

**VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
LAKE MICHIGAN SEWER UTILITY DISTRICT
SEWER UTILITY DISTRICT "D"
9915 39th Avenue
Pleasant Prairie, WI
October 1, 2007
6:30 p.m.**

A Regular Meeting of the Pleasant Prairie Village Board was held on Monday, October 1, 2007. Meeting called to order at 6:30 p.m. Present were Village Board members John Steinbrink, Monica Yuhas, Steve Kumorkiewicz, and Clyde Allen. Mike Serpe was excused. Also present were Mike Pollocoff, Village Administrator; Jean Werbie, Community Development Director and Jane Romanowski, Village Clerk.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**

John Steinbrink:

Before we go to item 4, citizen comments, Trustee Allen has an introduction he'd like to make.

Clyde Allen:

We've got a gentleman here tonight, his name is Neils Otto. He's here visiting from Germany. He goes to LakeView Academy and one of his projects is to come to a Board meeting and listen and see how it goes. I'd like to introduce him and have him come to the podium.

Neils Otto:

Hello. I'm Neils Otto. I'm from Germany and I stay here for the next two years at LakeView Academy for U.S. Government . . . come here and visit.

Voices:

Thank you for coming.

John Steinbrink:

Whenever you're bored on a Monday night you can always come here. He's just down the road so I'll have to stop down there once in a while and check on him and make sure he's on the straight and narrow.

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4. CITIZEN COMMENTS

Bob Babcock:

Bob Babcock, 11336 Lakeshore Drive. I've got a question. I didn't consider it to be business so I didn't submit it to the Village to get on the agenda. I'm not necessarily going to be here for the entire meeting so if possible maybe some sort of a comment from the Board after citizens' comments. My question is since we've changed citizens' comments around and now it's taking an awful long time for the meeting minutes to get posted on the web site, the last meeting posted is from 8/20 which is six weeks ago. Two weeks after a meeting the Village Board does meet and accept the minutes from the two weeks previous meeting. I would imagine that wasn't transcribed in the tape in long hand. I would imagine it was transcribed somewhere on a computer, and I'm just wondering why it takes another month to get from the acceptance of the minutes until it gets posted. Thank you.

Jane Romanowski:

The minutes from September 4th were just delivered to us last week, 72 pages. The transcriptionist was on vacation for a week and a half, and she had six other meetings from the Village she was working on. So she takes them as they come. She had CDA, she worked on Village Board. So right now I am working on the September 4th minutes and they'll be on the next agenda. I was out a week on vacation and she was out a week and a half and sometimes they just get behind.

John Steinbrink:

And if you stay for the whole meeting, Bob, then you don't have to read.

Jane Romanowski:

We try to get them every two weeks but sometimes our schedules just don't coincide.

John Steinbrink:

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

5. ADMINISTRATOR'S REPORT

Mike Pollocoff:

The only thing I do have to add is this weekend *U.S. News and World Report* did a ranking report on the best places to live for retired people. They did it by State. We don't know how we rank in the State and not every community was listed but Pleasant Prairie was one of them. The cities in Wisconsin in alphabetical order are Appleton, DePere, Eau Claire, Fitchburg, Franklin, Germantown, Howard, Madison, Menomonee Falls, Middleton, Muskego, New Berlin, Pleasant

Prairie, Sun Prairie, Waukesha and Wauwatosa. So it's on line. I guess it's not as bad here as people tell us. Some people think it's okay to live here.

They look at things such as population, cultural attractions, to the extent that the economy is healthy and what it's made of, the geography of the village, any historical information which in a newer Village like this we don't have a lot. In recreation we probably trump a lot of places for recreation, and our weather and cost of living and tax rates. So Kenosha gives us a hand as far as culture, as far as museums. We're close to a couple universities. There are libraries close to the community and we're not very densely populated.

So I encourage anybody either when it shows up on the magazine or on line to go take a peak at it. Lo and behold tax hell is not so bad to live if you're retired in Pleasant Prairie. When you think about the communities that were named along with us if anybody has been to them they are nicer communities and more progressive communities as well. That's all I have, Mr. President.

