow instead of the current year cash flow. The numbers are actually in 2015 we're looking at estimating ending at \$88,982. And 2016 we're ending at \$84,248. So that's why we're recommending a dollar increase because we're really running low in terms of cash flow due to our capital needs right now and also the reduction in revenue that we had. So this does not reflect truly what we're looking at for those two years. So the rate increase of a dollar is \$88,000. Fifty cents is \$44,000. So if we reduced it down to 50 cents we'll be really low if anything varies in terms of expenses or anything.

Steve Kumorkiewicz:

So our utility is going to go one dollar each, right?

Kathy Goessl:

That's what we're recommending tonight, and that's up to you whether you want to increase it a dollar. We at least have to increase it 50 cents, but a dollar would get us in a better financial position based on our capital needs.

Mike Pollocoff:

I'd recommend it.

Steve Kumorkiewicz:

We pay now or pay later.

Dave Klimisch:

I move approval of the solid waste budget.

Michael Serpe:

I'll second with the dollar increase.

Dave Klimisch:

The dollar increase.

Michael Serpe:

I'll second that.

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John Steinbrink:

Motion by Dave, second by Mike. Any further discussion on this item?

**KLIMISCH MOVED TO ADOPT RESOLUTION #15-36 RELATING TO THE ADOPTION OF THE 2016 SOLID WASTE UTILITY BUDGET AS PRESENTED INCLUDING THE \$1 INCREASE IN FEES; SECONDED BY SERPE; MOTION CARRIED 5-0.**

Kathy Goessl:

So I'll move on if you don't have any other questions to our next budget which is our clean water utility. I'll go in the same order as I did before showing you what our decision packets are that we're recommending. Go over the operating section, non-operating cash and then the capital that is being recommended. The first recommended decision packet is to hire a full-time maintenance employee which is split with the highway department for \$13,942. The second one is to actually increase our ERU. Well, for the full-time person the department of public works is in need of an additional full-time employee to complete daily tasks. There has been a shortage of part-time employees. We will eliminate a year around part-time employee is in this \$13,942. And this additional employee will be used in public works, clean water, snowplowing with a salary being split with public works/ highway.

Increase the ERU charge. We want to increase the ERU charge by 25 cents per ERU to fund future stormwater capital projects. We are also recommending elimination of the base fee of 25 cents and incorporating that base fee into the ERU instead with an ERU increase of 8 cents. So the 25 cent base fee equivalents or equal to 8 cents ERU. That's not a rate increase. That's just reclassifying that and eliminating a base fee. It gets confusing when there's two charges on the bill. So we're looking at just one flat fee based on ERU. So we're looking at 33 cents total increase in the ERU charge, but eliminating the base charge of 25 cents.

Moving the compost drop off site to 73-1, here we're moving \$20,000 of labor and fleet from the compost site solid waste budget to the clean water utility. And then, again, the two general government ones of finance part-time clerk and public works full-time clerical being allocated here. You can see it's a little bit of a smaller percentage for the public works person. A little bit more for the part-time clerk. So we're looking at a revenue increase actually overall in this decision packet of \$41,931.

This is our operating budget for this fund. We're looking at, again, the same comparison as on the previous one comparing the 2015 budget to 2016 proposed. Dollar increase and percentage increase on the right. The revenue growth is equal to almost \$53,000. This is growth based on the changing of ERUs. This does not include the 25 cent rate increase. For expenses overall it looks like an increase of \$45,762.

Our personnel as I was mentioning is a pool of full-time and part-time public works employees who are allocated mainly between public works, solid waste and clean water. More is being allocated to clean water in 2016 compared to 2015 which incorporates the \$34,000 increase. Supplies and maintenance is going up \$4,000. There's a slight increase of \$200 -- wait, that's for

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supplies and maintenance. Contractual services, the second line is an increase of \$4,000, \$2,000 of which is cell phone, telephone charges that are increased this year compared to last.

For supplies and maintenance only a slight increase of \$200. The biggest expense being the cost of gravel and crushed stone and culvert installation of \$25,000 is what makes up that budget of supplies and maintenance. Insurance is staying the same. Depreciation is going up slightly based on the last couple years of actuals. Non personnel transfers up \$5,000. These are the support departments which includes IT, finance, HR, administration and the clerk. The majority of that increases in IT where Microsoft licensing has gone up based on a different way of evaluating.

Decision packets we talked about earlier. That's the \$41,931. That's actually an income. And transfer out, this transfer out is the same transfer out that I was talking about with the compost site. It's transferring money to support the Roger Prange equipment storage. Here the clean water utility will benefit from this. The vehicles that they use will be parked in this new storage garage. So in 2015 the \$35,000 is the design work. And in 2016 is actual construction work. So we're looking at a loss here of a little over half a million dollars. The main reason for that is the transfer out. This utility has gathered cash funds over the years and so that they should be able to take their fair share of the storage facility and help fund that.

This is our non-operating. The only thing here we have is interest income which because our funds were increasing here we were able to earn a little bit more interest in 2016 as compared to 2015. This fund has a little bit more cash, but the cash is here to help replace future infrastructure. We have over \$22,000,000 of storm infrastructure that will need replacement in the future. This fund as it gathers cash will help us replace that in the future without having to borrow.

Mike Pollocoff:

I might add, too, when we talk about replacing the storm sewers, Mr. Bucko was here earlier talking about the need to extend the storm sewer from 48th I believe up to his property. But the storm sewers that exist in Beverly Woods are corrugated metal pipes that should have been elliptical. And the way they made them elliptical they took a backhoe and smashed them down. And they were put in probably in the '50s. So they're in tough shape. But they're storm sewers that the Village owns. So when we replace these, these people who live in that subdivision paid for those in the first instance so we own them. So we'll be going back and replacing those. The roads in that subdivision need some work, but we really can't do anything until we get the storm sewers fixed. And we've got that projected like two years out to get this all done and get that worked up. That's the kind of thing we use this money for.

Kathy Goessl:

So for the 2015 we're looking at adding to the cash balance of \$300,000. But in 2016 because of some projects which I'll look at at the next slide we're looking at spending \$700,000. We're estimating at the end of year at \$2.3 million.

Here are the list of projects that we are putting on the capital plan. The first one is Chateau Eau Plaines stormwater improvement for a little over half a million dollars. This is to design and

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reconstruct pipe and drainage swales between 115th and 112th Avenue to the wetland. The project will be completed in 2017. This project is funded \$123,000 of it by special assessments.

Shoreline protection at Lake Andrea, install shoreline protection on the west side of Lake Andrea. This project will help eliminate erosion at a cost of \$20,000. Carol Beach Unit W stormwater improvements a little over half a million dollars. Planning and construction of a drainage improvement in Carol Beach Unit W. Project being funded 100 percent by special assessments. Department of public works storage pond improvements \$112,500. This is converting the dry basin to a wet basin at Prange municipal site to meet the MS4 requirements for the department of public works building expansion. So this is on the same site as the recommended equipment stored at the Prange which has to convert a dry basin to a wet basin.

Stormwater quality ponds at the new compost site. Construct stormwater quality ponds at the new compost site at 73-1 for \$131,000. Clean water infrastructure asset repair. This is to repair clean water infrastructure when the road associated with it is being repaired. So as we're doing the paving program each year clean water, sewer and water are being evaluated to see if any of the assets need to be repaired. This past year, 2015, we've done a lot of repairs during the paving program, and this is just budgeting going forward in anticipation of having to do a similar thing in 2016. So we have \$1.4 million of capital improvements that we're recommending of which about \$600,000 is being funded by special assessments. So that's the clean water budget. So what we're recommending here is a 25 cent increase in the ERU. Any questions on this clean water budget?

Michael Serpe:

I move approval of Resolution 15-34.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Any discussion?

**SERPE MOVED TO ADOPT RESOLUTION #15-34 RELATING TO THE ADOPTION OF THE 2016 CLEAN WATER UTILITY BUDGET AS PRESENTED; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

Kathy Goessl:

The final budget we're bringing tonight is the fleet internal service fund. This is the fund that houses all vehicles and equipment except for the police and fire and rescue equipment and vehicles. Since this fund was established in 2009 we only increased our rates in 2015 by two percent. As part of one of our decision packets we're recommending another two percent increase for 2016 so we can keep up with the cost of vehicles and the operating expenses of this fund. So this gets

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charged out to other funds that use the vehicles based on their usage of those vehicles and equipment.

Mechanics promotion, this program is a promotion of our full-time mechanic. He's currently at a maintenance 4. This would promote him to a maintenance 2. Fleet diagnostic software, vehicles and equipment manuals to aid mechanics in maintaining and repairing the Village fleet. Just recently we had an evaluation of our refueling tank system at the Prange where all of our diesel and unleaded fuel is housed. And as part of the capital project you'll see that refueling station as a capital request. To help fund this project the decision packet is to transfer from the general capital fund \$18,900 to cover the cost of the police and fire portion of this project. So overall we're looking at a positive decision packet of \$37,254 for the fleet internal service fund which includes a two percent increase in the charge out rates to the other funds in the general government, public works and parks. Same comparison as the other funds I just presented tonight.

Kris Keckler:

I just had a quick question. On the fuel expenditures portion where you guys were estimating a two percent increase over time, more from a public awareness piece, obviously I don't know how much that diesel is versus unleaded, but knowing that the market of unleaded as fluctuated or decreased over the last year, in the off chance that either that continues or that increase isn't there what happens to the allocation? Is it just repurposed within that fleet services fund?

Kathy Goessl:

The money that's charged out is used to maintain the vehicles and to put the fuel in the vehicles and to replace the vehicles. So right now we're limited in terms of as you can see in the next couple slides we don't have much cash in this fund. We have around a half a million dollars in cash in this fund. So, yes, the fuel has helped us, and we actually budgeted \$25,000 less in 2016 for fuel. But there's lots of not demands but wants of new replacements. We keep on postponing certain things because we only have a limited amount of money in this fund to replace the stuff. Half a million dollars is not that much money.

Kris Keckler:

So at that time or recent realized ones will just be repurposed and prioritized based on the needs of that fleet services?

Kathy Goessl:

Yeah. Each year we evaluate what John believes we'll need and he'll push things back. He says we really need this this year, and next year we can buy this instead. So we don't have much money really in this fund. I mean I would like to have more money in this fund right now. A half a million dollars is not much money. He can spend about \$700,000 a year. When you buy a couple dump trucks or a garbage truck you're taking \$200,000 or more. Garbage trucks are \$200,000.

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Kris Keckler:

Okay, I was just looking for the clarification just so the general public can not come after --

Kathy Goessl:

Our charge out rates to our different funds are actually lower than the recommended state rate. We started out that way, and we've only increased two things two percent last year and this year. And this fund has been in operation since 2009. So the first four years we didn't increase the charge out to any of our funds for any of the charge out rates.

Kris Keckler:

In the projection chart you had on there even with that growth still not at the 2012 level there were [inaudible] due to the fuel costs at the time I believe for at least the fuel expenditures one.

Kathy Goessl:

I haven't looked back at the fuel. You mean you're talking about fuel?

Mike Pollocoff:

In 2012 our fuel is the highest it's been. Even as we trend it out we don't get back to that level.

Kathy Goessl:

No.

Kris Keckler:

So what you're saying is any savings that we achieve from fuel is going to go to fund balance in the fleet fund to be put back in the equipment.

Kathy Goessl:

Yeah. We don't want to borrow any money for any equipment, and so whatever we save in operations will be put in there to help with capital.

Kris Keckler:

Very good, thank you.

