

**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  
November 19, 2007  
6:30 p.m.**

A Regular Meeting of the Pleasant Prairie Village Board was held on Monday, November 19, 2007. Meeting called to order at 6:30 p.m. Present were Village Board members John Steinbrink, Monica Yuhas, Steve Kumorkiewicz, and Mike Serpe. Trustee Allen was excused. Also present were Mike Pollocoff, Village Administrator; Jean Werbie, Community Development Director; Kathy Goessl, Finance Director/Treasurer and Jane Romanowski, Village Clerk.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. MINUTES OF MEETINGS - OCTOBER 13, OCTOBER 29 AND NOVEMBER 5, 2007**

**KUMORKIEWICZ MOVED TO APPROVE THE MINUTES OF THE VILLAGE BOARD MEETINGS OF OCTOBER 13, OCTOBER 29 AND NOVEMBER 5, 2007 AS PRESENTED IN THEIR WRITTEN FORM; SECONDED BY SERPE; MOTION CARRIED 4-0.**

Steve Kumorkiewicz:

Mr. President, I had my microphone off so I made a motion to approve.

John Steinbrink:

Make sure the record records Trustee Kumorkiewicz' vote as an aye.

- 5. CONSIDER RESOLUTION #07-88 - RESOLUTION IN APPRECIATION OF MARY SMITH FOR HER EFFORTS AS PRESIDENT OF THE KENOSHA AREA CONVENTION AND VISITORS BUREAU.**

Mike Pollocoff:

Mr. President, tonight we have Resolution 07-88 honoring Mary Smith. Whereas, Mary Smith has served as President of the Kenosha Area Convention and Visitors Bureau since 1991, and; Whereas, Mary Smith has provided valuable and insightful assistance to the Village of Pleasant Prairie in the creation and effective maintenance of a tourism destination, and; Whereas, Mary Smith has provided direct leadership to help the Village successfully market Prime Outlets in the Village of Pleasant Prairie to become the largest single tourism destination in the Kenosha Area, and; Whereas, Mary Smith was a very valuable resource in the development of the Danskin and

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Pleasant Prairie Triathlons in the Village of Pleasant Prairie, and; Whereas, tourism spending has increased 144 percent in Kenosha County while Mary Smith was President of the Kenosha Area Convention and Visitors Bureau, and; Whereas, Mary Smith has played a role in assisting the Village of Pleasant Prairie in attracting and placing new corporations in the Village, and; Whereas, Mary Smith has made a very positive and permanent impact upon the quality of life in the Village of Pleasant Prairie, Now Therefore Be It Resolved, that the Village Board of Trustees of the Village of Pleasant Prairie hereby adopt this resolution honoring Mary Smith for 16 years of distinguished service to the Village of Pleasant Prairie and the greater Kenosha area. Mary's professional dedication and positive outlook for the future of Pleasant Prairie enriched our Village immensely. The Board also extends its sincere wishes of health and happiness to Mary and her husband Richard in their retirement. Placed for adoption and consideration this 19<sup>th</sup> day of November, 2007.

Mike Serpe:

I think before we say anything I think we should first adopt the resolution.

**SERPE MOVED TO ADOPT RESOLUTION #07-88 - RESOLUTION IN APPRECIATION OF MARY SMITH FOR HER EFFORTS AS PRESIDENT OF THE KENOSHA AREA CONVENTION AND VISITORS BUREAU; SECONDED BY YUHAS; MOTIONCARRIED 4-0.**

Mike Serpe:

Mary, I'll tell you, all of us are going to miss you dearly. You have been a bright spot in Kenosha County for years and especially with the Village of Pleasant Prairie. Your dedication to your job, your dedication to your Village, just the way you handle yourself as a person and a professional will certainly be missed. I for one will miss you dearly. I wish you well in Texas and I hope you return quickly. And tell Rich it's real hot down there in the summertime.

John Steinbrink:

Mary, you're one of those unique individuals that just keeps going and going and going. Unfortunately you are going to be going and we're going to miss you. But you've vowed to come back. Better yet I know where you live and it's a lot warmer there and I think I'll stop by and visit the both of you. Just keep the 'fridge full that's all I ask.

Steve Kumorkiewicz:

There's not too much that can be added to what Mike says. All I can say is that every activity in the park you saw Mary around there. Lately. . . with her husband all the time. That's the kind of people that we need in this community to make this community grow and being known by the people out of the area. So thank you for the many excellent years you've provided to this community. We'll miss you.

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Monica Yuhas:

Mary, being new to the Board I have only worked with you for about eight months, but any time I had a question you were always readily available and I do appreciate that. You're a spunky, sassy girl and I wish you all the best on your endeavors down in Texas, and it's been a true pleasure getting to know you and working with you.

Mike Pollocoff:

Well, Mary, you know I've been fortunate enough to work with Mary since she came here. And the state of tourism prior to Mary's arrival was pretty woeful. She established a staff, she came up with a good plan, but a lot of her best efforts weren't really seen by people here, they were seen by people that she convinced to come to our community. Sometimes that's the downfall for somebody who is a true professional. The Convention and Visitors Bureau destination market is all your really good advertising and the things that you do go someplace else to convince people to come here. I can tell you we were represented very, very well and people spoke highly of us especially once they came.

She's been a good friend of this Village. She's been somebody that a community our size is really lucky to have somebody with her experience and talents to help us, and it's been really good. One of the best things she did is she trained someone that can replace her, Dennis DuChene who is the acting President and he's going to do a great job. He has done a great job and he's learned from somebody that is really good.

But long after Mary is gone the impact of what's happened here, whether it's triathlons that are benefitting people. Prime Outlets, the single largest property taxpayer in the County is in Pleasant Prairie, and it's dependent on making sure that people keep hearing about it, knowing about, come here and spend money. Those are things that have a day in and day out impact that will outlast her being here. But it's things that she helped foster and get going and this community will enjoy the benefits of it far into the future. So it's not too often that you have somebody leave a long lasting impact on the community while they're here but Mary has done that.

John Steinbrink:

You just have to give us your name and address for the record.

Mary Smith:

It has really been an honor to work with all of you. I'm going to miss you very, very much, but I promise I will be back. In the summer you'll still see me at the events. You'll say, well, didn't she leave? But it's been a real pleasure. I especially want to thank the Village Board. You've always been very supportive of our efforts and we could have never grown tourism without you, and particularly to Mike who took a real chance, he hired me 16 and a half years ago and it's been a real pleasure to work with you. I'm going to miss you a lot. So thank you very much.

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John Steinbrink:

I'd like to say that concludes Item 5 but we know it's never ending, Mary.

**6. PRESENTATION OF 2008 BUDGET.**

John Steinbrink:

Tonight's hearing on the General Fund Budget and the various utilities for the Village culminates a process of nearly six months of work by the Village professional staff and the Village Board.

The primary purpose of this document is to provide the necessary resources to fund the essential operations of the Village such as police, fire and rescue, public works and the activities that support those functions. It is also the responsibility of this government to meet all debt requirements and set aside the necessary reserves to protect the Village against any natural or financial calamities that may occur.

The Village has followed the fiscal management plan that I presented last year which maintains guaranteed reserves for the Village, retires debt and uses the savings from that debt retirement to provide needed capital for infrastructure and equipment replacement.

The Village also is in compliance with the State of Wisconsin limits on levies for tax purposes.

The general fund budget is fiscally responsible and a document that provides the average household in the Village, for the cost of \$4 per month, one additional police officer, one additional fire medic, an upgrade of our entire emergency dispatch center, replacement of one snow plow and wing and that's in our fleet of snow plows, road repaving, funding our police fleet replacement program and adding an additional squad car as well as improvements within our parks department.

This budget enables Pleasant Prairie to accommodate the growth of our Village and the increasing requests for service for what will be one percent increase in your entire tax bill and a 5.6 percent increase in the Village portion of the levy.