6. NEW BUSINESS

- A. Receive Plan Commission Recommendation and Consider the request Lance Skala of CenterPoint Properties to correct the Zoning Map (Ord. #07-39) for the properties generally located south of 104th Street and west of IH-94 within the PrairieWood Corporate Park. The petitioner is requesting to rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District; to rezone the non-woodland area in the central portion of the site from C-2, Upland Resource Conservancy District to M-1, Limited Manufacturing District; and to rezone the southern portion of the site that is currently zoned C-1, Lowland Resource Conservancy District that is not wetlands into the C-2, Upland Resource Conservancy District.**

Jean Werbie:

Mr. President and members of the Board, the ordinance you have before you, Ordinance #07-39, is the request of Lance Skala of CenterPoint Properties, and this is to correct the zoning map for an area that is south of County Trunk Highway Q or 104th Street just west of I-94. Part of the request is a correction to the map and the other is to reflect some modifications in the wetlands that were field delineated on the property.

So, specifically, the request you have before you is to rezone the field delineated wetlands that were delineated on December 16th and December 17, 2002, and they were approved by the Wisconsin DNR on February 19, 2003, and those wetlands will be placed into the C-1, Lowland Resource Conservancy District, those wetlands that were field delineated on the southwest corner of the property. So the areas that are wetlands will be placed into the C-1.

The second part of the request is to rezone the non-woodland area in the center of the site. For some reason this triangle area of the site was identified as a woodland area and zoned C-2. There are no trees there. In fact, it's farmland, and so what they're requesting is to correct the map and

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to place that C-2 area into the M-1, Limited Manufacturing District, which is the same as the surrounding district.

And then finally the last area is the area that is not C-1 but is a woodland area, they're requesting that that area be placed into the C-2, Upland Resource Conservancy District.

This is a matter that was before the Plan Commission at their September 24, 2007 meeting wherein a public hearing was held. The Village staff and the Plan Commission recommend approval of these zoning map changes for the Prairiewood Development.

Steve Kumorkiewicz:

I make a motion to approve. I think everyone was in the Plan Commission meeting.

Monica Yuhas:

Second.

KUMORKIEWICZ MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #07-30 TO CORRECT THE ZONING MAP FOR THE PROPERTIES GENERALLY LOCATED SOUTH OF 104TH STREET AND WEST OF IH-94 WITHIN THE PRAIRIEWOOD CORPORATE PARK. THE PETITIONER IS REQUESTING TO REZONE THE FIELD DELINEATED WETLANDS INTO THE C-1, LOWLAND RESOURCE CONSERVANCY DISTRICT; TO REZONE THE NON-WOODLAND AREA IN THE CENTRAL PORTION OF THE SITE FROM C-2, UPLAND RESOURCE CONSERVANCY DISTRICT TO M-1, LIMITED MANUFACTURING DISTRICT; AND TO REZONE THE SOUTHERN PORTION OF THE SITE THAT IS CURRENTLY ZONED C-1, LOWLAND RESOURCE CONSERVANCY DISTRICT THAT IS NOT WETLANDS INTO THE C-2, UPLAND RESOURCE CONSERVANCY DISTRICT; SECONDED BY YUHAS; MOTION CARRIED 4-0.

- B. Receive Plan Commission Recommendation and Consider a Zoning Text Amendment (Ord #07-40) for an amendment to Sections 420-105 F. (7), 420-106 F. (7), 420-107 F. (7), 420-108 F. (7), 420-109 F. (7), 420-110 F. (7), 420-111 F. (7), 420-112 E. (4), 420-113 F. (5), 420-114 F. (4), 420-115 F. (4) and 420-116 F. (4) related to the length of eaves on dwellings and the Zoning Administrator's approval authority related to the reduction of eave lengths in the R-1, R-2, R-3, R-4, R-4.5, R-5, R-6, R-7, R-8, R-9, R-10 and R-11, single-family and multiple-family residential zoning districts.**

Jean Werbie:

Mr. President, on September 10, 2007, the Plan Commission approved a Resolution 07-23 and that was to initiate the process in order to modify the Village zoning ordinance as it related to the length of eaves on homes within all the single family residential districts R-1 through R-11, as well as the multiple family residential districts.