Kathy Goessl:

So this is the operating section of the budget. You can see we have an increase of \$51,000. This is actually not incorporating the two percent, but it matches the 2015 estimated revenue without the



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two percent decision packet we're looking at. Operating expenses personnel is down \$12,000. It's just a decrease in the number of public works and utility hours allocated here. Contractual services is just up slightly, \$100. Supplies and maintenance is down. And the main reason for this to be down is because of fuel, fuel down \$25,000 from the 2015 budget. It's still up \$95,000 from the 2015 projections so we still have a leeway here.

But as I said the cash reserves are very low in this fund that we've put into that reserve to help buy future equipment. Depreciation is budgeted at historical levels which has increased slightly over the last couple years. And the decision packets which we already talked about is actually a revenue increase of \$37,254. We're looking at an operating gain in this fund of \$180,684.

This is non-operating. Again, this one has interest income up slightly. Gains and losses on sales based on what we're buying and what we are replacing this tells how much we anticipate receiving for the equipment we're replacing. That's down slightly from the year before. Grants, last year we were anticipating a grant for a bus but we didn't receive it. And this year we're not anticipating any grants. So we're looking at a net gain of \$139,784 after non-operating expenses. Here is our cash reserves. This budget is maintaining cash reserves after operating and capital purchases. We're maintaining a little over half a million dollars at the end of 2016 similar to what we're estimating for 2015.

This is a list of all of our vehicles and equipment that we're recommending purchasing for this year. The first one is single axle truck \$90,000. There's a couple trucks involved in this. A used contractor's dump truck for \$25,000, a pole setting truck for \$30,000, a used electrical van for \$15,000, and a used truck for \$20,000 totaling \$90,000. Pickup truck \$30,000. This will replace public works pickup trucks. Street sweeper \$240,000. That's the largest purchase that we're looking at this year. It's the replacement of our current street sweeper. So as you can see this takes away half our cash reserves if we just were spending cash.

Appraisal vehicle \$25,000. This capital request will provide the appraiser's and assessor's department a reliable vehicle to replace the vehicle they currently have to perform field work. This team vehicle will be transferred to the department of public works. Inspection vehicle \$27,000. This will also replace a vehicle in the inspection department and engineering activities. RecPlex van \$21,000 to replace the RecPlex van. Used forklift \$6,000. That's used to unload inventory and move pallets around the shop.

Mowers and ballfield equipment \$67,000. This is for a commercial 30 inch mower which will replace another mower. Skid steer \$61,000 that will replace an old 2003 wheeled skid steer. Pumps \$11,200. These are pumps needed for de-watering trenches. Its two 2-inch pumps and one 3-inch pump. So for a total of vehicle and equipment of a little over half a million dollars is being recommended.

Other capital that's being recommended to be funded this year is for attachments, tools and other. The first one is a safety cage for setting cones for \$5,000. This attachment will reduce the chance of injury during the activities on the road. Landscaping trailer for parks \$4,000. This trailer will allow park staff to keep all landscaping supplies in one trailer for better organization and saving

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time at the job sites. The Village has acquired more sites requiring push mowers and landscaping this last year with the addition of Village Hall, Fire Station 1 and the Pleasant Park and Ride.

Trailer replacement, \$25,000. This is replacing aging fleet trailers. De-icing tank for plow truck \$10,000. This equipment will mount inside an existing plow truck and allow Village staff to pre-treat roadways and parking lots before an ice and snow event. For tools there's a trench box \$7,500. These are stackable aluminum trench box for deep repairs. It will allow repair crews to safely excavate over eight feet deep.

And this is the fueling station I was mentioning earlier. This was just evaluated just a month ago that this is over 20 years old. The current fueling system which is 20 years old during a recent inspection was found many of the underground components of the fueling system needed repairs and replacements. It is important to maintain this system to ensure fuel availability for all Village vehicles including the police department and the fire and rescue. As we were mentioning, the general government will pick up 27 percent is the amount that was being transferred of this project because these fuel tanks are also used by police and fire and rescue. So for other capital we're looking at \$131,500. So those are what we're recommending for decision packets and capital for fleet. There's resolution here, Resolution #15-35 which would adopt this budget.

Michael Serpe:

I have a question on the fueling. Have we considered ever going to natural gas for some of our vehicles?

Mike Pollocoff:

Yeah, we thought about it, but it's been pricey to get the unit in, have the quick fill, slow fill and then just a change over of vehicles. There used to be grants for that.

Michael Serpe:

No grants anymore.

Dave Klimisch:

Then with the vehicles that we're buying I'm guessing we're selling the old vehicles or are we keeping them in the fleet?

John Steinbrink, Jr.:

Many of the vehicles that we are replacing will be sold at auction. They won't be sold until the new ones are purchased. A lot of the vehicles we spoke about this evening were purchased either used or demo at auction or on a Wisconsin state bid.

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Dave Klimisch:

And the money that that brings in --

John Steinbrink, Jr.:

Is already accounted for within the budget process.

Dave Klimisch:

That's reflected somewhere, the estimated value?

John Steinbrink, Jr.:

Yeah, so the plow truck that costs \$200,000 you plan on getting \$20,000, and that \$20,000 is accounted for for revenue and the capital expenditure outlays \$180,000.

Kathy Goessl:

On this slide up here for non-operating you can see the gain or loss on a sale. So that's \$29,500 on anticipated sales on all we're looking at selling.

Kris Keckler:

Regarding the replacement of a lot of those basically pretty much of them have reached the end of their useful life expectancy. With the expected addition at Prange for the storage areas and for obviously getting them out of the elements can you just remind us again what kind of the expected addition that might add to the usefulness of some of the vehicles?

John Steinbrink, Jr.:

One of the big issues we run into especially in the wintertime we have probably over half of our equipment that we own currently stays outside. So when there's days when it's 10 below zero, 20 below zero, that vehicle is parked outside. So it's got an inch of ice on it. Then when you go to start it you're starting it and hoping that it starts up, and then the engine oil is cold, the hydraulic system is cold, so it takes a long time to get that going. All of the parts of the equipment machinery itself is kept out in the elements so the hoses start cracking earlier, the hydraulic cylinders start adding issues. So we're hoping by keeping everything within the storage facility will extend the life of it three to five years over maybe like a 20 year life cycle.

Kris Keckler:

That's what I wondered what the estimation was for extension.

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Mike Pollocoff:

We saw a pretty good improvement on the life cycle of the equipment when we moved from the old barn on Highway 50 to the Prange Center. Because over there we had a lot of stuff that was sitting out. It starts rusting. All the rubber grommets around the windows and everything just degrades faster when it's out in the weather. And right now the plan is for 20 percent growth capacity in the new facility. But it saves you wear and tear on equipment. Saves you wear and tear on the guy out there beating the ice off the truck and trying to get everything working when he really should be out plowing.

Kris Keckler:

Thank you.

Michael Serpe:

Move approval of 15-35.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Any discussion on Resolution 15-35?

**SERPE MOVED TO ADOPT RESOLUTION #15-35 RELATING TO THE ADOPTION OF THE 2016 FLEET INTERNAL SERVICE FUND BUDGET AS PRESENTED; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**B. Consider agreements for employee health, dental and vision benefits.**

Carol Willke:

Mr. President and members of the Board, every year that we go out for our benefit proposals I'm a little bit nervous and kind of dreading it because historically we haven't really had that good of numbers and we had some pretty high claims. But this year I was a little bit more positive because I know that we were going out with a couple of tools. And one was that we have a very highly engaged group in our wellness program. So part of that was because we really promoted it. We had a wellness committee that was out there pushing the wellness and putting events together so that people could engage in it. And because of that our claims were down a little bit. So our claims were down 2.4 percent which is pretty significant for us.

So we went out for proposals with that in hand. So first of all I just want to show you what happened with our vitality engagement. As you guys know our vitality program is our wellness program currently through Humana Health Insurance. And we had 24 percent of our enrollment at platinum.

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What the Village requires from our employees to be able to be eligible for the discounted premium contribution is the level of silver. So between the platinum, the gold and the silver we had 74 percent of our population. So I thought that was a really good number, and we were really pleased with that. Some of the people who are in bronze they could be new employees, or some people wait until the end of the year to get their physicals so they don't have all their points yet. But I think this directly correlates to the positive renewal rates that we got.

So we went out for the medical. We had David Insurance who is our broker. They went out for proposals for us. Humana came in with a zero percent increase. Which any other given year a zero percent increase is really good, and I would have been extremely happy with that. WEA Trust came back with a negative 6.07 percent increase. United Healthcare came back with a negative 6.02. WPS 2.53 percent increase. And Anthem a 3.9 percent increase. We were, again, really excited about those.

What we are recommending is going with UHC which comes with a savings of about \$120,000. Some of these savings that we'll be incurring we'll be utilizing to offer health insurance to some of our part-time employees that are eligible for that. As you've been hearing we're having a hard time hiring part-time really quality good part-time staff. So we'll be using some of the savings from our premiums to fund a second medical plan.

Dental insurance, again, we were currently with Humana. They came back with a 5.1 percent increase. And Delta Dental has a 2.6 percent increase. I think it's important to note that the Village is self-funded for our dental insurance meaning that we have a third party administrator who processes all the claims for us. And then we pay the actual claims. One of the positives with Delta Dental is they have a greater discount with 99 percent of the dentists in Wisconsin. So that means that their claims are going to be less, and so that will be less for the Village as well as less for our employees for their portion of the claims and their services. They also came with a three year rate guarantee. So we're recommending that the Village switch from Humana dental insurance to Delta Dental.

Dave Klimisch:

Carol, back to the health insurance. The 6 percent decrease, 5 percent decrease, is that mainly because of the wellness program and the active program we have? Or is it the national economy, the healthcare economy?

Carol Willke:

I think it's because of the wellness program because our claims loss ratio was lower. They like to have it around 85 percent and we were at 82 percent. So the insurance company is making more money off of us. So I really think part of it is that. Also there are some politics going on in Wisconsin as far as health insurance, and Humana has been bought out. I'm not really sure where that's going to go in the next three years. So United has been extremely aggressive in trying to help them along their way, and they've been really aggressive in their bidding.

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Dave Klimisch:

And with that change if we go from Humana to United does that change the point of care for our employees?

Carol Willke:

No, for both of those they both have the Aurora system as well as the United Health system. And in the PPO for United you would really have to go out of your way to try to find somebody who was not in that network. The vision insurance this is a program that is fully voluntary so the employees pay the entire premium on this. Again, we were with Humana. They were showing us a 3 percent increase. VSP which is a national vision insurance company, very well know, well respected, came in with a negative 30 percent. WEA Trust 14 almost 15 percent, United Healthcare 11 and Anthem at 7 percent. So this is between the vision insurance, the dental insurance and the health insurance not only will the Village be reducing their cost for benefits, but it will also translate to the employees paying less. So we are also recommending that we switch to VSP vision care.

Michael Serpe:

What's the monthly rate on the vision for the employee?

Carol Willke:

For an employee it's \$6.76 a month. And an employee and family it's \$17.79 a month. So really anybody who goes to the eye doctor once a year you're going to pay for your visit just by -- you're going to pay for your premiums just by that one visit.

Mike Pollocoff:

I'd like to just add that this past year Carol and her staff have done a really good job of being the health police and getting everybody squared away on doing this. And you don't get 75 percent of the people achieving the minimum standard and then going beyond that. So for this group it's been a really good year. And I think this is the first year we have everybody, the non-represented people and the represented people, all participating in it. And getting everybody squared away on what it is they need to do, how they can be in the program and not just go through the motions but really achieve some results has happened. And so that's a good job on getting that done, and sometimes it was like pulling teeth. And the department heads supported it as well making sure their departments were coming along to get this thing done. So in my time here this is the first time where we're really been able to do something proactive for our own benefit and have it turn out so it actually saves us some money.