All utility budgets are being presented without any rate increases and without any reductions in the levels of services current provided. The solid waste utility is offering the opportunity for residents to lower monthly bills by up to \$1 if they choose to limit the amount of solid waste that is collected at their home. If residents choose to maintain the same level of service they have now, there is no additional charge for this service.

Prior to the adoption of this budget, my fellow Board members and I look forward to hearing your comments concerning our budget as well as answering any questions concerning the impact this budget will have on our community.

I would like to thank the entire Village Board for their input in consideration of this very important document that affects the quality of life in our Village.

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And I want to add that this year was especially—we had the morning work sessions on it and I think the end product is really something we can all be proud of. So with that, I will ask Mike for the presentation of the 2008 budget.

Mike Pollocoff:

And I'll send it to Kathy.

Kathy Goessl:

Up on the overhead right now is the organizational chart for the Village. And it highlights the different areas which budgets are being presented for. The first section of my presentation will be on the ones that are shaded the light green. Our general government, the main areas in that is operating, capital and debt service. And then in the first section I'll also be going over the Tax Incremental Districts, debt service and capital improvements of the debt TID incremental districts. Then we also have three special revenue funds also.

And in the second part of my presentation I'll be going over the Pleasant Prairie utilities which includes the Water Utility, the Sewer Utility, the Clean Water Utility and the Solid Waste. In December and January we'll be looking at the RecPlex. LakeView RecPlex is a separate budget.

So the first part of my presentation is on general government operating. This is a summary of the general government operating. It compares the 2007 budget to what we're proposing for 2008 and gives the changes in dollars as well as percents. The top section shows the revenues and the middle section shows our expenditures grouped by categories, then it gives you our net gain or loss. Last year we used some of our fund balance. This year we're proposing not to use any of our fund balance. We actually balanced the budget without fund balance.

Property tax here shows an 18 percent increase but that's due to how it's allocated. There's more property taxes being allocated to operating and less to our capital. Therefore, it shows a bigger percentage increase in this area. But overall taxes are not going up 18 percent. It's more like the 5 percent amount. Other revenues include intergovernmental, license and permits, other taxes. Public charge for services are included in that category. You can see that's only going up a minimum, one percent.

New program wise in this revenue area we're looking at increasing some building permits, some electrical license and also some planning and zoning application fees for a total increase of a little over \$48,000 in new program revenues. So overall you can see our revenues are increasing the 8 percent.

To cover expenses of public safety which includes our police, our fire and rescue, inspection and our public safety communication area. I'll be going into more detail a couple of slides down in terms of what causes the increase or decrease in certain areas. Public works is our second category. Public works includes the public works, engineering, street lighting. General government includes our Village Board, administration, assessing, finance, IT and HR. Then we

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have community development which is just community development and then parks which is just parks.

New program wise we're looking at, as John mentioned earlier, a police officer, adding a full-time fire medic and also additional of a database administrator and some other personnel changes. Program reduction wise we're looking at reducing some consulting and contractual services in IT. Our total expenses are going up 6 percent.

The transfer in is transferring money from our RecPlex into general government for ball field maintenance and also maintenance of the landscaping around the RecPlex and the IcePlex buildings. As you can see on the bottom we have a net gain or loss, we have a balanced budget so we have zero.

As I mentioned before, the key new programs are personnel additions including a police officer, a fire medic and a database administrator.

So I'll go into a little bit more detail in terms of our operating expenditures. That was the top section of that previous slide. Here's our sources of revenue. Property tax is the biggest source of revenue in our operating general government fund. It accounts for 46 percent of our source of revenue in that area. Our next biggest category is intergovernmental. Intergovernmental is 18 percent of the revenue. The majority of this, over 50 percent, is shared revenue from the State, and about 40 percent is the road grant from the State also.

Licenses and permits account for 12 percent of our revenue for the general operating. This is mainly building permits which accounts for over 70 percent. We also have zoning permits for 19 percent. We have a record maintenance fee which is the fee that the assessing department charges to maintain new records at about 6 percent. And other things in that category includes licenses, liquor licenses, bartender licenses and dog licenses.

Other taxes account for 8 percent. The 8 percent includes our mobile home taxes, the utility tax that our water utility pays to our general government of a little over half a million dollars, and it also includes property tax penalty and hotel and motel taxes.

Again at 8 percent we have public charges for services. The biggest revenue in that category is our rescue charging for the rescue to provide service of \$300,000. Then also engineering department charges out to developments of \$150,000. We also have street lighting in this area, and we have a new fee that we're charging IT department services basically to developments to do mapping type services for them.

Other is another 8 percent and that includes our Municipal Court revenue, interest income, our assessing contracts with other communities, tower leases and our school liaison officer. So those three that I just spoke about account for 8 percent each for a total of 24 percent of the revenues for this fund. Then we have new programs which I talked about before, the police officer, the fire medic and also the database administrator, which when looked at individually is very small, it amounts to zero percent.

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How do these revenue sources actually change for what our budget was for 2007 versus 2008? Property tax went up. It's mainly due to growth. But a resident that owns an average home valued at \$270,000 will also be paying more in Village taxes. That's \$47 more per year which is just under \$4 per month to help fund the additions of those positions we talked about earlier, a police officer, a fire medic and a database administrator.

Intergovernmental actually decreased around \$17,000 and this is mainly due to a reduction in exempt computer aid. The State pays us for computers. They look at the inventory of computers in all the businesses and the values actually decreased so, therefore, we're getting less money from the State in terms of that category which is mainly why this category has decreased.

Licenses and permits is also decreasing. We're looking conservatively at building for next year in terms of the assessing property record maintenance fee reducing about \$37,000. Other taxes are up mainly due to our projection of ag use penalty. Also, mobile home taxes are up slightly and hotel and motel taxes are up slightly for a total increase in other taxes of almost a little over \$27,000. Public charges for services is up. Basically that's up due to the franchise fee. Last year we had a one percent fee and we're looking at a 5 percent fee in 2008. The new fee I was talking about in terms of IT department services charging for their services of mapping for developments in different areas that require that, and also the administrative fee that we charge developments to process their development through the process of development. Offset here is also reduction in co-location revenue.

Other revenue is mainly up due to interest. Interest income is up about \$10,000. New programs, as we mentioned before, again, the fire medic and the police officer and the database administrator, for a total increase—well, no, well that \$48,000 is actually the increase in permit fees, not the police officer or the fire medic but the increase in permits and also license fee for electrical. That's increased \$48,000 that I talked about earlier. So an increase of \$831,000 in revenue.

Now I'm switching to the other side of the equation, the expenditure side of the equation. This is like the center section of the first slide I had showing all the operating expenditures and the change. At this point I'll go through the major reasons for the change in each of the areas. First of all public safety. Public safety is up a little over \$200,000. Mainly this increase is due to personnel expenditures. We have a contract with both the fire and the police and the dispatch for 3.5 percent raise for next year. That's incorporated into the 2008 budget. Also, health insurance went up 15 percent and that's incorporated in there. So the \$210,000 is mainly those two items.

Otherwise, throughout all these budgets we did line item reductions. We actually went through and looked at the trends of previous years and looked at what the departments had budgeted. If historically they have not spend similar amounts of what they had budgeted we actually cut line items to help reduce this budget overall. Therefore, you won't see that many increases in like contractual services or some of the other things. Most of the increase in this budget is due to personnel.

In public works we have a slight increase. Public works includes our engineering, street departments, street lighting and clean—not clean water. Even with the personnel increases of 3.5

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percent in wages and 15 percent in health insurance we were able to maintain this department. We did line item reductions in this department but also we eliminated the allocation of the GIS mapping staff from the IT department. IT will show an increase because they took that part of the expense back and is not charging out the municipal government departments for that.

General government we have the Village Board, Municipal Court, administration, HR, IT, finance and assessing. This department went up \$241,000. A couple of reasons for this, first of all as I mentioned earlier is that the allocation of the GIS mapping staff to other departments and funds. We re-looked at that whole allocation of what the staff was doing in terms of the mapping, GIS, and part of that got brought back into IT. Utilities actually weren't using the mapping as much as we thought so some of that allocation came back also to IT, so that accounts for about \$86,000 of this increase.