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Currently, all of these districts have a provision in the design standard section of the zoning ordinance that reads as follows: That the main roof of the dwelling shall have a minimum roof pitch of 4:12 and the eaves on the main roof shall extend beyond the nearest vertical wall a minimum of one foot. Occasionally, the Village staff receives new single family dwelling permit applications that do not meet the minimum one foot eave requirement, and there are some sections of the zoning ordinance under the design standards that give the zoning administrator some flexibility based on the architectural design of the home to make modifications with respect to the designs.

Unfortunately, the one provision where it discusses the even length there are no modifications or adjustments that can be made by the Zoning Administrator. So the purpose of the request this evening is to provide a modification or an allowance for the Zoning Administrator to look at the architecture of the home on a case-by-case basis to see whether or not it makes sense to waive or reduce that minimum one foot eave requirement.

What my staff did is they went through a number of homes that depict less than a one foot eave, and as you can see by some of these photos these homes look perfectly fine. We'd love to see some of these homes in Pleasant Prairie, and without having that maximum or minimum requirement I think some of these homes would look very nice in certain areas of the Village. We've had a number of requests for this type of modification down in Carol Beach, but since the ordinance was firm at the time many of the people did not want to wait to see if they could obtain a variance or a zoning text change. So looking at some of these styles of some of the homes the staff was recommending that some flexibility be put into the ordinance with respect to discretion by the Zoning Administrator. Staff has a couple more examples.

So we are recommending that the ordinance remain as it is with respect to the statement, the eaves on the main roof shall extend beyond the nearest vertical wall a minimum of one foot. However, we do want the discretion to be placed into the text to read that, or the eave length may be reduced as approved by the Village Zoning Administrator.

The Village Plan Commission held a public hearing at their last meeting and recommended approval of this text change and the staff also recommends approval.

**ALLEN MOVED TO CONCUR WITH THE PLAN COMMISSION
RECOMMENDATION AND ADOPT ORDINANCE #07-40 APPROVING A ZONING TEXT
AMENDMENT FOR AN AMENDMENT TO SECTIONS 420-105 F. (7), 420-106 F. (7), 420-107 F.
(7), 420-108 F. (7), 420-109 F. (7), 420-110 F. (7), 420-111 F. (7), 420-112 E. (4), 420-113 F. (5), 420-
114 F. (4), 420-115 F. (4) AND 420-116 F. (4) RELATED TO THE LENGTH OF EAVES ON
DWELLINGS AND THE ZONING ADMINISTRATOR'S APPROVAL AUTHORITY RELATED
TO THE REDUCTION OF EAVE LENGTHS IN THE R-1, R-2, R-3, R-4, R-4.5, R-5, R-6, R-7, R-
8, R-9, R-10 AND R-11, SINGLE-FAMILY AND MULTIPLE-FAMILY RESIDENTIAL ZONING
DISTRICTS; SECONDED BY YUHAS; MOTION CARRIED 4-0.**

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C. Receive Plan Commission Recommendation and Consider the Request of Michael Zacker, agent, on behalf of the owner Jerome & Joan Soens for a Certified Survey Map to subdivide the property located at 8123 Cooper.

Jean Werbie:

Mr. President and members of the Board, this is a request of Michael Zacker for a certified survey map. He's requesting to subdivide the property that's located at 8123 Cooper Road. The purpose of this request is two fold, first to subdivide the very far western portion of the property where there's an existing single family home just on the east side of Cooper Road to be able to sell or convey that particular property, and second is to subdivide the parcels into various lots and then to also dedicated portions of 49th Avenue and 50th Avenues as a result.

The lot exists as approximately 114 feet wide by 870 feet in length. The current Tax Parcel is 91-4-122-113-0040. This particular parcel is located within the Lance neighborhood area as identified in our comprehensive plan. We have completed a portion of a neighborhood plan for this area. It's identified as an in-fill area. The City of Kenosha land lies to the north and to the east where there's been platting of subdivisions over the years and Pleasant Prairie is to the south and to the west. As you can see, the area does eventually connect to 49th Avenue to the south.