Carol Willke:

I do want to add that right now it's called Humana Vitality. And the Vitality program is connected to our Humana insurance. However, Vitality is also a standalone program. So while we'd like to

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switch to United Healthcare we still will be offering Vitality and we still will be using that program. It will just be a stand alone program instead of being tied to Humana.

Steve Kumorkiewicz:

I have a question for Carol. Carol, that vision care do they have different doctors they can see or can they go anyplace?

Carol Willke:

It's kind of the same thing. The VSP they have so many providers in their network that there's probably 95 percent of the providers in Kenosha that are part of the VSP network. I haven't run into anybody who would have to change their eye doctor. And the same with the Delta Dental. Some people are more tied to their dentist than they are their doctor because when you find a dentist that you like and doesn't hurt you you stay with them. I think that's one thing that Mike and talk about a lot when we're looking at different providers is how it's going to impact the employees. So with that I would recommend that the Board authorize the Village Administrator to enter into contract agreements with United, VSP and Dental Delta. Do you have any other questions?

Kris Keckler:

So moved.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Kris, second by Steve. Any further discussion?

**KECKLER MOVED TO AUTHORIZE THE VILLAGE ADMINISTRATOR TO ENTER INTO AGREEMENTS WITH UNITED HEALTH CARE, VSP AND DENTAL DELTA TO PROVIDE EMPLOYEE BENEFITS AS PRESENTED; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**C. Consider an award of contract for the 2016 Village newsletter printing and mailing services.**

Chris Christenson:

Mr. Village President and members of the Board, I'm here again before you in order to present an award of contract or request an award of contract for the lowest qualified bid for the 2016 Village newsletter. Over the past several years we've been going out to bid for the entire year in one bid. And in doing so it's driven the prices down for the newsletter. It makes us a little more competitive. This year our lowest bid was presented by Vanstone which is a company out of Racine, Wisconsin.

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And they came in slightly lower than vendors that I've used in the past at \$1,282. So Vanstone doesn't have a long history of work and doesn't have -- they've currently split from a different vendor. So they don't have references necessarily that they have a longstanding relationship with. But they did come in with the lowest bid, and they did guarantee me that they do have all of the equipment that would be required in order to complete the job.

The savings over the next lowest bid would have been approximately \$200 to \$250 a year. And they came in at \$1,282 per issue which is our standard issue, the eight page two over two color issue. With that it's my recommendation that the contract for printing and mailing services for the 2016 Village newsletter be awarded to Vanstone, Inc. per their submitted response. And I can take any questions if you have any.

Steve Kumorkiewicz:

I've got a question who is today the provider?

Chris Christenson:

The provider today is InTech. And they're a larger company out of LaCrosse, Wisconsin. They are the same vendor that we used in the past we had some issues with. And then they came back and put some protections in place in their system and some improvements in place and then fulfilled this year to spec. So they performed very well this year.

Michael Serpe:

Does Vanstone take care of the emailing as well?

Chris Christenson:

No, that's separate. So the email newsletter once I get the print version off to the printer we convert that here into an emailable pdf. So we make it a smaller file size, we make it color, and then we use a separate provider, Constant Contact, to send the email newsletter.

Kris Keckler:

So the InTech bid came in it looks like only about \$80 more than the Vanstone one?

Chris Christenson:

About that, yeah.

Kris Keckler:

And we're looking to go with -- where is Intech out of?



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Chris Christenson:

InTech is out of LaCrosse.

Kris Keckler:

So is the benefit more just for a closer?

Chris Christenson:

It's not so much a benefit because I'm not familiar with this new vendor. However, it is the lowest qualified bid. So with that we pretty much give them a shot and see how they perform. I will tell you that when InTech first came to us with their low bid I had no experience with them either. So it's kind of when we put this out on VendorNet and when we put this out for bid we kind of take the results that we get back and judge it based on the best information we have. We do have protections put in place in the contract that says if they don't perform that we're able to end that contract.

Kris Keckler:

Which we've utilized with InTech in the past.

Chris Christenson:

Yes, we have.

John Steinbrink:

Chris, what makes them a qualified bidder?

Chris Christenson:

Well, in my eyes which is a little bit subjective, but in my eyes they've performed work for other references or for us, and they have met the specs. Pretty much one of the big things, John, is that when they give us an estimate I would like for that bill at the end of the job to match the estimate and not have extra or additional fees tacked on which by law some of these folks have the right to do for things like overruns. They can print an overrun and charge us for those. But my expectation is with the vendors that they perform the job to spec. That it's a high quality job. If there are any issues that they address it right off the bat. And basically that it's efficient for staff to complete the job as well.

Dave Klimisch:

And how much are we pay now?

Village Board Meeting  
December 7, 2015

Chris Christenson:

Right now we're at \$1,300 per eight page issue.

Dave Klimisch:

So Intech would have been a slight increase and now we're going down.

Michael Serpe:

I move to concur with Chris's recommendation for Vanstone.

Dave Klimisch:

Second.

John Steinbrink:

Motion by Mike, second by Dave. Any further discussion?

**SERPE MOVED TO AN AWARD OF CONTRACT FOR THE 2016 VILLAGE NEWSLETTER PRINTING AND MAILING SERVICES TO VANSTONE INC. AS PRESENTED; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.**

**D. Consider an Animal Control Agreement with Clawz and Pawz.**

Mike Pollocoff:

Mr. President, this is our annual agreement with Clawz and Pawz. I don't know of anybody else who provides this service. And this is one you won't see me recommending that we do ourselves. So the service is \$275 a month which is I believe a \$50 a month increase. And they have itemized services, capture, disposal, contain stray animals \$50. Capture and disposal of detained stray domestic canines outside the normal work schedule \$60. Attend to an injured or dangerous animal and/or capture, take custody of any domestic canine due to injury or neglect \$50 outside the normal work schedule. Same thing for \$60 outside of the work schedule. Chief, if you have anything you want to add?

Chief Smetana:

Good evening. Clawz and Pawz has been our provider since I've been here. They've worked with us on some major cases including the [inaudible] farm case. We've had no issues with their service. We generally use them between 40 and 50 times a year to come and capture animals and things we don't want traveling in our car to the Human Society.

Village Board Meeting  
December 7, 2015

Michael Serpe:

What are we paying Clawz and Pawz monthly? What does that come out to?

Mike Pollocoff:

I believe its \$225 a month right now. They haven't raised it in a long time.

Michael Serpe:

That's cheap. What I was thinking of is we have a part-time officer that if we elevated that to a community service officer to take care of this?

Chief Smetana:

We could. There would be some additional training involved.

Kris Keckler:

HR concerns.

Mike Pollocoff:

There would be some capital concerns, too, we still have to house them.

Kris Keckler:

Hose down the car.

Michael Serpe:

Hose who?

Mike Pollocoff:

The dogs.

Michael Serpe:

The City just goes out and shoots them.

Steve Kumorkiewicz:

Leave it as it is, Mike. Don't touch it.

Village Board Meeting  
December 7, 2015

Kris Keckler:

I move to approve Clawz and Paws animal control contract.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Kris, second by Steve. Any discussion?

**KECKLER MOVED TO APPROVE THE 2016 ANIMAL CONTROL AGREEMENT WITH CLAWZ AND PAWZ AS PRESENTED; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**E. Consider an appointment to the Plan Commission.**

Mike Pollocoff:

Mr. President, of course with John Braig's passing there's a vacancy on the Plan Commission. Bill Stoebig is Alternate #1 on that Commission. So we'd be recommending that he assume the remainder of John Braig's term which ends May 1st of 2017. We have Deb Skarda who is not up for reappointment, but alternates are a year to year replacement. So with that, and we do have some other vacancies. I'd recommend we go to refill the vacant alternate position, put a notice in the newsletter to have some people apply and see if they're interested in doing that. We have the vacancy there, Board of Review, Community Development Authority, Board of Appeals. And we have one on Park I think. Yeah, we do have one on Park. We'll put all those out in the newsletters to see who want to come and have fun with us.

Steve Kumorkiewicz:

So Dave Skarda is going to stay as an alternate?

Mike Pollocoff:

Her term doesn't end until next year.

John Steinbrink:

She becomes number 1.

Mike Pollocoff:

She becomes number 1.

Village Board Meeting  
December 7, 2015

Dave Klimisch:

I move to approve the Plan Commission appointments.

Michael Serpe:

Second.

Dave Klimisch:

Bill Stoebig and Debra Skarda.

John Steinbrink:

Motion by Dave, second by Mike. Any discussion on these appointments?

**KLIMISCH MOVED TO CONCUR WITH THE RECOMMENDATION TO APPOINT BILL STOEBIG AS A REGULAR MEMBER OF THE PLAN COMMISSION TO FILL THE TERM OF JOHN BRAIG AND MOVE DEB SKARDA INTO THE ALTERNATIVE #1 POSITION; SECONDED BY SERPE; MOTION CARRIED 5-0.**

**F. Consider the Termination of Agreement and Waiver of Special Assessment Notices and Hearing between the Village of Pleasant Prairie and SB1 Pleasant Prairie, LLC related to the obligations being satisfied for the future for STH 50 road construction improvements on various parcels in Prairie Ridge Subdivision.**

Jean Werbie-Harris:

Mr. President and members of the Board, in 2007 when VK Development was headed down the bankruptcy path, there was a discussion at that point that a number of the costs associated with the future improvement of Highway 50, the cost for which he was obligated to complete needed to be attached to certain vacant parcels at that time in Prairie Ridge. And as we worked with the future landowner, SB1, finally in 2014 we put together a new agreement and waiver of special assessment notices and hearing in order to basically transfer that obligation from VK to SB1. And we put together a ten year payback scenario for them based on various amounts per parcel of land that when those lands sold or developed or permitted that those payments would be paid back to the Village of Pleasant Prairie so that we would have money in our coffers for future improvements for Highway 50.

So what's happened since February of 2014 is that they have sold and transferred a number of parcels, and they have paid off that \$1.6 million assessment in full. Even though they have a few parcels left to sell out there, they have now paid it off in full. And as part of our original agreement with them that when that happened that we would execute a termination of agreement and that termination of waiver of special assessment notice. It was drafted by their attorney, reviewed by our attorney, and these payments were verified by the finance department. So we are terminating that agreement since everything has been paid in full. And we have these funds set in a separate

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account in order for the future improvement to Highway 50. So the staff recommends approval of the termination agreement as presented.

Michael Serpe:

What's the projected date for Highway 50 reconstruction? What's it out to now?

Mike Pollocoff:

The sharp dart right now is 2022. I believe that's right. But there's no money so your guess is as good as mine.

Michael Serpe:

Move to accept the termination of the agreement.

Kris Keckler:

Second.

John Steinbrink:

Motion by Mike, second by Kris. Any further discussion?

**SERPE MOVED TO APPROVE THE TERMINATION OF AGREEMENT AND WAIVER OF SPECIAL ASSESSMENT NOTICES AND HEARING BETWEEN THE VILLAGE OF PLEASANT PRAIRIE AND SB1 PLEASANT PRAIRIE, LLC RELATED TO THE OBLIGATIONS BEING SATISFIED FOR THE FUTURE FOR STH 50 ROAD CONSTRUCTION IMPROVEMENTS ON VARIOUS PARCELS IN PRAIRIE RIDGE SUBDIVISION AS PRESENTED; SECONDED BY KECKLER; MOTION CARRIED 5-0.**

**G. Consider renewal of Mobile Home park Licenses for 2016.**

Mike Pollocoff:

Mr. President, we've gone through an inspected the mobile home parks. And two of our parks, City View they have some minor violations, removing rotted wood and brush in a ditch line along the south end of the park by the City of Kenosha. Timber Ridge has no violations. I take that back, maintain the drainage way along the west side of the park, west side of the dead end, the cul-de-sac. And they're working to resolve that. We have one ongoing problem with City View. They have this aversion to snow especially when they have to use a shovel on the sidewalk on Highway 50. So we're trying to get them trained into doing that. Find a way to get comfortable with shoveling snow rather than having us come out and do it after the fact. Scotty's Mobile Home Park staff recommendation is that there are minor violations listed, and staff will enforce compliance which should delay renewal of their license. So everybody's license gets renewed.