Also in the HR department we're looking at a \$25,000 increase just for next year in terms of recruitment of engineers to fill vacant engineer positions. We've been trying to fill positions for an engineer for a couple years and are having difficulty on our own in doing that so we're looking at a head hunter and we put \$25,000 in the budget to help us find an engineer. And, also, another addition here is the monthly Village newsletter.

Community development, here it's actually going down but the reason for that is that they are no longer allocated a third of the GIS employee from IT. Then we had some line item reductions for them also. Parks went down due to line item reductions. And then new programs that's where the police officer, the fire medic, database administrator and other personnel changes for an increase of \$173,000. Program reductions is a reduction in consultants and contractual services for the IT department. So overall the budget went up \$600,000, the main reason personnel increases and the addition of personnel for public safety.

Now I'm switching gears from operating which is the day-to-day operations of the Village to the capital fund, buying major purchases that will last us more than one year. This summarizes our capital fund. Here you can see property tax actually decreased \$137,000. That's because we are allocating more of our property tax to operating instead of to capital. This comparison here is from 2007 estimated versus 2008 proposed. The estimated is more of a true picture of where we are this year compared to where the budget was for 2007 for capital. But the property tax stayed the same as what the budget was in terms of that category.

Impact fees, this is actually the accumulation of impact fees. Currently I'm just budgeting the same as last year for that. That's just the money we are anticipating collecting, not using at this point. Others includes grants, interest earned on our fund balance, impact fees actually used, sales of our equipment, that's used equipment. The main increase in this area is due to the use of impact fees. We're actually using \$73,000, a little over \$73,000, of impact fees to help us redesign our dispatch center and to redevelop Pleasant Prairie Park. So that's the revenue sources. The revenue sources went down 14 percent or a little over \$100,000 mainly due to shifting more toward the operating in terms of this current property tax year.

Capital outlay wise we've increased our property outlay or our capital outlay. The major capital outlay for this year compared to last year is 80<sup>th</sup> Street construction for \$1.7 million, bridge



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reconstruction for \$265,000, and also electric and lights at the north ball field at Prairie Springs Park for \$208,000. We're also looking at doing road maintenance of \$200,000, and then also a plow truck with side wing replacement of \$140,000, and our annual replacement of police vehicles. Every other year we replace our marked vehicles so we're replacing five marked vehicles, and then every third year we replace our unmarked and we're replacing one unmarked this year for a total of \$150,000 prior to us selling our used vehicles. So that's the major capital purchases that we are looking at. There are other minor ones that add up to our total of a little over \$3 million of capital.

We're looking at borrowing a little over \$2 million. This is the first time we've borrowed in over five years. We're looking at borrowing for just our major capital purchases which is our 80<sup>th</sup> Street construction, the bridge reconstruction and also the lights and electric at the north ball field.

The next line below is transfer and you can see the transfer in 2007, and there's actually a resolution on tonight's Board agenda to make this transfer. In 2006 we were able to accumulate due to health insurance savings and vacant positions. In our operating section, the section I talked about previous to this, we were able to accumulate a little over a half a million dollars, so we're asking to transfer that money from our operating into our capital to help fund the purchases for 2008.

So you can see we're actually gaining money in 2007 because of this transfer so we're going to use that money in 2008 to purchase some of the minor equipment in 2008. You can see we actually are using some money, \$250,000, above what the revenue will be for 2008. So that's our capital fund.

Now I'm switching to the third component of operating which is our debt service. Debt service, again, I'm comparing the budget here to the proposed. Tax levy wise there's not much of a change at all. Our debts in the past have been structured to be pretty level over the years so we don't have spikes to consider in the future. So we're actually going down slightly in terms of tax levy to help balance this fund.

Special assessments is special assessments on road projects that were done in the future that people are paying in installments mainly. That's pretty much staying steady for the year also. Interest income is going up slightly by \$10,000, so this fund is pretty much revenue wise staying very consistent. Same for principal and interest payments. That's the expense section or the out section of this fund. Our principal and interest payments in total are pretty much staying very close, less than \$5,000 difference. We're balancing this budget to zero with no increase or decrease in the fund balance once we're done for the year. In 2009 this fund will actually drop in terms of interest and principal payments to a little over \$2 million. The half a million dollars we'll use for future capital purchases. Also in 2010 we drop down to \$1.7 million and then again in 2011 to \$1.2 million. So our current debt is dropping.

This is all three of those funds that I just talked about put together into one total slide. You can see the operating debt and capital. Here you can see property tax for all three funds totaling a little less than \$8 million and how the different funds have been allocated to property tax levy.

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Other revenue sources that I explained earlier in the slides on each of the ones you can see that summarizing and totaling to a little over less than \$6.3 million. Expenses you can see there also and our borrowing for a little over \$2.2 million. Operating and debt are both balanced, and capital is using money from the previous year, basically the half a million dollars we transferred or will be transferring this year for capital purchases in the future.

Fund balance wise I show the fund balance or the money we have in each of these funds at the beginning and end of the year. Our goal or one of our goals is to keep 15 percent in our operating fund. You can see we are ending actually the year proposing at 16 percent, a little bit extra than what we want to have in there in terms of a cushion. Debt basically stays at the same amount. All debt is reserved to pay debt even though we have that half a million dollars or that \$400,000. Capital fluctuates a lot so basically we just have to have the money in there. To purchase the capital we need to have the money in there so we don't have like a really fund reserve balance percent in that fund. But overall even with a zero percent in debt we're at a 14 percent overall fund balance of a little over \$4 million of actual fund cash in these three funds for general government.

But what we really want to look at is out it affects the total tax bill, how does it affect the residents, this budget that we just looked at in terms of proposed 2008. Where is your property taxes going? This chart shows where they go, the biggest bar being Kenosha Unified Schools. These are actually final mill rates for these different taxing districts. We have all the levy sheets currently in. The only thing we're missing currently is the school tax credit and the lottery credit. So Kenosha Unified will be a mill rate of \$8.76, the largest percent of our budget. Then Kenosha County at \$4.12 per thousand. The Village's proposed budget would bring us to a levy of \$3.28, Gateway \$1.24 and the State of Wisconsin 17 cents. The total for all these taxing bodies totals \$17.57 with the Village only accounting for 18.7 percent of your total tax bill.

How does this compare to last year in terms of increases? This chart shows the increases by taxing body and the effects on Village residents. This is actually an average home valued at \$270,000. Kenosha Unified will be going up \$139 on the average home. Kenosha County \$18. The Village as we pointed out before \$47 or \$4 per month, and then Gateway \$5, the State of Wisconsin minimal increase there. So overall the biggest increase in your tax bill will be the Kenosha Unified School District.

For just \$4 per month or just under \$4 month, the increase in your tax levy will add another police officer out in the field, additional fire medic to fight fires as well as provide rescue services. It will also upgrade our emergency dispatch center. It will replace a snowplow with side wings. It will do road repaving, about \$200,000 worth. Also it will replace half our police fleet, five vehicles, plus add one additional vehicle. And it also has some park improvements included in this \$4 per month increase in your tax levy.

The Village's mill rate history, this is the first year that the Village Mill rate has gone up. The first years, 2003 through 2005, the Village was underneath an actually self-imposed tax freeze, levy freeze, and each year the reval years we were staying the same, then we went down. Each of the years you can see \$4.07, \$4.07, down, \$3.54, \$3.54. In 2006 and 2007 we were under mandatory levy limit and then 2008 we're currently under a levy limit also, but we were able

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under the levy limit still to actually go up a little bit and help fund some of the new programs that we were looking at. So that finishes the section on general government and how it impacts your tax bill.