As we had identified back when we put together the neighborhood plan in this "Alternative A" is there could be a possible connection from 49th Avenue in the City of Kenosha straight south to 83rd Street in Pleasant Prairie, and then 50th Avenue could extend south and then eventually connect to 49th. There are a number of long, narrow and irregular shaped lots in this particular area, and what was identified is that if we stuck to a neighborhood plan on how the road layout and lot layout system could work, that we could work through this on a piece-by-piece basis and so that we could get portions of the road right of way dedicated and existing lots could be divided off of Cooper and then eventually lots could be created internal to the development.

There was a previous certified survey map by Eugene Soens. On August 9, 2004 the Plan Commission conditionally approved a comparable certified survey map. Similar to that CSM what happened was there were four lots created and then right of way was dedicated for both 49th and 50th Avenues.

Because of the split zoning in this particular area, a portion of it aligned to the east is zoned R-6, a little bit smaller lots, minimum of 6,000 square feet in area, 8 foot side yard setbacks, a little bit smaller lots. The R-5 District has 10,000 square foot lots, 75 feet in lot width. That really doesn't impact us too much, but it does allow for lots to be created on both sides of that zoning line.

The certified survey map then you have before you is to create Lots 1 where the existing home is located, Lot 2 where there is some outbuildings or structures that will need to be removed, Lot 3 which is the larger center portion, and then Lot 4 at the very far east end. Lots 2, 3 and 4 would be considered unbuildable at this time until such time as municipal improvements, sewer, water, storm sewer, curb and gutter, all the required public improvements are extended and provided to service these particular lots.

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The one thing I do want to point out is we had made the commitment, although no variance has been sought yet, that 49th and 50th Avenues in the City of Kenosha have only a 60 foot wide right of way, that if we extend that same right of way width into Pleasant Prairie it will allow for future subdividing of lots. If we go with our standard 66 there will be a problem because most of the lots will be nonconforming because they won't meet the minimum depth of 125 feet.

In your staff comments there's a detailed breakdown of the sizes of each of the lots and the locations of each of the lots. Again, there's a restriction that's being placed on the certified survey map. We have forwarded this document to We Energies and they have identified where electric utility easements would need to be provided. We've also identified where temporary cross-access and maintenance easements would also need to be provided on the parcels. Again, we did this in the short term in the event that these lots are not being properly mowed or taken care of or someone tries to use them as dumping sites until they're ready for development, so that someone can access and get into the site to take care of them.

This is a matter that was before the Village Plan Commission. The staff and the Plan Commission recommend approval subject to all the comments and conditions as outlined in the staff memorandum.

KUMORKIEWICZ MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE THE REQUEST OF MICHAEL ZACKER, AGENT, ON BEHALF OF THE OWNER JEROME & JOAN SOENS FOR A CERTIFIED SURVEY MAP TO SUBDIVIDE THE PROPERTY LOCATED AT 8123 COOPER; MOTION CARRIED 4-0.

D. Consider the First Amendment to the Development Agreement between the Village and VK Development Corporation related to the STH 50 Improvements.

Jean Werbie:

Mr. President and members of the Board, this is the first amendment to the development agreement between the Village of Pleasant Prairie, VK Development Corporation, GB-MA Pleasant Prairie, LLC and Target Corporation, and this is regarding The Shoppes at Prairie Ridge and Target project, and it is specifically for the State Trunk Highway 50 Phase 1 and Phase 2 transportation improvements.

Specifically, the agreement sets forth a provision that specific engineering costs and fees related to traffic signal modifications and installations as required by the Wisconsin DOT need to be paid for and funded by VK Development. Specifically there's a cost and there's a copy of an engineering service agreement attached to this amendment that the Wisconsin DOT requires the Village to enter into agreements with them in order to take care of any type of traffic signal modifications, for example, to 88th Avenue, the new signals at 94th Avenue and at 104th Avenue. These costs are subsequently passed on in total to VK Development Corporation.