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Steve Kumorkiewicz:

Including Scotty's?

Mike Pollocoff:

Yeah. Do you have anything else to offer?

Steve Kumorkiewicz:

Make a motion to approve the licenses for the mobile home parks.

Michael Serpe:

Second.

John Steinbrink:

Motion by Steve, second by Mike for renewal of mobile home park license for 2016. Any further discussion?

Dave Klimisch:

The sidewalk on Highway 50 when it doesn't get cleared what happens after that? Do we do it? Do we bill them?

Mike Pollocoff:

We do it and we bill them. We're going to need to modify our ordinances somewhat since we're picking up more sidewalks. That's the sidewalk where that mobile home park is composed primarily of senior citizens. So to use the sidewalk to get over to Piggly Wiggly or over to Ace or whatever. And the previous owners were pretty good about when it snowed they plowed it. The current park management feels like it's a Village responsibility or somebody's responsibility other than theirs.

Dave Klimisch:

I'm guessing by the time the Village gets out there its days or a week that's gone by. So then we've got some accessibility issues by the residents.

Mike Pollocoff:

Right. I had a good education session on how you get this all done with them the other day. And so maybe we can rely on them to get going on it. But that's been the one problem on that park.

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John Steinbrink:

Do we have an ordinance setting how long it is they can allow snow to sit on their sidewalk?

Mike Pollocoff:

Two days or one day? One day. But in one day everything can freeze and then you're out there chipping at it.

Dave Klimisch:

And the fine that we charge does it escalate for each increasing violation?

Mike Pollocoff:

No, it's based on our cost.

Dave Klimisch:

So if they just decide to not do it at all winter it's the same cost every time, the same fee?

Mike Pollocoff:

At that point we could declare it a nuisance, then I could bring back a hearing to revoke their license and they couldn't operate as a mobile home park anymore. So that's really the ultimate death penalty is if they can't keep the place up then they have to sell the park or shut it down or something.

Steve Kumorkiewicz:

That used to be one of the best parks.

Mike Pollocoff:

That's one of the things I think we need in the ordinance, a change to correct that so we can operate a little more nimbly when people aren't doing this. And if they're chronics then be able to escalate it up.

Steve Kumorkiewicz:

Are we going to interview with the state laws?

Mike Pollocoff:

No, we never do that.



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Steve Kumorkiewicz:

Okay.

John Steinbrink:

Is the park liable if somebody slips on that sidewalk while they're transgressing it?

Mike Pollocoff:

Right. They are liable. That's their responsibility to maintain that. It doesn't matter whether it's a Village road or a state highway. If you have a sidewalk unless it's something that the Village or state agency has said we want to maintain this one for whatever reason, it's up to the property owner.

John Steinbrink:

We had a motion and a second. No further discussion?

**KUMORKIEWICZ MOVED TO RENEW THE MOBILE HOME PARK LICENSES FOR CITY VIEW MOBILE HOME PARK, 4303 - 75TH STREET; WESTWOOD MOBILE HOME PARK, 7801 - 88TH AVENUE; TIMBER RIDGE MOBILE HOME PARK, 1817 - 104TH STREET AND SCOTTY'S MOBILE HOME PARK, 5310 75<sup>TH</sup> STREET; SECONDED BY SERPE; MOTION CARRIED 5-0.**

**H. Consider two-year appointments of Election Officials.**

Mike Pollocoff:

Mr. President, we do this every two years and here it is again. And Jane has put together a list. And typically we wait for the political parties to make their request of who they want, and they haven't done that. The statutes set a date that they have to do that by so that the inspectors that are being appointed here are being appointed without party affiliation. So if anybody comes back and says either party they should have been allowed to do it they didn't make their time frame. So this is the list we have. Some of them did have party affiliation. That doesn't change because we didn't recognize it, but there are some other ones on there.

Michael Serpe:

We don't have to read the list, do we?

Mike Pollocoff:

No.

Village Board Meeting  
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Michael Serpe:

Okay, I'd move approval of the list as presented.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Any discussion?

**SERPE MOVED TO CONCUR WITH THE RECOMEMNDATION OF THE VILLAGE CLERK TO APPOINT ELECTION OFFICIALS FOR THE 2016-2017 ELECTION CYCLE AS PRESENTED; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**I. Consider Resolution #15-37 accepting public improvements for the Village Green Heights Addition #1, Phase 4A development.**

Mike Pollocoff:

Mr. President, we reviewed the improvements for Village Green Heights Addition #1, Phase 4A. They've completed their work. And as such this resolution accepts the improvements as presented to the Village. I'd recommend adoption.

Steve Kumorkiewicz:

So moved.

Kris Keckler:

Second.

John Steinbrink:

Motion by Steve, second by Kris. Any further discussion?

**KUMORKIEWICZ MOVED TO ADOPT RESOLUTION #15-37 ACCEPTING PUBLIC IMPROVEMENTS FOR THE VILLAGE GREEN HEIGHTS ADDITION #1, PHASE 4A DEVELOPMENT; SECONDED BY KECKLER; MOTION CARRIED 5-0.**

**J. Consider two Letter of Credit Reductions for the Village Green Heights Addition No. 1 Development.**

Village Board Meeting  
December 7, 2015

Mike Pollocoff:

Mr. President, the first one is a letter of credit reduction in the amount of \$154,998.85. The second one is a letter of credit reduction in the amount of \$543,851.74. I'd recommend that I be authorized to execute these reductions.

Dave Klimisch:

So moved.

Michael Serpe:

Second.

John Steinbrink:

Motion by Dave, second by Mike. Any further discussion?

**KLIMISCH MOVED TO AUTHORIZE THE VILLAGE ADMINISTRATOR TO EXECUTE REDUCTION AFFIDAVITS TO TWO SEPARATE LETTERS OF CREDIT FOR THE VILLAGE GREEN HEIGHTS ADDITION #1 DEVELOPMENT; SECONDED BY SERPE; MOTION CARRIED 5-0.**

**9. VILLAGE BOARD COMMENTS – None.**

**10. ADJOURNMENT**

**SERPE MOVED TO ADJOURN THE MEETING; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0 AND MEETING ADJOURNED AT 7:40 P.M.**

**ORDINANCE NO. 15-48**

**ORDINANCE TO AMEND CHAPTER 305  
OF THE MUNICIPAL CODE OF THE  
VILLAGE OF PLEASANT PRAIRIE,  
KENOSHA COUNTY, WISCONSIN  
RELATING TO SNOW AND ICE REMOVAL**

**BE IT ORDAINED AND ESTABLISHED** by the Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin that Section 305-11 of the Municipal Code is amended to read as follows:

§305-11 Snow and ice removal.

~~A. Sidewalks to be kept clear. The owner or occupant of any property shall promptly each day remove all snow and ice which may have fallen or accumulated upon the sidewalk in front of such property. When ice is so formed that it cannot be removed, the property owner or occupant shall keep the same sprinkled with a material which will prevent the sidewalk from being dangerous to pedestrians. If the owner or occupant fails to comply with this subsection, the Superintendent of Streets shall cause the snow and ice to be removed or sprinkled as required in this subsection, the cost thereof to be assessed against the property as a special assessment.~~

~~B. Deposit in streets restricted. No person shall cause to be deposited snow from his premises onto the sidewalk abutting thereon or onto any street in the Village without a permit therefor from the Superintendent of Streets, who may require payment of a fee sufficient to reimburse the Village for the cost of removing any snow so deposited.~~

A. Removal from sidewalks. The owner, occupant or person in charge of any parcel or lot which fronts upon or abuts any sidewalk shall keep said sidewalk clear of all snow and ice. In the event of snow accumulating on said sidewalk due to natural means and/or by any other means, said sidewalks shall be cleared of all accumulated snow and/or ice within 24 hours from the time the snow ceases to accumulate on said sidewalk. In the event that ice has formed on any sidewalk in such a manner that it cannot be removed, the owner, occupant or person in charge of the parcel or lot which fronts upon or adjoins said sidewalk shall keep the sidewalk sprinkled with deicing material to permit safe travel by pedestrians.

B. Depositing snow on streets and public property. No person shall throw, blow, pile or place, or cause or allow to be thrown, blown, piled or placed, any snow or ice on any public street, public place or public property. This subsection may be enforced against any person or entity performing snow removal or the person or entity owning the property from which the snow was removed or all of the aforesaid parties. This subsection shall not apply to any employee of the Department of Public Works, Fire Department or Police Department while acting within the scope of Village employment.

C. Village may effect compliance. Whenever any owner of any lot or parcel fails or neglects to remove snow and ice from any sidewalk as required by Subsection (A) above or if snow or ice is deposited on any sidewalk, street, alley, terrace, public place or street in the Village in violation of Subsection

(B) above, the Director of Public Works, without notice, shall cause such snow and ice to be removed therefrom and the person in charge of the premises from which the snow or ice was removed and so deposited shall be charged for the Village costs of such removal. If not paid within 30 days, such charge shall be placed on the tax roll, pursuant to Section 66.027 Wis. Stats. In addition to the aforesaid Village abatement costs, any person or entity who violates any provision of this § 305-11 may, after given written notice, be subject to all of the remaining terms and provisions of §1-4, the penalty provisions of this Municipal Code.

Passed and adopted this 21<sup>st</sup> day of December, 2015.

VILLAGE OF PLEASANT PRAIRIE

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John P. Steinbrink, President

ATTEST:

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Jane M. Romanowski, Clerk

Posted: \_\_\_\_\_

**ORDINANCE #15-49**

**ORDINANCE TO AMEND  
CHAPTER 292 OF THE MUNICIPAL CODE  
VILLAGE OF PLEASANT PRAIRIE,  
KENOSHA COUNTY, WISCONSIN  
RELATING TO SOLID WASTE AND RECYCLING**

**BE IT ORDAINED AND ESTABLISHED** by the Village Board of Trustees, of the Village of Pleasant Prairie, Kenosha County, Wisconsin that Chapter 292 of the Municipal Code is hereby amended as follows:

**§ 292-15. Cost of Service; change of collection option**

A. Solid waste/recycling collection.

- (1) Residents who chose ~~Collection Option 1~~ Unlimited Collection: \$~~16.50~~ 17.50 per month.
- ~~(2) Residents who chose Collection Option 2 Automated Collection Plus: \$16.00 per month.~~
- (3) Residents who chose ~~Collection Option 3~~ Automated Collection: \$~~15.50~~ 16.50 per month.

Passed and adopted this 21st day of December, 2015.

VILLAGE OF PLEASANT PRAIRIE

\_\_\_\_\_  
John P. Steinbrink, President

Attest:

\_\_\_\_\_  
Jane M. Romanowski, Clerk

Posted: \_\_\_\_\_

Consider the request of Kurt Davidsen, Village Assistant Engineer for approval of a **Lot Line Adjustment** to add 2,682 square feet from the property located at 2517 91st Street, owned by Jeffery Wiegert, to the Village's parkland property to the south. The area being added to the Village's parkland property is an existing drainage easement located on Mr. Wiegert's property.