Some of the other budgets we need to approve tonight is the tax incremental districts. Our biggest tax incremental district is #2. It's out by I-94 on both the east and west side, mainly the west side, of I-94. This shows both of our capital and debt combined. The revenue source for this district is tax incremental taxes. That's the taxes on the property's value increase in that district. I put both the budget and the estimated for this. The estimate actually is quite different at times compared to what we actually budgeted for the district so I wanted to show you both. First of all the increment portion is the same. We were able to budget that exactly to what this worksheet has to say. We actually filled out a worksheet that the State gives us. It's based on equalized value with and without the TID and it gives us a value that we need to collect from the TID. We're looking at an increase of almost \$800,000 in this district due to increased values.

Other revenues are mainly interest income and also they have exempt computer aid. Looking at a decrease in this area almost \$15,000. Sales of property, we did budget to sell property that the Village bought as part of this CDA along the Interstate, but we decided to hold off because that property sale was not necessary to help us pay for the debt service this year. And we decided not to budget for any property sales in 2008 either. We want to hold off because we believe the value of the Village owned land will increase when Abbott actually breaks ground. So currently we didn't sell any property out there and we don't plan to sell any property out there in 2008.

Financing wise, we again budget and thought we were going to do more out there, but we didn't need to borrow. The projects didn't happen as fast as we thought, so we did budget to borrow almost \$5 million but we didn't borrow anything in this fund for 2007. We're planning to borrow \$15 million or almost \$16 million in 2008. \$6 million of those dollars is to refinance a balloon payment that's due in 2008. The rest of the money, \$10.8 million, is being borrowed to do the capital projects in the TID.

And the line right below there expenditures shows you the capital improvements that we're looking at doing in the TID. This year we budgeted \$7 million but, as I said, we delayed some of the projects so we only spent or plan on spending \$3 million. But we're proposing to spend almost \$11 million in the TID for 2008. This includes roads for a little over \$2 million. That's 120<sup>th</sup> Avenue and County Trunk Q reconstruction; storm water of \$.7 million for the same area; abandonment of 73-1 for \$4.5 million; sanitary sewer projects for a half a million; water projects for \$.3 million; grading for \$1.6 million; and adding to the KABA loan fund for \$1 million. That adds up to almost \$11 million of capital projects that we're proposing or budgeting for 2008.

Debt service payments are pretty much on schedule. It's a little bit less than what we initially had budgeted. We actually have favorable debt in this fund which we budgeted an interest rate of 4 percent, but we've been under 4 percent the full year so we were able to save some money in this fund \$40,000. The debt payment is pretty big for 2008 but that's due to that balloon payment which we're going to refinance for \$6 million. Once you take that \$6 million out it pretty much levels off. It actually drops a little bit for 2008 in terms of actual debt service payment.

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You can see on the bottom the fund balance in this fund. It varies because we borrow money for capital, and if we have bond proceeds left over it will be a bigger balance at year end. If you spend down the bonds more it will be less. So depending on how quick you spend the bond money it depends on the fund balance. so we're looking at ending the year proposed wise at a little over \$1 million. Actually ending the year this 2007 also at \$1.5 million. This is our TID #2.

We also have a new TID we just created, TID #4. This is for blight elimination for property located at 22<sup>nd</sup> Avenue and 91<sup>st</sup> Street. The total project costs we're looking for in this TID is \$715,000, just over. The developer will be financing this project. The Village is at no risk for this project. Once the improvements are made to the property the tax increment will be generated. These increments will be used to reimburse the developer for the project costs plus interest. There was no budget for 2007 because in 2006 we weren't planning or anticipating this TID. For 2008 the developer is estimating spending a little over \$231,000 which we paid by a grant and some borrowing on the developer's part. This is the budget we have for TID #4.

The last part of the general government fund is a special revenue fund and we have three funds for special revenue. We have the fire and rescue, police, and the federally forfeited funds. Revenue for these funds are mainly donations except for the federally forfeited which is the sharing of federal funds. Expense wise we're looking at minor equipment, and also the police fund actually supports our police dog. So you can see the expenditures here. This is very minimal expenditures in these three funds. But total overall we're looking at a fund balance in these funds around \$45,000, \$46,000.

This is a slide we actually had from last year at the end of the slide. We had the future. What do we want to do in the future? And I left this slide in here to say have we done what we said for the future? First of all, we want to set the levy limits at the rate allowed by the State. We want to not go below what the State limit is. We've done it for a number of years. We believe we need the money in order to effectively accumulate funds for capital and do the capital purchases we need, so we will be limiting levying at the limits allowed by the State. And we did do that this year. We filed the worksheet and we are at the limit for the State.

Debt service reduction - when debt service payments start to decline in 2009 we do not want to decrease the levy but we want to purchase equipment and capital that we have postponed for a number of years because we were under the freeze. Our five year capital plan does follow this debt reduction plan where the money will be used and funneled to our capital purchase and equipment.

Use impact fees to save existing taxpayers' money. We are collecting impact fees and this year we're actually using some of the impact fees. For 2008 we'll be using the impact fees to redesign dispatch and to redevelop part of Prairie Springs Park. That's about a \$20,000 redevelopment in Prairie Springs Park.

Borrow only from major Village wide capital purchases. We are borrowing, first time in over five years, for 80<sup>th</sup> Street extension, bridge reconstruction and lights and electric for Prairie Springs Park which we considered major Village projects that we could not do with the levy.

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Use fund balance only as a last resort. We did not use fund balance this year. We were able to balance the budget without using the actual fund balance. And the reserve fund must remain above 15 percent. In operating we maintained that fund at 16 percent this year with this proposed budget.

So currently all the green on this chart I went over, general government with operating, capital and debt service. Also tax incremental, debt service and capital in TID 2 as well as look at TID 4. And also the special revenue fund, police, fire and rescue and federally forfeited.

Now I'm going to switch gears and look at our enterprise funds, actually the utility portions of them, our Water Utility, our Sewer Utility, Clean Water Utility and Solid Waste Utility. The Clean Water and the Solid Waste was presented publically on October 29<sup>th</sup>, and on November 5<sup>th</sup> Sewer and Water was presented publically so this will be just a brief overview of what was presented, a summary version of it.

I'm going to start with the Sewer Utility. This is the Sewer Utility. It shows the budget for 2007, and then in 2008 the proposed, adjustments and revised. The proposed was actually what was presented on the dates I mentioned earlier. There were some minor adjustments mainly shifting a little bit between different areas and also there was one minor new program that wasn't incorporated in here so that \$539 decreases in this fund. Then the revised amount which is not much different than what was actually presented last week or last budget meeting and the change.

Operating revenue wise we're looking at an increase actually not because we're raising rates in sewer but because we're looking at a full year impact of our rate increase that we had last year in May 2007. The reason for that increase was our reaction to the Kenosha Water Utility raising our sewer rates. Sewer treatment is our largest expense in this category. You can see it's budgeted at \$1.6 million for 2008 and Kenosha raised our rates substantially, therefore we needed to raise our rates in order to be able to keep this utility in the positive light.

Operating expense wise treatment, as I said before, is our largest expense. The increase here is due to growth and uncertainty and it's a change of \$36,000, 2 percent. Depreciation, I left depreciation the same. Basically depreciation is a non cash item. For this utility we mainly make sure cash wise we are generating enough money to keep this facility or this utility operating. We're not looking at funding depreciation at this point for this utility.

Wages and benefits mainly it's inflationary increases including the 15 percent health insurance that I mentioned earlier in the general government. And then also implementation of GASB 45. In 2008 we need to recognize other post employment benefits and the impact in this fund due to this new regulation is \$36,000.

Operational and maintenance. Again, this is inflationary especially fuel and electric in this category. So you can see the total expenses for this utility new program wise actually is a program savings. It's a minus. We're looking at cleaning Lake Michigan interceptor line. Then offset by the database administrator and we also have a GIS tech that was improved in the general government or is in the general government that has an allocation to our Sewer Utility or actually utilities in general of 33 percent, and then also our Rec Center of 33 percent for the database

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administrator. All of our IT personnel full time is allocated one-third to our general government, one-third to utilities and one-third to RecPlex. Also there's a GIS tech that was allocated that was split I think 40 percent to our utilities.