So this agreement is a follow up to our agreement with the DOT so that these additional costs to complete the electrical field inspection and the traffic signal equipment and furnishings are

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passed on directly this agreement needs to be entered into so VK pays those costs up front to the Village and then we can then in turn pay the DOT. Unfortunately this agreement was not put together sooner so that we could have incorporated it into the original agreement between VK and the Village, but VK has agreed to these costs. It's a not to exceed number, \$84,100.

The staff recommends approval of the first amendment and requests the Village to authorize the Village President and Clerk to sign this engineering services request with the DOT.

Clyde Allen:

Make a motion to approve with a question.

John Steinbrink:

Do we have a second?

Monica Yuhas:

Second.

John Steinbrink:

Motion by Clyde, second by Monica.

Clyde Allen:

I believe it was reported earlier that the Village would end up picking some of these costs up. I want to make sure it's really clear to everybody that the Village is not going to be responsible for one dime of this.

Jean Werbie:

No, that is correct. These costs are passed through directly to VK Development. VK then will reimburse the Village in total and the Village then will repay the State of Wisconsin.

Clyde Allen:

Thank you.

John Steinbrink:

Just to add to that, I had received a lot of calls from Whitecaps residents over the concern over the 94th Avenue intersection and the difficulties of getting onto Highway 50. It's even a bigger concern now with the new Nash School in there with people coming in and out. It seems to be reported this is from everybody's angle that this is mainly for VK Development, and this is going to be a big plus for the folks living on the other side of Highway 50, because even before VK

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extended his stuff there and due to the lack of the frontage roads out there this is a much needed item for over there.

So I hope folks realize that VK is the one that's solving one of their biggest problems there. It's a real safety concern because you have a lot of people going to and from work, kids going to school, parents with kids, and there is no signalization there. Unfortunately the infrastructure was not put in right there to allow for the proper cross-connections. We had a plan back in '88 I believe we did it, but unfortunately the Village was the only one that followed that. So now when we start playing catch up with all this stuff somebody has to pay for it, and some of the remediation work there is going to be kind of expensive, especially when you get down into the church area and Aurora and some of the other ones where they need to connect to a signalized intersection and that just never was done on the other side. Developers walked away without paying their fair share. But fortunately we have the developer on our side and the rules to make sure we take care of our portion and at the same time correct the problems that exist over there. So I hope people over there do realize and that when they do call me I point out to them that we have a developer that's picking up the tab on this. Unfortunately it wasn't done when their subdivision went in there.

Jean Werbie:

And just to update you, this work is not going to begin until April 15th. It's tentatively scheduled to be completed by the end of July.

John Steinbrink:

But that's a lot sooner than never.

Monica Yuhas:

I just have one quick question for Jean. With the letter of credit what happens if the costs do exceed the \$84,100?

Jean Werbie:

The letter of credit that the Village has for the Highway 50 improvements is 125 percent of the total cost. And right now the 25 percent contingency is somewhere around \$272,000, so there's plenty of money in contingency for some cost overruns. But I was assured by the State that this was a not to exceed number. But we do have additional funds in contingency just in case.

Monica Yuhas:

Thank you.

John Steinbrink:

We have a motion and a second. Further comment or question?

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Steve Kumorkiewicz:

One quick comment. It's a good thing that Whitecaps was never built in Pleasant Prairie as was originally planned.

ALLEN MOVED TO APPROVE A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE VILLAGE AND VK DEVELOPMENT CORPORATION RELATED TO THE STH 50 IMPROVEMENTS; SECONDED BY YUHAS; MOTION CARRIED 4-0.