**Recommendation:** Plan Commission recommends that the Village Board approve the **Lot Line Adjustment** subject to the comments and conditions of the December 21, 2015 Village Staff Report.

## VILLAGE STAFF REPORT OF DECEMBER 21, 2015

Consider the request of Kurt Davidsen, Village Assistant Engineer for approval of a **Lot Line Adjustment** to add 2,682 square feet from the property located at 2517 91st Street, owned by Jeffery Wiegert, to the Village's parkland property to the south. The area being added to the Village's parkland property is an existing drainage easement located on Mr. Wiegert's property.

*The owner of the property located at 2517 81<sup>st</sup> Street (Tax Parcel Number 91-4-122-134-0450), Jeffery Wiegert, has requested that the existing dedicated storm water easement located in the rear of his property, adjacent to Brookside Gardens park owned by the Village (Tax Parcel Number 91-4-122-134-134-0046), be transferred to Village ownership.*

The storm water easement was created in 2011 as part of the South Kenosha Area Drainage Swale project to realign the existing drainage ditch and install riprap at the 26th Avenue culvert. Mr. Wiegert initially requested to install a fence within the easement to prevent children playing in the park from entering his property to play in the drainage ditch. He is concerned that a child could become injured on his property in the riprap and that because it is on his land he would be legally responsible. A fence cannot be installed across the drainage ditch because it would restrict flow so he asked that the Village of Pleasant Prairie take ownership of the easement area.

Specifically, 2,682 square feet from the property located at 2517 91st Street, owned by Jeffery Wiegert, to the vacant Village property to the south. The Lot Line Adjustment and will comply with the requirements set forth in the Village Zoning Ordinance and Land Division and Development Control Ordinance.

**The Plan Commission recommends approval of the Lot Line Adjustment subject to the petitioner providing a Partial of Mortgage to the Village for the area of land to be transferred and recording the proper transfer documents with the Plat of Survey for the Lot Line Adjustment as an Exhibit with the Kenosha County Register of Deeds Office within 30 days of final Village approval.**



Nov 30, 2015

Jeffery Wiegert @ 2517 91st Street requested that the storm water easement located in the rear of his property, adjacent to Brookside Gardens park owned by the Village, be transferred to Village ownership. The storm water easement was created in 2011 as part of the South Kenosha Area Drainage Swale project to realign the existing drainage ditch and install riprap at the 26th Avenue culvert. Mr. Wiegert initially requested to install a fence within the easement to prevent children playing in the park from entering his property to play in the drainage ditch. He is concerned that a child could become injured on his property in the riprap and that because it is on his land he would be legally responsible. A fence cannot be installed across the drainage ditch because it would restrict flow so he asked that the Village of Pleasant Prairie take ownership of the easement area.

Thanks,

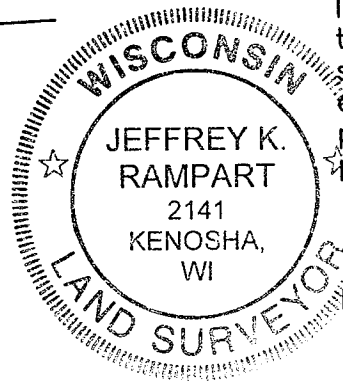
Kurt R. Davidsen, P.E.

Assistant Village Engineer | Village of Pleasant Prairie  
P: (262) 925-6728 | F: (262) 694-4734  
9915 39th Avenue, Pleasant Prairie, WI 53158  
[kdavidsen@plprairiewi.com](mailto:kdavidsen@plprairiewi.com) | <http://www.pleasantprairieonline.com>

91st (66' r/w) Street

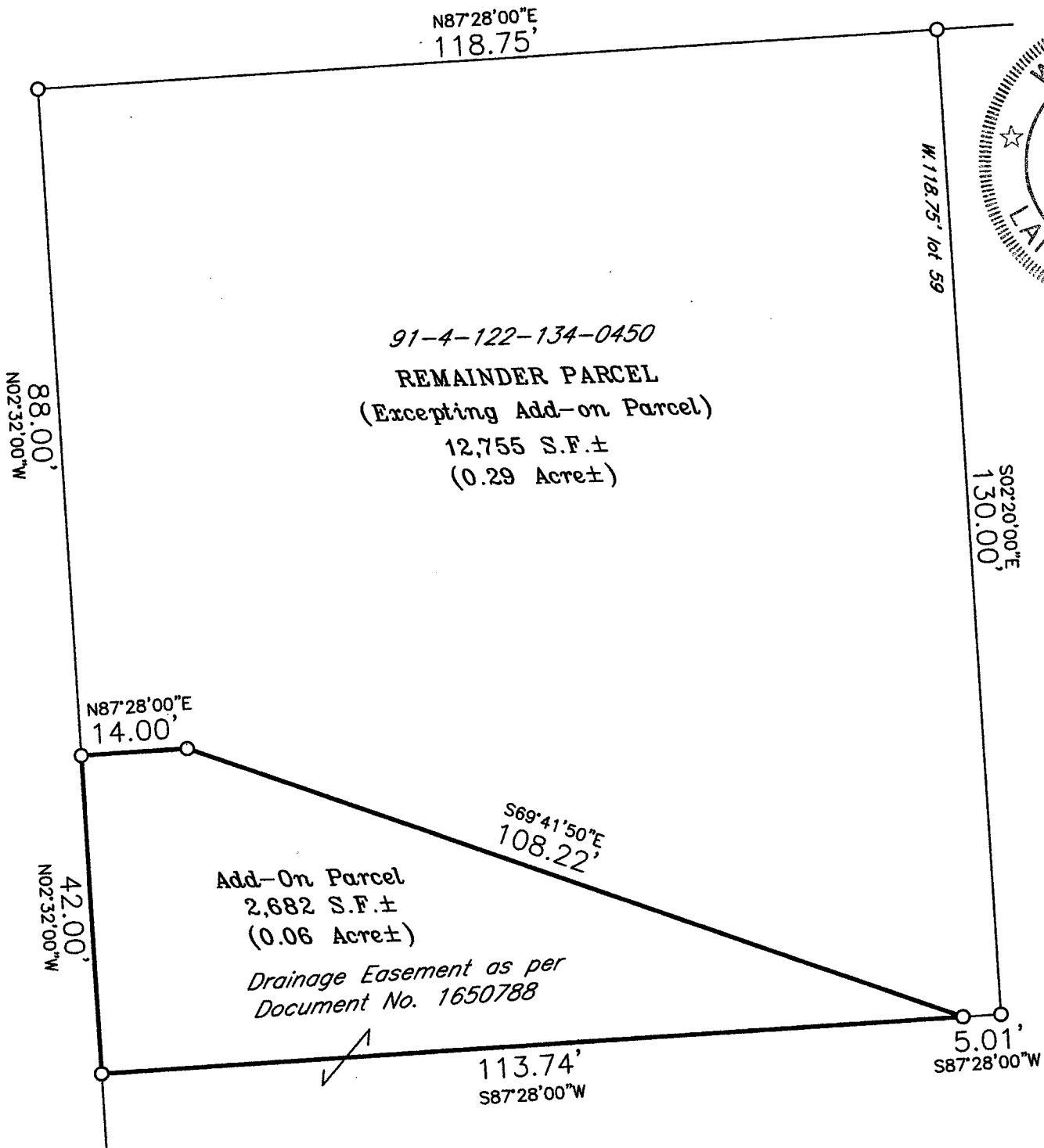
J.K.R. SURVEYING, INC.  
8121 22ND AVENUE  
KENOSHA, WI 53143

I hereby certify that this property was surveyed under my direction and this plat is a true representation thereof.



Reg. Land Surveyor  
November 17, 2015

26th (50' r/w) Avenue



91-4-122-134-0450  
REMAINDER PARCEL  
(Excepting Add-on Parcel)  
12,755 S.F. ±  
(0.29 Acre ±)

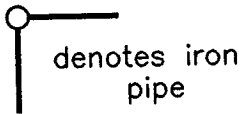
Add-On Parcel  
2,682 S.F. ±  
(0.06 Acre ±)

Drainage Easement as per  
Document No. 1650788

Lot 58 Brookside Gardens  
part of: 91-4-122-134-0446

address: 2517 - 91st Street

Scale  
1" = 20'



denotes iron pipe

Refer to a current title report for easements and/or restrictions which may affect these sites.

tax key nos.: 91-4-122-134-0450  
& 91-4-122-134-0446

The Plat of Survey for Lot Line Adjustment is hereby approved by the Village Board of The Village of Pleasant Prairie on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

PLAN COMMISSION CHAIR, Thomas W. Terwall

VILLAGE CLERK, Jane M. Romanowski

VILLAGE PRESIDENT, John P. Steinbrink

Plat of Survey for Lot Line Adjustment Between Tax Key Nos.: 91-4-122-134-0450 & -0446

PART OF LOT 59 IN BROOKSIDE GARDENS

in SE1/4 Section 13-1-22

VILLAGE OF PLEASANT PRAIRIE KENOSHA COUNTY, WIS.

-for- Village of Pleasant Prairie

LEGAL DESCRIPTION OF PARCEL TO BE DETACHED FROM TAX KEY NO: 91-4-122-134-0450 (Part of Lot 59 in Brookside Gardens, a plat of record) AND ADD-ON PARCEL TO PART OF TAX KEY NO: 91-4-122-134-0446 (Lot 58 in Brookside Gardens, a plat of record): Part of the Southeast Quarter of Section 13, Town 1 North, Range 22 East of the Fourth Principal Meridian; lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin and being more particularly described as:

Beginning at the southwest corner of said Lot 59; which is also the northwest corner of said Lot 58; thence N02°32'00"W along the west line of said Lot 59, 42.00 feet; thence N87°28'00"E 14.00 feet; thence S69°41'50"E 108.22 feet to a point on the south line of said Lot 59; which is also the north line of said Lot 58; thence S87°28'00"W along said line 113.74 feet to the southwest corner of said Lot 59; which is also the northwest corner of aforesaid Lot 58 and the point of beginning; containing 2,682 square feet, 0.06 acre, more or less.

**MEMORANDUM OF UNDERSTANDING AGREEMENT BETWEEN  
THE VILLAGE OF PLEASANT PRAIRIE AND  
INNOVATIVE INVESTMENTS IL, A NEVADA LLC  
REGARDING CONDITIONS OF APPROVAL  
FOR VILLAGE CONDITIONAL USE GRANTS NOS. 04-02 AND 06-01 FOR THE  
9201 WILMOT ROAD PROPERTY**

This is a Memorandum of Understanding Agreement entered into by and between Innovative Investments IL, a Nevada limited liability company with offices located at 3001 West Washington, Waukegan, IL 60085 (hereinafter referred to as the "**Developer**") and the Village of Pleasant Prairie, a Wisconsin municipal corporation with offices located at 9915 39th Avenue, Pleasant Prairie, Wisconsin 53158 (hereinafter referred to as the "**Village**"), regarding the conditions of approval identified in both Conditional Use Permit Grant No. 04-02 and again in Conditional Use Permit Grant No. 06-01.