So there are no program reductions in this operating budget. You're looking at a net gain compared to a net loss last year. We're switching and turning this utility around looking at a \$804,000 increase in net gain actually putting us into the positive in terms of operating in this category. The changes here is mainly moving items between some--there's some line item reductions we had earlier similar to what we did in the general government. When I did the summary for the last meeting I stuck it into operating and maintenance but part of it was to do treatment the line item reductions so that was just a shift there. And wages and benefits basically with the new programs instead of being in the base budget so I just had to move it down to the new program area. So it's just a little bit of shifting in total. There's not much of a change from what was talked about at our last Board meeting.

This is the non-operating section of the budget. Again, we have 2007 budget, the 2008 information and the change. We have interest income as a non-operating. That's interest earned on the money in the fund. Debt service, interest expense and amortization expenses for a total actual net loss of \$179,000. But cash wise this utility actually is generating some cash or staying in the positive in terms of cash for this proposed budget.

The next budget we looked at the last Board meeting was Water Utility. There are the same columns on here as I had on the Sewer Utility budget. Operating revenue wise we're going up some, 4 percent. This is mainly due to growth. The actual Public Service Commission determines our rates. Our last rate increase for the Water Utility was January 2004, and actually when the Public Service Commission determined our rate they based it on a 2.5 rate of return which is the lowest return in the State.

Operating expense wise one of our major operating expenses is purchase water. We purchase water from the City of Kenosha, Kenosha Water Utility. Because of increase in sales due to the number of water customers we've increased that expense. Wages and benefits has a small actually decreased. Water and sewer share eight full-time employees and two part-time employees. Allocations of these employees change year to year based on the demand of each utility. Therefore, this year we've shifted a little bit more over into the Sewer Utility and less in the Water Utility. Therefore, that's the reason for the decrease. The utility employees still have a wage increase of 3.5 percent, and 15 percent increase in health insurance is also felt in this utility as well, but because we allocated more to the Sewer Utility in terms of personnel shift this year that's why the decrease is here.

Operational and maintenance, inflationary increase including, again, fuel and electric costs. New program wise some of the new programs we're looking at is tower interior painting and sand blasting for LakeView, I-94 and Timber Ridge tower for a little over \$18,000. We're also looking at I-94 exterior painting for \$50,000, and we're looking at tank diving inspection and sediment removal for \$11,000. And the database administrator 33 percent overall in all the utilities and GIS tech 40 percent overall for all utilities.

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Program reduction is reduction to water loss. The proposal is to hire or have our consultant that does our leak detection come in twice a year instead of just once a year to be able to reduce our water loss. So overall this utility is similar in terms of net gain to last year, just a little more, about \$4,000 more in terms of net gain for the utility so it's pretty much stable similar to last year.

Again, this budget has a non-operating component to it. We have money in the enterprise fund to earn interest on. We're looking at an increase there. Debt, this utility has debt. They haven't borrowed for a number of years and their debt is slowly decreasing. It should be hopefully gone in the next five or so years. Interest expense wise and amortization expense wise it's pretty much similar because we have our debt leveled over the years.

Transfers, this fund transfers tower leases to the RecPlex to support the therapeutic rec program. Tax equivalent they pay the general government \$560,000 as a tax similar to a property tax payment to the general government. So, again, this utility is looking good in terms of a net gain of \$185,000 proposed for 2008.

Our third utility is Solid Waste. This is the proposed 2008 budget for Solid Waste. Revenue wise we're looking at growth minus a revenue reduction of about \$20,000 from residents that decide to choose our limited collection option. We're unsure exactly how many people would choose that option but we reduced our revenue about \$20,000 anticipation. Otherwise, most of the other expenses have stayed pretty similar to the previous year, some up and some down.

The biggest increase is in garbage expense. The garbage expense increased because the State tax on municipal solid waste increased from \$3.80 to \$5.90, and that was effective November 1, 2007 as part of the State budget. That has increased our expense almost \$13,000 for tipping at the landfill. Overall this fund is doing well. It's able to accumulate funds for future replacement of garbage trucks and other equipment, leaf collection, compost site type equipment. We're looking at a slight decrease in terms of net operating gain, but it all depends tipping fee wise and how many people choose the option of limited collection versus unlimited collection.

Clean Water, this is our summary of Clean Water. We have an estimated 2007 and then the proposed budget for 2008. There was just a small shift here in terms of personnel. Actually other than that a net overall change of nothing compared to what we presented on October 29<sup>th</sup>. The revenues are increased about \$20,000. This is due to growth. There is no rate increase in this fund plan. We're sticking at the \$3 per equivalent unit and also the 25 cents per parcel.

Expense wise, personnel wise this fund is pretty new. In the first year we did not allocate any of our overhead type expenses that the other utilities had in their budgets, so at this budget review we actually re-looked at our allocations and we allocated some IT expenses and finance expenses to this utility totaling about \$30,000. Also there were some wage increases, step and inflationary of 3.5 rate increase for these employees also. There's a little more hours allocated here. Just like the utilities, the Sewer and Water Utilities, the public works, clean water and solid waste share employees also. So we're not adding any additional employees but we're kind of shifting a little bit here and putting a little bit more toward the Clean Water Utility.

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So overall we're looking at a slight loss in this utility, but that's with the depreciation of \$600,000 in there. This budget does accumulate cash for future replacement of infrastructure and to do some capital projects in the near future.

So that's the end of my presentation of the general government budgets and the utility enterprise budget.

John Steinbrink:

Thank you, Kathy.

**7. PUBLIC HEARINGS**

**A. Proposed 2008 Budget Hearing**

- 1) Citizen Comments**
- 2) Closing of Budget Hearing**
- 3) Board of Trustees Comments**
- 4) Resolution #07-80 - Resolution Relating to Adoption of 2008 Budget, Capital Improvement Program, Property Tax Levy, Reserve Balances and Debt Service Fund.**
- 5) Resolution #07-81 - Resolution Relating to Adoption of 2008 Sewer Utility Budget.**
- 6) Resolution #07-82 - Resolution Relating to Adoption of 2008 Water Utility Budget.**
- 7) Resolution #07-83 - Resolution Relating to Adoption of 2008 Solid Waste Fund Budget.**
- 8) Resolution #07-84 - Resolution Relating to Adoption of 2008 Clean Water Fund Budget.**

Jane Romanowski:

We had two residents sign up. The first one is Bob Babcock.

John Steinbrink:

If you wish to speak on this item we ask that you give us your name and address for the record.

Bob Babcock:

I've got squeaky shoes here. Either that or you've polished the floor. Bob Babcock, 11336 Lakeshore Drive. I think that was a very good presentation. It answered just about all of my questions. So, the only comment now that I would make is you folks have all been elected to represent us in the budget process and I for one feel confident that you're going to do the right things for us. Thank you.



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Dick Ginkowski:

Dick Ginkowski, 7022 51<sup>st</sup> Avenue and I want to echo what Bob Babcock said. And I appreciate the presentation that was given. I wish actually that when I've been on the website it had been there earlier because it would have answered a lot of questions sooner and there are still some questions and perhaps some future comments made by Trustees and by Village administration we can look at.

It appears here, and I spend a couple hours with the budget figures a couple Saturdays ago going over them, and it appears that much of what we're doing is an investment at this time, a lot of it because of things that had been deferred. We can spend money now or we can spend more money later, but I think it became evident that there are certainly capital things that needed to be attended to. The information technology staff addition, the database administrator is kind of a vague title, but as I understand this and correct me if I'm wrong a lot of this will be to harmonize and maximize the ability of the database information. In other words, the computers in the various Village departments being able to talk to each other and be integrated with each other and to avoid data duplication and also to maximize their utilization. So it appears to be that's a step in the right direction. We're looking at trying to spend some money now to make money later.

Debt service that's an important thing in looking at where we are at now because it seems to actually to have spiked. We kind of hit an upper level now but it will go down in future years and that's a good thing if that money is going to be going toward the one thing that has been neglected in the past and that is setting aside money for capital improvements to that we negate the necessity for future tax increases. The one thing that does appear to be, and also by the way the road work is in there and it's starting to work on the road work plan and that's something that, again, you can pay me now, pay me later, it has to be done.