E. Consider Professional Construction Related Services for Tobin Woods Phase II Improvements.

Mike Pollocoff:

Mr. President, we've received a proposal from Crispell-Snyder to continue to provide Phase II improvements to the Tobin Woods Development. This contract was entered into almost ten years ago and we're now finalizing it. So we've allowed Crispell to update their contract terms as well as the price inasmuch as things have changed significantly since then. The price they're proposing is structure related services \$2,200 on an hourly basis. It's the estimate for total services. Then for staking services \$7,100 and construction inspections services \$4,400. These all are really dependent on the contractor working on a good pace, because the slower the contractor works the longer the engineer is in the field. These are fees that are also paid for by the Tobin Woods Development. They're not paid for by the Village. So in this case Crispell is entering the contract so they are working for us and the developer pays for that work completed. I recommend that the Village President and Clerk be authorized to execute the agreement with Crispell-Snyder.

KUMORKIEWICZ MOVED TO APPROVE A PROFESSIONAL CONSTRUCTION RELATED SERVICES FOR TOBIN WOODS PHASE II IMPROVEMENTS WITH CRISPELL-SNDYER, INC. AS PRESENTED; SECONDED BY ALLEN; MOTION CARRIED 4-0.

F. Consider Professional Construction Related Services Agreement for the Prairiewood Corporate Park Grading and Storm Water Ponds.

Mike Pollocoff:

Mr. President, the Prairiewood Corporate Park grading is the next item on the agenda. They'll be initiating the grading on that site. We've taken proposals and we're recommending that the Village enter into a contract with Crispell-Snyder of Lake Geneva. Their estimate for construction-related services is \$9,700. Construction staking is \$36,100, and construction inspection services \$4,100. This will be grading that will be taken on at this time. So I recommend that the Village President and Clerk be authorized to execute an agreement with Crispell-Snyder.

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Monica Yuhas:

So moved.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Monica and second by Steve. Further discussion on this item?

Steve Kumorkiewicz:

When are they going to start?

Mike Pollocoff:

Tomorrow. If we award the contract they'll start tomorrow. Everything is in order. They're ready to go to beat the winter.'

YUHAS MOVED TO APPROVE A PROFESSIONAL CONSTRUCTION RELATED SERVICES AGREEMENT FOR THE PRAIRIEWOOD CORPORATE PARK GRADING AND STORM WATER PONDS WITH CRISPELL-SNYDER, INC. AS PRESENTED; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

G. Consider Award of Contract for the Prairiewood Corporate Park Grading and Storm Water Ponds.

Mike Pollocoff:

Mr. President, on September 25th of this year at 2 p.m. the Village received sealed bids for grading at Prairiewood Corporate Park. Eleven contractors submitted bids. I'm sorry, 11 took out and 9 bid. The high bid was received by Edgerton Contractors in the amount of \$1,133,325.65. The low bid was submitted by A.W. Oakes and Sons of Racine in the amount of \$689,673.50. The engineer's estimate of the project cost prior to bidding was \$914,992.25. A.W. Oakes is a qualified contractor for the Village of Pleasant Prairie. Staff engineers asked them the question if they felt comfortable with their bid and they did. They felt they were going to be in at that price. Bid numbers were pretty competitive, but the A.W. Oakes number really jumped out there.

I'd recommend, along with the Village Engineer, that a contract be entered into between the Village of Pleasant Prairie and A.W. Oakes in the amount not to exceed \$689,673.50. This project is in TIF District #2 as amended, and the TIF project plan anticipates that Prairiewood would be graded. This is a TIF expenditure that's paid for by the businesses in the TIF District.

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It's not paid for by the residential or any of the existing property taxpayers outside of the district. It's well within the budget identified for grading for this area.

Monica Yuhas:

Move for approval.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Monica, second by Steve. Further discussion or question on this item?

Monica Yuhas:

Have we used A.W. Oakes before because they are really quite low.

Mike Pollocoff:

Yes, they are. We have used them on grading and we've used them on some underground work, sometimes bidding in this environment, especially when we're coming close to the end of the construction year, if they went out and took some soil borings and were pretty comfortable with what the subsurface conditions were so once they started grading they knew what they'd be dealing with, that helps them bring their price down if they don't have any additional work in the area which I think they do. That helps. Sometimes you'll just get a lot of these contractors when they're in that \$1.1 or almost \$1.2 million if you're willing to pay the price they're willing to do the work. As the engineer indicated he thought the price was around \$914,000.