**WHEREAS**, the Developer is the owner of lands identified as Tax Parcel Numbers 91-4-122-084-0101 and 91-4-122-084-0102 (hereinafter collectively referred as the "**Property**") located in the Village, and which lands are legally described in the attached **Exhibit A**;

**WHEREAS**, on January 12, 2004 the Village Plan Commission conditionally approved Conditional Use Permit Grant No. 02-04 and on February 13, 2006 the Village Plan Commission conditionally approved Conditional Use Permit Grant Document No. 06-0. Both Conditional Use Permit Grant Documents identified that there were several site-related improvements that were conditions of approval and those improvements needed to be completed prior to the occupancy of the 9201 Wilmot Road property. Specifically, condition #4 of Conditional Use Permit Grant No. 04-02 and condition #6 of Conditional Use Permit Grant No. 06-01 included the following language: "When 50% or more of the building is proposed to be occupied (more than 181,733 square feet) then the exterior site modifications, including but not limited to parking lot upgrades, storm water facilities upgrade, landscaping and berming to the south and west will be required". The parking lot upgrades, landscaping and berming site modifications were completed by the Developer, however the storm water facility upgrades (hereinafter referred to as the "**storm water improvements**") were not completed;

**WHEREAS**, Developer is in the process of purchasing the Property and intends to utilize the existing building and site improvements in accordance with the currently approved zoned use in the M-1, Limited Manufacturing District;

**WHEREAS**, in order to comply with requirements under the Conditional Use Permit Grant Documents the Developer has agreed to make certain other improvements to the Property and to provide certain easements to the Village;

**WHEREAS**, the Developer needs time to make the additional improvements and grant the necessary easements to the Village and the Developer would like to begin using the Property for itself and its tenants prior to the completion of said items; and

**WHEREAS**, the Developer and the Village have agreed to the terms and provisions of this Memorandum of Understanding in order to allow the Developer time to complete the improvements and easements.

**NOW THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Developer and the Village agree as follows:

**1. Storm Water Retention System.**

The Developer agrees to design and build a new storm water retention system, with the scope being substantially in accordance with the design by RA Smith National in 2008, a copy of which is attached hereto as **Exhibit B** and incorporated herein by reference (the "Storm Water Retention System"). The Developer agrees to have its engineer submit to the Village for their approval updated, detailed, stamped/signed engineering plans for the Storm Water Retention System. A Stormwater Drainage, Retention Basin Access and Maintenance Easement, acceptable to the Village, shall be granted to the Village by the Developer as described in Paragraph 6 below. The Storm Water Retention System and its related improvements shall all be completed on or before December 31, 2016.

**2. Landscape Berms.**

The Developer shall install earth and landscape berms on the West and Southwest lines of the Property. These berms shall be placed over sections of the property that are grass or where asphalt paving currently exists. Grading/ paving revisions shall be designed to ensure that proper storm water flow to the new retention basin is provided. These berms shall be seeded to promote turf regrowth and planted with a variety of deciduous/ coniferous trees and/ or bushes. The design of the berm shall be included along with the plans for the Storm Water Retention System and shall be subject to the prior approval of the Village. The landscape berms shall be completed along with the Storm Water Retention System, on or before December 31, 2016.

**3. East Parking Lot.**

The Developer shall remove the East parking lot and replace that area with a grass surface. The asphalt surfaces of the parking lot shall be removed and disposed of in accordance with Village permits and new soil shall be placed over the entire area. The top soil shall be seeded to establish a grass surface. The existing light poles and pole bases shall be removed. The plans and design for the work in the East parking lot area shall be included with the plans for the Storm Water Retention System and shall be subject to the approval of the Village. All removal and plantings described in this Paragraph 3 shall be completed along with the Storm Water Retention System, on or before December 31, 2016.

**4. East/West Access Drive.**

Currently, truck access from the building to 88<sup>th</sup> Avenue is provided across the East parking lot and the North/South access drive. A portion of the East parking lot will remain at the Southern edge so that truck access to the Property can be maintained. Resurfacing of the existing pavement for the East/West access drive shall be provided. The drive shall be thirty feet wide and curbing shall be provided. The plans and design for improvements under this Paragraph 4 shall be included with the plans for the Storm Water Retention System and shall be subject to the approval of the Village. All of the improvements described in this Paragraph 4 shall be completed along with the Storm Water Retention System, on or before December 31, 2016.

## **5. North/South Private Drive and Future Development Sites.**

Attached hereto as **Exhibit C** is the Developer's Proposed Development showing future development areas. Attached hereto as **Exhibit D**, are the Proposed Demolition Plans of the Developer. Attached hereto as **Exhibit E** are the Proposed Easements to be provided by the Developer. The North/South Private Drive currently located on the Property shall remain as a privately owned and maintained drive. This drive currently services the needs of the Property and the Village's Fire & Rescue Station #2. The North/South Private Drive is currently maintained within a 40 foot Dedicated Roadway, Access and Maintenance Easement. The Developer shall continue to maintain the North/South Drive and shall repair, patch and maintain said drive as reasonably necessary for its current use until the earlier of (a) December 31, 2018, or (b) when the Developer develops any portion of the areas labeled "Future Development" on **Exhibits C, D, or E**, at which time the Developer shall reconstruct the North/South Private Drive as a 30 foot wide Private Roadway, including curb and gutter, paving, storm sewer drainage systems, roadway lighting and roadway signage at the Developer's expense, and shall provide an easement to the Village over said 30 foot wide, Private Roadway, for use by the Village for access to and from its fire station. This reconstructed driveway estimate commitment shall be included in the Letter of Credit. The 30 foot Private Roadway shall be located substantially in accordance with the locations shown on **Exhibit E**. The improvements of the "Future Development" areas as shown on **Exhibits C, D, and E** will be designed and permitted in accordance with the ordinances and procedures in effect at the time that the application for such development is undertaken. The Village will continue the responsibility of snow plowing on behalf of the Developer until such time that the 30 foot Private Roadway is reconstructed. The Developer shall be responsible for pavement maintenance on the North/South Private Drive until it is reconstructed by the Developer. The Developer shall also be responsible for snow plowing and maintenance on the current 30 foot Private roadway once it is constructed, inspected and accepted by the Village.

## **6. Easement Revisions.**

At the same time as it submits its plans for the Storm Water Retention System, the Developer shall submit to the Village its proposals to revise existing easements, or provide new easements, for the following items:

(a) Water Tower/ Utility Substation. Developer shall provide the Village with the revised Access Easement to conform with the actual alignment of the current paved driveways leading to the Village's Water Tower and Utility Substation. The Easement shall be a minimum of a 20 feet wide and will be consistent with the current easements.

(b) Water Main. Developer shall provide the Village with a 20 foot water main, access and maintenance easement for the water main that runs parallel to the building and extending to the water tower.

(c) Storm Water Retention System. Developer shall provide the Village with a Storm Water Drainage, Retention Basin, Access and Maintenance easement for the Storm Water Retention System.

(d) North/ South Common Drive. The Developer shall provide the Village with a 30 foot Private Roadway, Access and Maintenance for the private driveway to be constructed on the North/South Private Road as described in Paragraph 5 above.

All easements shall be subject to the prior approval of the Village and the parties shall enter into or amend the easement agreements prior to the Developer being granted permits to construct the Storm Water Retention System.

### **7. Irrevocable Letter of Credit.**

The Developer shall deliver to the Village, prior to or at the time the Village executes this Memorandum of Understanding, a three (3) year minimum, Irrevocable Letter of Credit on original bank letterhead in the **amount of \$\_\_\_\_\_**, **which includes the \$326,582.50, plus the financial commitment for reconstructing the 30 foot Private Roadway per section 5 above.** in substantially the form required by the Village in connection with the issuance or signing of Development Agreements with the Village (the "Letter of Credit"), which includes the estimated cost of making the improvements described above in this Memorandum of Understanding. The Letter of Credit shall be payable at site to the Village, upon presentment of the Village's draft and the affidavit of the Village President or Village Administrator, attested by the Village Clerk, stating that: (i) an Event of Default by the Developer under this Memorandum of Understanding has occurred and (ii) the Village Board at a meeting duly held on a specified date, duly approved a draft upon the Letter of Credit in a specified amount. The Letter of Credit shall expire, by its terms, no less than three (3) years after the effective date of such Letter of Credit (which shall be no more than ten (10) days after the Village Board's approval of this Memorandum of Understanding), and any balance of the Letter of Credit remaining after the expiration date shall no longer be available for draft. The letter of Credit shall also provide that partial drawings upon the Letter of Credit are allowed, based upon the completion of certain improvements as approved by the Village. Developer may submit more than one Letter of Credit, provided that each Letter of Credit conforms to the formal requirements set forth above, and such Letters of Credit are in the aggregate in the amount of \$\_\_\_\_\_. Wherever used herein the term "Letter of Credit" should be deemed to refer collectively to all outstanding Letters of Credit delivered by the Developer to the Village pursuant to this Memorandum of Understanding. The purpose of the Letter of Credit is to secure the Developer's agreement to carry out all of its obligations as set forth in this Memorandum of Understanding.

### **8. Title Insurance and Lien Waivers.**

Prior to the amendment or issuance of any new easements to the Village, the Developer shall provide the Village with a Title Commitment (and at the time of closing a Title Policy) showing that the Developer has good and marketable title to the Property and that any easements or interest in land being dedicated or conveyed to the Village are free and clear of all liens and encumbrances. The cost of the Title Commitment and the Title Policy issued to the Village shall be paid for by the Developer. If applicable, the Developer shall also provide to the Village duly signed originals of final lien waivers from all contractors, subcontractors and other persons who have provided any labor or materials with respect to any improvements located on any Property over which the Village is receiving any amended or original easements or other improvements, specifically detailing the work done, the materials supplied and the dollar amount of such waivers.

### **9. Developer's Ownership Representations and Warranties.**

The Developer represents and warrants to the Village that: (a) as of the date the Developer has signed this Memorandum of Understanding the Developer is the sole fee simple owner of the Property and that Developer is lawfully seized and possessed of the Property, free and clear of all liens and encumbrances; and (b) the Developer will be

transferring any easements and/or improvements to the Village free and clear of all liens and encumbrances and with good and marketable title to the interests being transferred to the Village.

**10. Village Fees.**

Nothing contained herein shall reduce or eliminate any fees charged by the Village in connection with any development of the Property, the construction of the Storm Water Retention System or other improvements described above, all of which fees and expenses shall be paid by the Developer as provided in the Village Ordinances.

**11. Village Approval.**

Nothing contained herein limits or restricts the discretion of the Village to approve of any plans, improvements, easements or other documents in accordance with the Village Ordinances and the policies and procedures of the Village. All of said items shall, if required under the Village Ordinances or the practices and procedures of the Village, be subject to prior approval by the Village Board.

**12. Village Ordinances.**

All work to be performed by the Developer shall be subject to all applicable Village Ordinances, including without limitation, the provisions of the Village Land Division and Development Control Ordinance.

**13. Notice of Breach and Curative Activity.**

(a) In the event that one of the parties to this Memorandum of Understanding (the "Performing Party") believes that the other party has failed to perform its obligations under this Agreement (the Nonperforming Party"), the Performing Party shall promptly notify the Nonperforming Party in writing (the "Default Notice") of the specific nature of the alleged failure. If the Village, as the Performing Party, believes that an alleged failure of performance by the Developer, as the Nonperforming Party, poses an imminent threat to the public health or safety, the Village's Default Notice shall so state.

(b) The delivery by the Village of a Default Notice to the Developer shall not be a condition precedent to the issuance by the Village of a stop-work order pursuant to applicable provisions of the Village's Land Division and Development Control Ordinance or Municipal Code Chapter 405 (Public Improvements), or to any legal action taken to enforce such ordinance or any other applicable ordinance.

(c) The Nonperforming Party shall have thirty (30) days after receipt of a Default Notice to cure the alleged failure to perform; provided, however, that if the failure is incapable of cure within said thirty (30) days, and as soon as reasonably practicable within said thirty day period the Nonperforming Party has commenced such cure and is diligently pursuing such cure, the time for such cure shall be extended for a reasonable period of time under the circumstances to allow the Nonperforming Party to complete its curative activity.