Two things over 40 years of attending these types of meetings that are constants. Number one, very few people come in and say please raise my taxes. Number two, the closer the unit of government is to the people it serves the more heat it will generate because you are the closest target. So those are constants and they are to be accepted as part of the process. The 15 percent reserves I see they're a bit above that so there is a bit of wiggle room if necessary with regard to our Village finances.

The one area that does not appear I think to be addressed adequately and that is the cost of development to the Village, particularly residential developments versus the benefits that they bring in. I'm talking about impact fees to a certain extent because they've now been restricted in terms of what the Village can charge, but even then it only appears to be a fraction of that. Let's put that somewhat into perspective. Let's say you add give or take 150 homes. You're talking about the population increase based on that number of homes justifying another police officer. And it's good that we're adding to that, but yet the police department even with the staff addition is still well below State and national averages. The police department is severely understaffed. So we're looking at an area here where if we are going to bring in large scale developments those developments have to be able to pay their own way in terms of the tax revenue that they will generate to the community. And even though if we hit \$800 or \$816, somewhere in that vicinity as a one-time fee that really doesn't look like that necessarily covers the long term. So it does

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seem that part of this is something that needs to be explained a little more fully and investigated more fully.

And, finally, one of the other things that I looked at in here is the impact of major developments. Once on line will they be adding enough revenue into the mix. I don't want to necessarily single out Abbott because I think that's a convenient one but that's not the only one. Right now because there's no development there, correct me if I'm wrong in the comments, where we are at with that it's at a low level of land valuation. Once that land is built on that is going to increase the valuation and increase revenue. So at this point in time there is some hope that major new developments once on line will add into the revenue stream because we don't want to see property tax increases in the future.

And, finally, the last comment there is will we be looking at, and the one thing it's hard to look in the crystal ball, and that is will we be looking at another tax increase next year or are we at a point in time where this is an investment now into perhaps spending off future tax increases. So after going through the budget and sitting down with some of the people a couple of weeks ago to go through this, these are some of the observations I had and also some of the questions that remain I think fair game to be addressed and hopefully they will be addressed. Thank you very much and I appreciate the presentation and the work that's been done. Thank you.

Jane Romanowski:

There are no more signups, Mr. President.

John Steinbrink:

Anyone else wishing to speak on the budget?

Alex Tiahnybok:

Alex Tiahnybok, 8757 Lakeshore Drive. Believe it or not I had no intention of talking today but I can't help it. There's just too many things. The presentation, Kathy, that you put up it has some discrepancies with the presentation that was posted as the 2007 budget presentation that's on the website currently. I don't know what the explanations for the differences are, but specifically in some cases where you referred to the various operating expenses such as public safety and public works you indicated that those numbers that were posted on your presentation were post the new expenses, and if you look at the presentation that's on the website actually those numbers are all higher. I don't know if that was a mistake or oversight but those numbers need to be updated in order to be accurate with the new programs.

Some of the questions I have are, and I sure would like to hear some comments on these, are the \$2.2 million that's borrowing. We were all so proud of our mill rate before and how we kept it down, well, borrowing is going to have to be paid back. So I haven't heard a thing yet in terms of how that \$2.2 million is going to be paid back. I think the citizens deserve to know that.

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The capital outlay, and I was banging my drum all by myself for a long time about this, and that is preparing for the future. I've spoken to other municipalities and standard practice in other cases is saving money up. Mr. Ginkowski alluded to the debt service payments leading to building up reserves to, maybe I misunderstood him, but building up reserves to purchase things in the future. I don't get that connection. But, of course, I'm in favor of reducing debt. So I'd like to hear why we're not planning for the future better. Again, one-third funding a normal practice in other municipalities. This way when we decided to build a road like 80<sup>th</sup> Street we're not taking our capital outlays from \$1 million to \$3.1 million in one year which needs to be paid for.

We were so proud of our 2007 budget, well, now we're doing a procedure to transfer money from another fund into the 2007 budget to make ends meet. That to me suggests that something was wrong in planning. I think the citizens still need to be reminded of the entire I think it was I couldn't read it from where I was sitting but I think the entire \$18 point some million of budget expenses. We're paying \$2.6 million in debt service which is, you know, something over 12 percent I think. Now this \$2.2 million of borrowing is going to be around 11 percent so that means of this coming year's budget nearly 25 percent is to cover either past sins or future sins by borrowing more.

I appreciated the comments about property taxes and how we've increased them to the cap as imposed by the State Legislature. I would like to hear from all of you if there was no cap would we be raising property taxes more or is it because of the cap that we're keeping things in line as we are.

Lastly, the Water Utility still bugs me. I've asked questions about this in the past and never got a clear answer. But we're buying water from Kenosha. My understanding is that we're the largest customer for the City of Kenosha, and I'd like to know are we enjoying, and I hope the answer is yes, are we enjoying the best rate Kenosha has or are we paying a higher rate than some other customers of the City? That's it, thanks.

John Steinbrink:

Anyone else wishing to speak? Hearing none I'll close citizens' comments and move onto Item 2 and actually close the budget hearing and open it up to Item 3 the Board of Trustee comments. Mike did you want to—

Mike Pollocoff:

Sure. I'd like to thank everybody that came out tonight to speak or observe the deliberations. I'd like to thank Mr. Babcock for his confidence in the budget. Some questions raised by Mr. Ginkowski with respect to impact fees. I think it's important to establish a demarcation on impact fees. The impact fees that we collect as provided under State statutes we need to prepare a needs analysis, and that needs analysis does not impact operations at all. What the impact fees provide the Village the opportunity to do is to set money aside on that incremental basis for each home or business that comes in for capital improvements in the latest instance that only relates to buildings and land acquisitions. There was a provision in the impact fee law before which

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allowed us to set money aside for fire equipment and public works equipment. That would be eliminated in the budget. We have been requiring, or not requiring, as plats have been submitted we've indicated that the Village could not approve that plat because we need to have that money set forth for the dump truck that's going to plow that road, for the fire engines and the rescue squad that's going to take care of that new subdivision, and developers have been donating that based on the number that was developed in the needs analysis which is \$891.

The other question that you brought up is developments adding to the tax base. Developments do add to the tax base. Some not as much as you'd like and some are better. But we receive developments based not on how much tax money they're going to get but it's based on what the Village's Land Use Plan is. Areas of the Village are going to have residential development, and residential development does not typically generate a lot of tax dollars. Some areas for manufacturing or commercial do and they'll generate more tax dollars. So you've got that kind of conflict or that pressure between two competing sides of municipal government directed by the State. One is that the need and the requirement to have a comprehensive plan that protects everyone's interest that owns property. That would be a farmer, a residential property owner, manufacturing or commercial. Those people need to have some certainty that in the ownership of their property they're going to be able to go forward and know their property will develop in a certain manner. And the Village has to honor that.

The other side is the tax pressure or the tax issue, and we want to make sure that I think the Board and every government, local government, wants to make sure that they're collecting the appropriate and fair and equitable amount of taxes from everybody. Sometimes that doesn't match up really good against those land right issue because the guy and the gal who live in a \$150,000 house aren't going to pay a lot of taxes. Ideally they won't be generating a lot of needs, but we don't—in Wisconsin taxes are collected not on a per capita basis which some people would like, it's collected based on the value of property.

So whenever we can have a development that does help out that's a positive thing. It kind of folds into your discussion about Abbott or maybe the Corporate Park. Those are being funded by TIF districts. So the one table that Kathy put up was for the TIF, and she indicated on there we're really cautious about how we spend our money in the TIF district. We don't want to be that far ahead of development. So we wait and make sure that we don't put the sewer or water or street improvements in until we're positive or until we've got a developer on line or even a building that's going to be within the development to know that they're coming so that when that road goes in and the sewer and water, as soon as that goes in we know the building is coming up and there's going to be tax revenues that are going to pay that off.