We haven't had any problems with A.W. Oakes completing a job or finishing on schedule or on budget. So they've been a good contractor in the Village before this. It's always nice to get a good price.

Monica Yuhas:

Thank you.

Clyde Allen:

You mentioned everything but quality. We're happy with their prior work?

Mike Pollocoff:

Yes.

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Clyde Allen:

Do we put out a request for bid or a request for proposal? Do we have leeway to accept a different bid should we find something in the proposal that would be better?

Mike Pollocoff:

No. Under the State Statutes we put out what's called a notice to bidders to bid on the project, and we set forth within that specification the requirements of the job, the design, the plans, how it's to be completed. Before someone can bid on work from Pleasant Prairie, they need to submit a prequalification with the Village to determine whether or not they're financially strong enough to complete the job, if they have the talent on board and the equipment, the financial resources to be able to complete it. If they've met that criteria, and we only do that once a year, then we'll let them take out a set of plans and specifications to bid on. Then at that point the statutes are pretty specific. You're setting for the bid. We publish it in the trade journals for construction and then we put one in the local paper. Then the trade journals are what those guys are reading and then they submit their bids and they have to be here by two o'clock. Any late bids aren't accepted and that's the process you follow.

We can get a price and then try to screw the price down later or negotiate it down. From a public standpoint I think that's probably not a good policy because what happens is you start training the contractors to bring their prices up because they know they have to negotiate after the bid has been submitted. So we'd rather let them know that you better put your best price in first because all bets are off after we open the bids. The Village does have the opportunity to reject all bids for irregularities or if we don't like the price we can reject them all and go back out to bid again and we've done that.

YUHAS MOVED TO AWARD OF CONTRACT FOR THE PRAIRIEWOOD CORPORATE PARK GRADING AND STORM WATER PONDS TO A.W. OAKES AS PRESENTED; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

H. Consider Ordinance #07 -41 - Ordinance to Amend Chapter 242 of the Municipal Code relating to LakeView RecPlex fees.

Mike Pollocoff:

Mr. President, one of the things that the Recreation Department is tied to is the need to be able to get their program document out to print every year and they're getting ready to start the ones for next year which will need to reflect the prices that are going to be in effect at that time. Last year we adopted a new fee structure at RecPlex, and we indicated at that time it was the first step of the new rate structure and this is the second step. So primary fees are being adjusted on memberships but not the adult secondary or youth secondary. We're also based for changing or eliminating the college student rate. We've got another program that accomplishes more than what that did. James, I don't know if you have any additional comments you want to make on this.

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James Losch:

In reference to the college membership it's going to be referred now to as a summer membership which includes all the age groups in the same time frame.

Mike Pollocoff:

So if it's a three month membership for the college students they weren't here for four months anyway. So the three month membership works out better when you give that same option to everybody. With that I recommend, and this has been to the Recreation Commission, that the rates be adopted as presented.

KUMORKIEWICZ MOVED TO ADOPT ORDINANCE #07 -41 - ORDINANCE TO AMEND CHAPTER 242 OF THE MUNICIPAL CODE RELATING TO LAKEVIEW RECPLX FEES; SECONDED BY ALLEN; MOTION CARRIED 4-0.

I. Consider Resolution #07-64 - Preliminary Resolution Declaring Intent to Exercise Special Assessment Police Powers for the Construction of Municipal Water to the Proposed Sunny Prairie Subdivision in the Vicinity of the 10900 Block of 47th Avenue.

Mike Pollocoff:

Mr. President, the development of the Sunny Prairie Subdivision is going to involve the extension of municipal water on 47th Avenue across properties that currently do not have municipal water. As such, the developer has requested in accordance with the ordinances the opportunity to receive a right of recovery. Jean is putting a dot on where that area is. The costs are based on the actual contract numbers that are attained by the developer. Those, in turn, would be levied as a special assessment which would be deferred on those properties on the west side of 47th Avenue until such time as they decide that they would like to connect and use that water, or if they were to divide their land, which I don't believe if reasonably possible. So it would really be a matter of connecting to it.