(d) If the Nonperforming Party fails to cure the default alleged in the Default Notice within the time permitted pursuant to subparagraph 13 (c) hereof, an event of default ("Event of Default") shall have occurred with respect to the Nonperforming Party.

(e) Notwithstanding anything to the contrary in this Memorandum of Understanding, if the Village believes in good faith at commencement of legal action, of the making of a draw upon the Developer's Letter of Credit, or the performance of its own work with respect to curing a perceived breach prior to the commencement or completion of the Developer's curative action is urgently required to protect the public health or safety, the Village may proceed to do so, giving such prior notice to Developer and offering Developer such opportunity to cure as is practical under the circumstances.

(f) Neither party's willingness to undertake curative activity nor the fact that a party has undertaken curative activity shall be construed as or used as evidence of any Event of Default under this Memorandum of Understanding.

#### **14. Notices.**

Except as otherwise specifically provided in this Memorandum of Understanding, all notices given in connection with this agreement shall be in writing, shall specifically refer to this agreement by title and date, shall be addressed to the receiving party, and shall be delivered by personal delivery, by overnight courier with evidence of receipt, by certified or registered mail, with postage prepaid and return receipt requested, or by facsimile transmission (provided that an original of said notice or communication is sent simultaneously by first class US mail with postage prepaid or by any of the other designated methods set forth above). Any notice addressed to the Village shall be address to the attention of the Village Administrator, 9915 39<sup>th</sup> Avenue, Pleasant Prairie, WI 53158 (facsimile: (262) 694-4734). Any notice addressed to the Developer shall be addressed to Innovative Investments IL at 3001 West Washington, Waukesha, IL 60085 (facsimile: \_\_\_\_\_). Any notice given in accordance with this paragraph shall be effective upon delivery, if personally delivered or if delivered by overnight courier, or on facsimile transmission if delivered by facsimile during regular business hours, or three (3) days after depositing the same in the United States mail. Any facsimile received after 5:00 pm (based upon the recipient's time zone) or on a day other than a normal business day shall be deemed delivered on the next normal business day.

#### **15. Covenants Run with Property.**

This Memorandum of Understanding shall be binding upon the Developer, its successors and assigns, and any future owners of the Property. The provisions of this Memorandum of Understanding are obligations and covenants which run with the land and bind all future owners of the Property.

#### **16. Village Legal Fees.**

In addition to all other obligations provided herein, the Developer, its successors and assigns, and future owners of the Property, shall be liable to pay for all reasonable legal fees and costs incurred by the Village in enforcing its rights under this Memorandum of Understanding Agreement.

#### **17. Miscellaneous.**

The laws of the State of Wisconsin shall govern all issues relating to this agreement. Exclusive jurisdiction and venue for any actions arising out of, or relating to, this agreement shall be in Kenosha County, Wisconsin. This agreement is not intended to benefit or to be enforceable by any person other than the Village, the Developer, and their respective successors and assigns. This agreement may be amended only in a writing signed by both



the Village and the Developer. No rule of strict construction shall apply to any party to this agreement. In the event that any part of this agreement is determined to be invalid by a court of competent jurisdiction, such part shall be severed from the agreement and the balance of this agreement shall survive. This agreement may be recorded by either party.

**IN WITNESS WHEREOF**, the Developer and the Village have caused this Memorandum of Understanding to be signed and dated as of this \_\_\_\_ day of December, 2015.

***Additional Signatures Appear on the Next Pages***

**VILLAGE OF PLEASANT PRAIRIE**

\_\_\_\_\_  
John P. Steinbrink  
Village President

**ATTEST:**

\_\_\_\_\_  
Jane M. Romanowski  
Village Clerk

STATE OF WISCONSIN)  
  )SS:  
KENOSHA COUNTY)

This Memorandum of Understanding Agreement was acknowledged before me this \_\_\_\_\_ day of December, 2015, by **John P. Steinbrink and Jane M. Romanowski**, Village President and Village Clerk, respectively, of the Village of Pleasant Prairie.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, Kenosha County, State of WI  
My Commission expires: \_\_\_\_\_

**OWNER**

**Innovative Investments IL, a Nevada LLC**

By: \_\_\_\_\_

Name: Bill Williamson

Title: Managing Partner

STATE OF \_\_\_\_\_ )  
 )SS:  
 \_\_\_\_\_ COUNTY)

This Agreement was acknowledged before me this \_\_\_\_\_ day of December, 2015 by **Bill Williamson, Managing Partner of Innovative Investments, IL, a Nevada LLC.**

\_\_\_\_\_

Print Name: \_\_\_\_\_

Notary Public, State of \_\_\_\_\_

My Commission expires: \_\_\_\_\_

This Agreement was drafted by:  
Timothy J. Geraghty  
Godin Geraghty Puntillo Camilli, S.C.  
6301 Green Bay Road  
Kenosha, WI 53142  
(262) 657-3500

And

Jean M. Werbie-Harris, Community Development Director  
Village of Pleasant Prairie  
9915 39<sup>th</sup> Avenue  
Pleasant Prairie, WI 53158

**EXHIBIT A**

**Legal Description**

Lot 1 and Lot 2 of CSM #2450, as more particularly described as:

# EXHIBIT

## PROPOSED DRAINAGE AND RETENTION POND EASEMENT

SITUATED ON WILMOT ROAD, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2450, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWN 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN. BOUNDED AND DESCRIBED AS FOLLOWS:

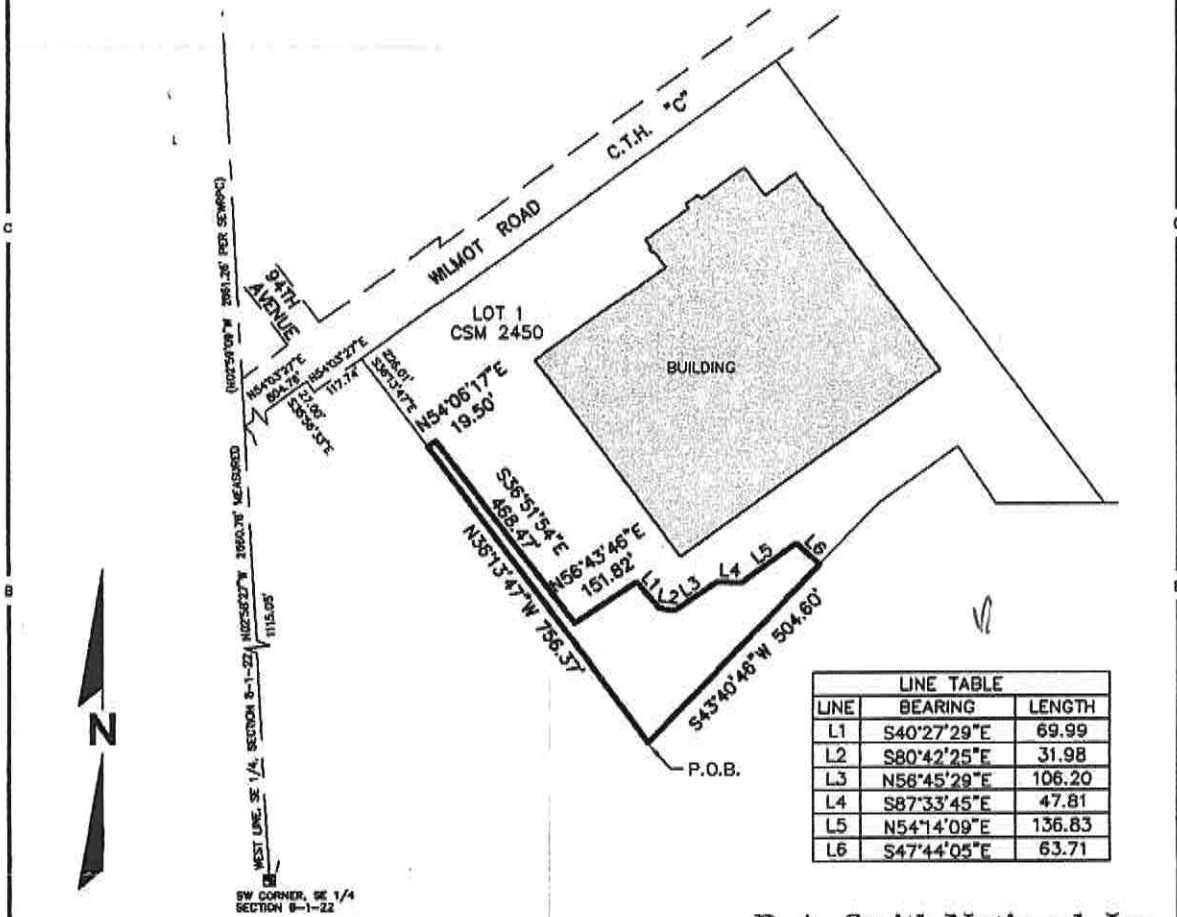
BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTH 36°13'47" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1 A DISTANCE OF 756.37 FEET TO A POINT; THENCE NORTH 54°06'17" EAST 19.50 FEET TO A POINT; THENCE SOUTH 36°51'54" EAST 468.47 FEET TO A POINT; THENCE NORTH 56°43'46" EAST 151.82 FEET TO A POINT; THENCE SOUTH 40°27'29" EAST 69.99 FEET TO A POINT; THENCE SOUTH 80°42'25" EAST 31.98 FEET TO A POINT; THENCE NORTH 56°45'29" EAST 106.20 FEET TO A POINT; THENCE SOUTH 87°33'45" EAST 47.81 FEET TO A POINT; THENCE NORTH 54°14'09" EAST 136.83 FEET TO A POINT; THENCE SOUTH 47°44'05" EAST 63.71 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 1; THENCE SOUTH 43°40'46" WEST ALONG SAID SOUTHEASTERLY LINE 504.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 92,302 SQUARE FEET OR 2.119 ACRES.