So I think in the layman's parlance, and I know you understand this, it's really what TIF districts do is they bank future tax savings and that happens. It doesn't happen overnight, but if you look at the first phase of LakeView Corporate Park this community received over a half—almost a half billion dollars in added value to spread the cost of government around. In Pleasant Prairie alone that has significant, just for the Village tax a significant impact. We were sending back rebate checks to residential property owners because we had so much money coming in at the very end and we had more money than we needed because the TIF was that successful, and concurrently

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the next year the Village's taxes went down. They do go up after a while but it brings it back down to a normal level.

The extent to which we're successful in attracting quality development that's going to have lasting value we'll see a lot of benefits over the long haul. When you're doing economic development and you're creating a meaningful tax base for the community you can't look at it from budget to budget. I mean you have to look at portions of it budget to budget, but you're making that long-term investment that's going to have buildings like we have in LakeView Corporate Park, buildings that have substantial quality and value that are going to be enduring over a longer period of time. If you compare that corporate park, and I'm not casting stones at everybody because it's different times, but say the Bristol Industrial Park that's made up of 20 acres of pole buildings, the City's original industrial park, again, another 20 acres of some rather modest pole buildings and metal structures. The value that they have per acre versus Pleasant Prairie's is noncomparable. So it's a little bit tougher and more difficult to deal with some of the people because we have high standards, but that will pay off for us and our kids over the long haul because those will be high quality developments. And over time those will show up on the tax bill. But we have to bank those future tax savings now by making sure those investments happen.

Abbott will happen. That's going to happen, and we'll be seeing some things probably reasonably soon that's going to give everybody a time frame to do it and we still need some more time to make that come together but that is a mammoth project. I don't want anybody to think that this is just something we drag our feet on. We're talking about a Fortune 100 company that is designing and planning 500 acres at the same time. We struggled with WisPark when they were initially going, and they did like a general master plan of their 1,800 acres they did that over six months. This is a rather finite where the buildings are, what the things are going to be, where the transportation goes, where the sewer, the water, the storm water, the broadband, the cable, the electricity and to what extent. It's not only where it's going, to what extent. So we're looking at a billion and a half dollar development designed out today. That's a lot of work. It's a lot of work for them and it's a lot of work for us, but the community will have a known quantity in the end, and everybody will be able to see what's going to happen and that's what Abbott wants. They want to know what's going to happen, too, and they want to know that it's going to be acceptable. So I think that's a good thing.

Does that mean that as that comes on that we immediate decrease the tax rate and the levy because they're there? Well, eventually it will be. The economics of public budgeting is pretty simple. You have certain expenses that you tie to what you need to do business, and then you take that and divide it amongst the number of people that are paying taxes. How big is your tax base? The bigger your tax base the lower your cost of government. Pleasant Prairie compared to a lot of communities that are 36 square miles and 20,000 people has a pretty big tax base and so our mill rate is lower than a lot of other communities. As we add on these other businesses, yes, our costs will spread amongst more people and we'll be able to do with less but that doesn't happen overnight. And so we work to those goals.

I think that one of the things that the Board kept in mind and I do when I prepare a budget or propose a budget, you know, there's two ways of looking at a budget. The first way is to say,

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okay, how cheap can I make this thing go. If you start off and say, okay, I can't raise my taxes over a certain level, well, you've got to know where that floor is. But in the top end we have obligations and responsibilities to provide for peoples' welfare and protection, whether that's having police officers in sufficient supply and quantity, paramedics, firemen, that the roads work, that we can plow them when they need to be plowed, that we can get people where they need to be, those are things that we have to do. So we're allocating those resources out to do that based on the tax base we have available to us. Sometimes some people tend to look towards did you stay in the cap or how much did you freeze it, and the real issue is how much can you get done with the resources you have available and still meet all your obligations.

In regards to Mr. Tiahnybok I guess I'll defer to Kathy later on to see what numbers are different. \$2.2 million in additional debt I think as the Board previously determined when we took a look at how the community's finances have been arranged prior to last year's budget we were tracking along a path that said leave the reserves and don't incur debt and if you need something else go to the public and have a referendum. Well, we did that and the public said no to the referendum. So the plan that was proposed by the Village President and adopted by the Board, and it's been the foundation that this Board has followed, is the one that Kathy identified. We have to be realistic in the amount of money we collect given the responsibilities we have. And we have to do that within the limits that the State has set forward. The State says you can't go over two percent or whatever the growth of your community is. If you community is growing a lot you can have that percentage increase in growth but you can't have that plus the two percent so that's what we've done.

We have been not issuing new debt for six years, and this next year is the last year of rather flat level of debt, and then in 2009 every year the debt drops significantly, dropping a half a million on the next year. The plan that was adopted by the Board at that time was is that that money go not to make the taxes lower but go to pay for road paving projects, equipment, fire trucks, snow plows, and there's a whole list in the five year capital improvement program, to pay for those improvements as they come up and there's a plan for what gets retired when and how we buy that without going to referendum, and that was a commitment that the Board made at that time was that it would not be a tax referendum.

The other commitment made by the Board at that time was is that any projects that were of Village significance across the entire Village that couldn't be specially assessed or put on a payment project, a payment plan, that would be the subject of a bond and that would go over the entire Village as debt on a subsequent levy. So the \$2.2 million the primary recipient of that is going to be 80<sup>th</sup> Street. 80<sup>th</sup> has been a problem for a while. We've acquired a lot of property to build that road. We still have a little bit more to go. We have that road designed and ready to go but we've stopped twice because of budget constraints that we've been saving.

As much as somebody might like to say why didn't you set aside \$1.2 million or \$1.4 million, in a budget of \$7 million that's a difficult project especially when you consider that 80<sup>th</sup> is only one street that has to be done. 80<sup>th</sup> is the confluence of two major Village arterials, 80<sup>th</sup> Street and Cooper Road. It's also the confluence where there are numerous kids that are coming and going to Lance Junior High. It's a confluence of a number of people coming and going shopping at the retail center on 80<sup>th</sup>, going to Snap-on, people trying to weave their way from Pleasant Prairie

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back into Kenosha. It's been the site of numerous accidents. This is a road of Village significance and it's probably significant to the City of Kenosha as well that it gets done. This would qualify under the policy that we set forth in our last budget to issue bonds for.

The bridge on Lakeshore Drive we've known for a while that that project has needed some help. We don't want to wait for it to fail and I'm not saying that that road is going to suffer a major—that bridge will suffer a catastrophic failure, but when you think about Carol Beach they have service delivery options that are different than most places in the Village. They have a lot of holding tank trucks that are hauling sewage in and out of that neighborhood constantly and that's stressing that bridge. We don't want a position where we have to limit the weights on that bridge driving up the costs for people that live in Carol Beach for the collection of their holding tank waste because a lot of the people there are on holding tanks. It just makes sense to get that bridge done. That's a significant part of the project.

The other one, which is a minor one, is to light the north side of Prairie Springs Park to get the ball field lights out there. We have a lot of people playing in youth programs, we're keeping a lot of kids busy, and if we can do that out of the neighborhoods, not do it in Carol Beach, not do it all the time in Pleasant Prairie or Midwest Highlands, the kids get to play and that's what that satisfies. So I guess two years ago there was no hiding the fact that there was going to be additional debt and that will go on the levy. There isn't any, and I don't think anybody is shying away from that at this point either.

Now, one thing I will mention that as much as the State budget was troubling to anybody who watched the process going on, and I know it was troubling for the Village President to see how that thing came about, he and Representative Kreuser were very successful in doing a couple of things for us that's going to help us locally. One is that the 85<sup>th</sup> Street, which is the project that's going to happen in the successive year, we got the State to fund 50 percent of that project. That's \$1.2 million that we're not going to be issuing debt for. That's the second road we're going to. The third road we're going to is 116<sup>th</sup> Street.