This resolution authorizes the Village to conduct a public hearing and our intent to levy those special assessment powers to install municipal water. I'd recommend that the resolution be adopted and we be authorized to conduct a hearing of the affected property owners within a month.

YUHAS MOVED TO ADOPT RESOLUTION #07-64 - PRELIMINARY RESOLUTION DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT POLICE POWERS FOR THE CONSTRUCTION OF MUNICIPAL WATER TO THE PROPOSED SUNNY PRAIRIE SUBDIVISION IN THE VICINITY OF THE 10900 BLOCK OF 47TH AVENUE; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

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J. Consent Agenda

- 1) **Approve Letter of Credit Reduction for the Devonshire Development.**
- 2) **Approve Letter of Credit Reduction for the Woodfield Estates Development.**
- 3) **Approve Letter of Credit Reduction for the Bain Station Crossing Development.**
- 4) **Approve Letter of Credit Reduction for the Vintage Parc Development.**
- 5) **Approve Bartender License Applications.**

KUMORKIEWICZ MOVED TO APPROVE CONSENT AGENDA ITEMS 1-5 AS PRESENTED; SECONDED BY ALLEN; MOTION CARRIED 4-0.

7. VILLAGE BOARD COMMENTS

Monica Yuhas:

I have a few, Mr. President. Two weeks ago I was spending the day in Public Works and I'd like to thank John Steinbrink, Jr. and Gary Sullivan for taking me around and letting me see exactly what goes on during a garbage route and a recycling route and learning about Gradealls, front end loaders, dozers, all sorts of manly equipment. So thank you for allowing me to spend a day. It was a great way to meet the employees.

And this past Friday I spent a good part of the day with Mike Pollocoff and I did the water treatment area of the Village. I went out to the waste water treatment plant, the Lakeview lift station, and I climbed the I-94 water tower. It was a good way to meet more of the staff members and to actually get a better understanding as to how the water is laid out throughout the Village. So thank you all very much to allowing me to do that. I do appreciate it.

Mike Pollocoff:

It was nice to have you out.

John Steinbrink:

It's refreshing to have Board members that really take an interest in the Village's operations and to get to know what the operations are so when a constituent calls and has a question on these you actually have a firsthand understand and know what's going on and actually know how to address it and who to follow up to. I give you a lot of credit.

Monica Yuhas:

Thank you.

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John Steinbrink:

Clyde spends a lot of time on finance and the numbers crunching and that's where his expertise lies. Of course, we're going to get you out on the garbage truck yet.

Clyde Allen:

I spent the summer doing the garbage truck route. I'm there for the helping. Monica, I've got a question for you. You mentioned it was a good way to meet the employees after you climbed the tower? You met them up there?

Monica Yuhas:

Actually, Dave was up there with me at the top.

John Steinbrink:

She has video and photos to prove it.

Monica Yuhas:

Yes.

John Steinbrink:

And a lot of people on I-94 called us and said she was waving excessively.

Clyde Allen:

I have some comments regarding Saturday. Saturday, as you know, we had a budget work session. It was very, very good. I want to thank all the department heads that were there that cooperated. Maybe I asked too many questions, maybe I asked a lot of questions people aren't used to. Hopefully they understood where I was coming from in the background I wanted and they were very, very good, cooperative, helpful. I learned a great deal out of the Village workings Saturday. So I want to thank all the department heads for their cooperation and look forward to the next one.

John Steinbrink:

Other Board comments?

Steve Kumorkiewicz:

Yes, it was very refreshing to see them sitting around a round table with two new Trustees and the questions coming from, and the interest they showed in the budget was very, very good.

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Disagree or agree we discussed it and I think that was an excellent meeting. I commend everybody, the staff and the Village Board for that.

8. ADJOURNMENT

**YUHAS MOVED TO ADJOURN THE MEETING; SECONDED BY KUMORKIEWICZ;
MOTION CARRIED 4-0 AND MEETING ADJOURNED AT 7:15 P.M.**