JULY 18, 2008

AMERICAN HERITAGE CORPORATION

DRAWING NO. 164239-RMK



**RECEIVED**  
SEP 05 2008  
Village of Pleasant Prairie

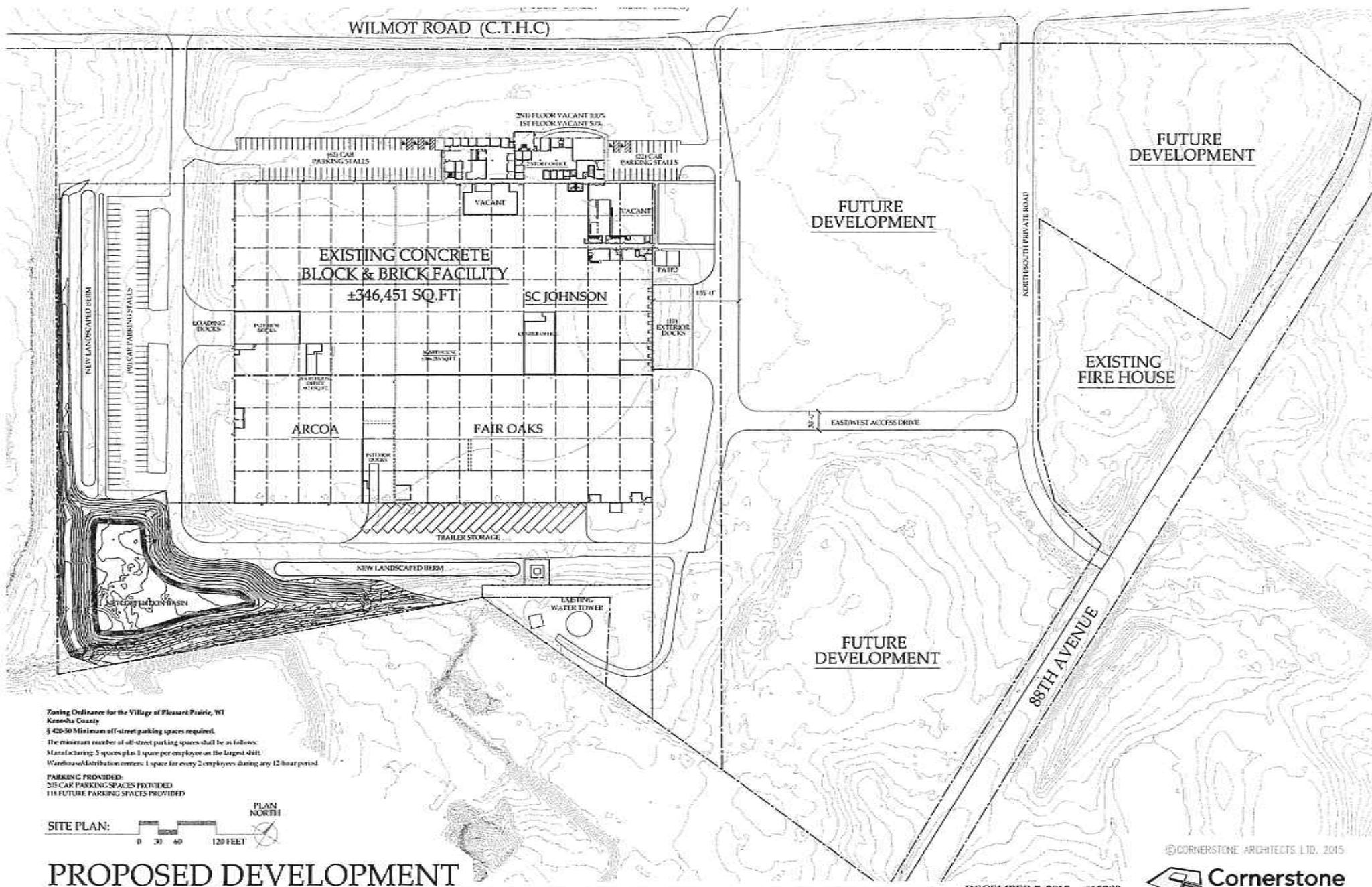
**R.A. Smith National, Inc.**

*Beyond Surveying  
and Engineering*

16745 W. Bluemound Road, Brookfield WI 53005  
262-781-1000 Fax 262-797-7373  
www.rasmithnational.com

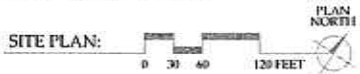
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SHEET 1 OF 1



Zoning Ordinance for the Village of Pleasant Prairie, WI  
 Kenosha County  
 § 420-50 Minimum off-street parking spaces required.  
 The minimum number of off-street parking spaces shall be as follows:  
 Manufacturing: 5 spaces plus 1 space per employee on the largest shift.  
 Warehouse/Distribution centers: 1 space for every 2 employees during any 12-hour period.

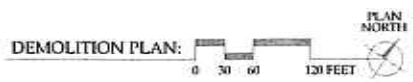
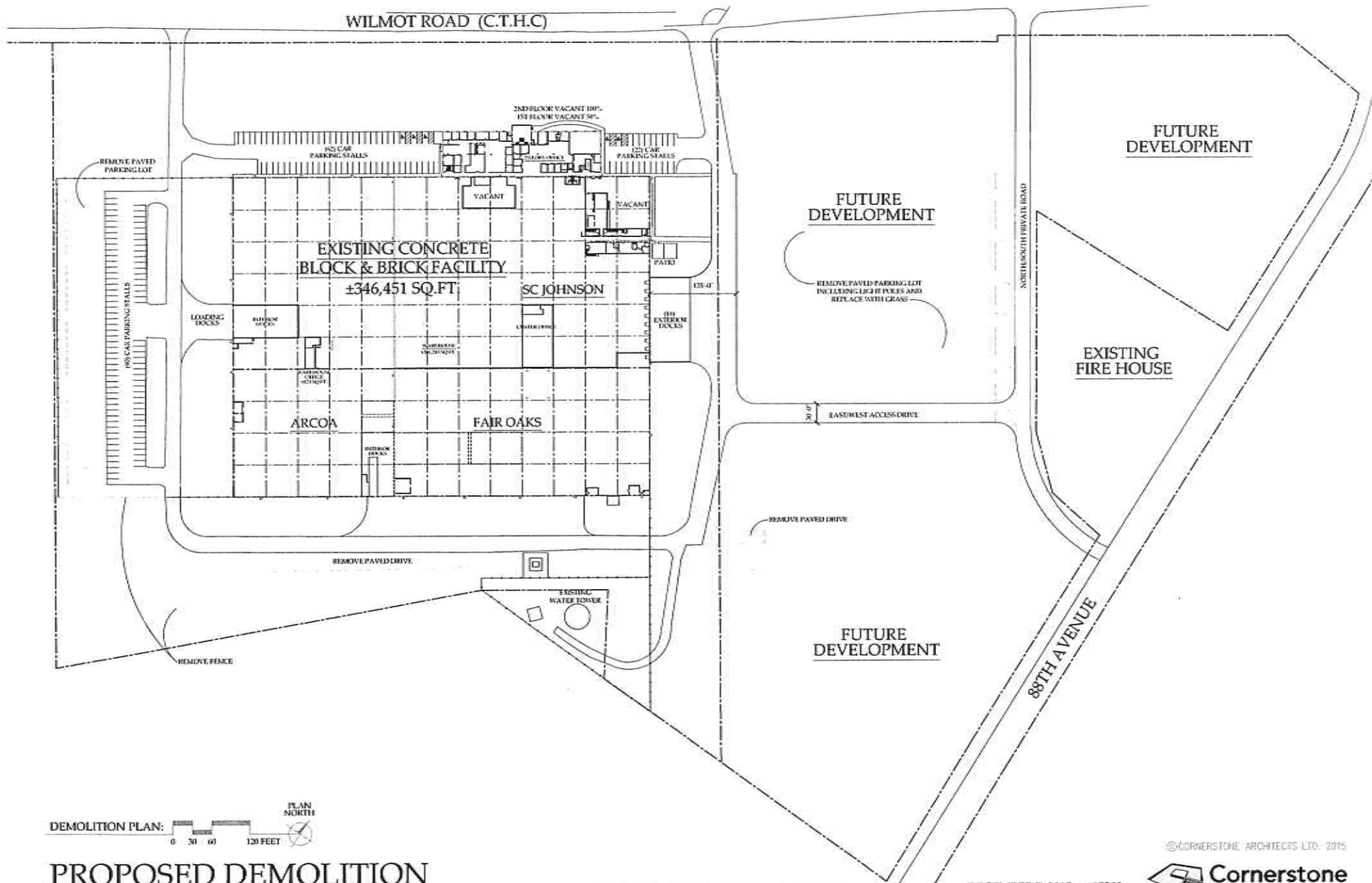
PARKING PROVIDED:  
 215 CAR PARKING SPACES PROVIDED  
 118 FUTURE PARKING SPACES PROVIDED



# PROPOSED DEVELOPMENT

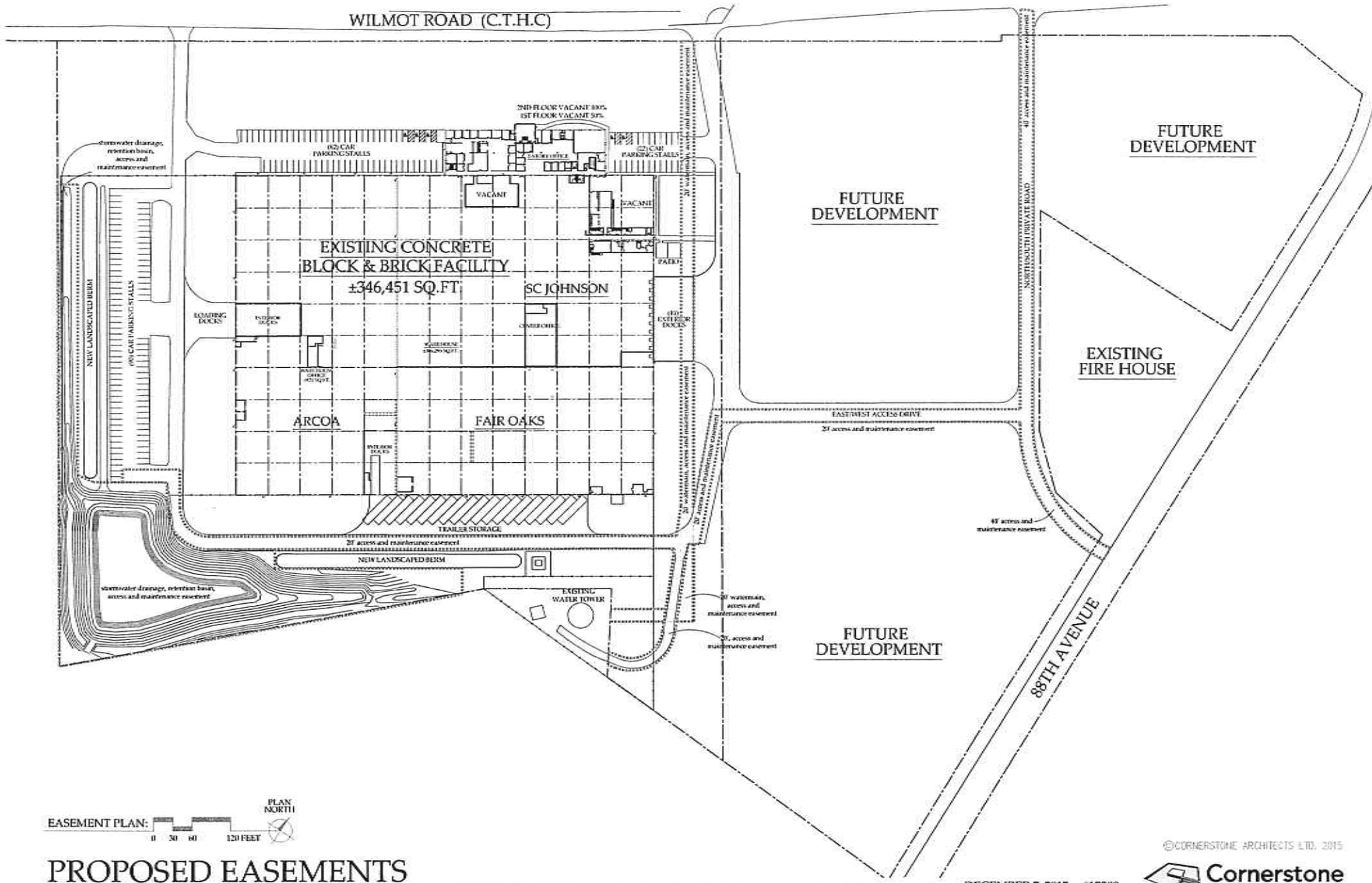
9201 WILMOT ROAD — PLEASANT PRAIRIE, WISCONSIN

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 DECEMBER 7, 2015 #15308  
**Cornerstone**  
 Architects Ltd.



**PROPOSED DEMOLITION**  
 9201 WILMOT ROAD -- PLEASANT PRAIRIE, WISCONSIN

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 Architects Ltd.



**PROPOSED EASEMENTS**  
 9201 WILMOT ROAD — PLEASANT PRAIRIE, WISCONSIN

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DECEMBER 7, 2015 #15308