The other thing that John was able to accomplish, and again this is going to bear fruit for the Village in the long run is changing the way that the Village receives tax aid from the State as it relates to power plants. Currently we receive \$750,000. The new form is going to change that to \$1.4 million. The plan is, and we'll receive that first one not this year, it's not in this budget, but in the subsequent year and have that apply to the capital improvement program so that those capital programs that we need are going to be paid for. The projects for 116<sup>th</sup> Street qualify for State transportation grants to help pay for that. So between that, the capital improvement program we have as well as the money that we'll be receiving from the new distribution of aid for the power plants we're going to be able to tackle some of these bigger capital construction projects that we haven't been able to before.

When you look at how Pleasant Prairie fared in the budget those are significant savings that we're going to be able to receive and it's going to apply in our capital program which, again, results in less impact on the municipal levy. But to say that there's not going to be any tax levies that are going to not increase and we're not going to have to do these things, I think the comments I heard from the Board is people expect the roads to be repaired and put in better condition. When you

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look at roads of Village significance, 80<sup>th</sup> Street, 85<sup>th</sup> Street and 116<sup>th</sup> Street are difficult roads. That's not to say there aren't other ones that are bad, but in the priority that we've gone through with our engineers those are the worst.

And, also, for roads that size, Mr. Tiahnybok, to again say given the other public expenditures and I believe you were aware of those when you were on the Board, to add on another million and a half dollars, unless your goal is to carve out the general operating fund you have to look realistically at what your other options are.

Transferring in the budget, and I think the phrase that you used was we were transferring from one budget because we didn't think it was good I guess I would take exception with that. What we did do is department heads that serve this Village, and one part did an excellent job of keeping their budgets in tight form, we did hold as many positions vacant as we could. There were some that we couldn't fill like the engineer we wanted to fill, and then we did achieve based on work with our employees savings in the health insurance, that money rather than just hanging out in the general fund we're transferring that money into capital so, again, we can purchase the capital equipment and make those capital improvements that need to be made rather than allowing it to sit in reserve in the general fund.

We went through two weekends of meetings on the general fund and the capital took up a big part of it. We don't want to go to referendum again on equipment. We don't want to go to referendum on roads. So the savings that the employees that this community hires that they were able to achieve in their departments and the things we did created that pool of money that we then transferred into the capital fund so that's a transfer. The only transfer into the general operating fund is the transfer from RecPlex so they come and say that's for the work we do out there.

Debt past and future, yeah, there is debt in a growing community. Mr. Tiahnybok, your road that you live on is a product of debt. That road was paved with bonds issued by the Village. Lakeshore Drive where it's protected from Lake Michigan when it was going up was paid for by bonds from the Village of Pleasant Prairie. 85<sup>th</sup> Street was paid for by bonds from Pleasant Prairie. I don't believe that there was any debt that was issued in the past that I'm aware of that was issued incorrectly. It was issued to address the needs that were perceived by the Village at that time and it was paid for. New debt, again, will be issued by the Village for the needs perceived at the time coming in the future.

With the Kenosha Water Utility I don't believe there's anybody that sits here or sits at home and pays a utility bill that appreciates the Kenosha Water Utility bill. I've said it before in some other discussions the impact that the Kenosha Water Utility has on our budget can be best seen by comparing a resident that lives north of 85<sup>th</sup> Street versus a resident that lives south of 85<sup>th</sup> Street. The Village resident pays twice what they do. The rates are set by the Public Service Commission. Kathy Goessl did an excellent job of driving that rate for a year to stay flat, to get it down, but at the end of the day it's the Public Service Commission that decides the rate. And, no, we do not receive the lowest rate from the City of Kenosha even though we're a wholesale customer. We can file and contest which we did but at the end of the day no one that sits at this dais makes that recommendation. As long as there's a State agency overseeing water, just like there's a State agency overseeing electric rates or a State agency overseeing gas, it's going to be



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their call. It won't be the call of this community. If you have any questions I'll be glad to answer those.

John Steinbrink:

Mike, do you want to go on to—Mike, did you have a question? Okay. We're in Item 3, Trustee comments. Trustee Allen couldn't be here this evening but he did send along a video or a presentation let's call it.

Clyde Allen Presentation:

Good evening. Sorry I can't be with you this evening, but I did want to talk to you on the 2008 budget proposal. Four budgets have been sent to notice of publication for vote by the Village Board. The general fund, that's an increase of \$46 or 5.7 percent on an average home. Clean Water with no increase from the \$3 per ERU. Solid Waste no increase in the \$13.50 per month fee, but an optional change in service would result in a reduction of up to \$1 per month. In Water and Sewer there's no change in that and that will be brought to you at a future Board meeting.

The budget that I want to talk to you about is the general fund budget. The facts are taxes will increase on an average residential home by \$46 annually or about \$4 a month. The dollar amount is \$886 in 2008 up from \$840 in 2007. The mill rate goes from \$3.10 to \$3.27. Expenditures increased by \$800,000 up to a total of \$10.9 million in 2008. What caused this increase? Beside the normal increase in expenditures for personnel, benefits, fuel, electricity, heating and such, I'll give you some details. Debt service principal payments increased by \$90,000 in 2008. Please note that in 2008 it's our spike year in the debt service payments. In 2009 our payment is \$425,000 less than it is in 2008. That is a very important factor in our future plan.

An additional police officer at \$71,000, an additional fire medic at \$48,000. Capital items included in the 2008 budget public safety to replace radio counsels for \$123,000; police vehicles for fleet replacements and additions \$164,000; a snow plow for \$136,000; a public works truck for \$25,000; parks a John Deere mower for \$36,000; road maintenance totaling \$200,000. I saved road maintenance for last because there are some discussion points. This was one topic that over the past year and during election time it was a major concern for residents and I agree. This year the \$200,000 will serve about three to four average sized subdivisions and this will be an annual program over the next several years with funding already in place for the road maintenance program.

Pleasant Prairie has always had a five year capital plan, but the levy limits kept the Village from having a funding mechanism in place. Pleasant Prairie has tried to pay for most capital items without having to issue bonds because the Village established a pay as you go system as opposed to the philosophy whereby many municipalities they issue bonds for all capital items. The advantage of the pay as you go system is it keeps the spending down and it prevents municipalities from getting into the happen of borrow and spend as sometimes they do. This can get municipalities into financial difficulty and with it carries a large debt.

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There are some disadvantages to the pay as you go system as you will hear about a little later. By using the levying dollars to fund \$775,000 in capital items we are accomplishing several objectives. One, we keep the debt to a minimum. The Village general fund will end 2007 with a debt of \$9.2 million. At the end of '08 our debt will be \$7.1 million. Number two, it will assure that our protective services personnel are provided with necessary vehicles and equipment so they continue to serve the Village residents with the highest quality of service around, services that we have come to expect and deserve. Three, maintaining equipment at a good functioning level for public works and parks. Four, it will stay in excellent financial health and keep or increase our bond ratings as high as they are.

We will be borrowing \$2.23 million in 2008 for three capital projects. They are bridge reconstruction for \$266,000; parks north ball field amenities for \$208,000; and the 80<sup>th</sup> Street project from Cooper Road to 57<sup>th</sup> Avenue \$1.75 million. As you know, the corner of Cooper Road and 80<sup>th</sup> Street is probably the worst in the Village as it is in dire need of traffic control signals. The project design and plans have been completed but the construction component was never started due to funding.

As an additional note, over the next few years the Village will reconstruct 85<sup>th</sup> Street west of Cooper Road and 116<sup>th</sup> Street as well. State funding has already been secured for 85<sup>th</sup> Street, and the State funding for 116<sup>th</sup> Street has been applied for.

I would like to talk to you about the financial health of a Village next. I assure you that the Village's financial health is excellent. There are four key tools the public can use to monitor it. One, review the past three years' audited financial from Virchow-Krause who is a world leader in auditing governmental accounting. Two, review the balance sheet or have someone help you with it. A balance sheet can provide a person with a vast amount of information if one knows how to really look for and read a balance sheet in depth. Three, the Village maintains a 15 percent restricted reserve on the books for emergency use and to maintain our excellent bond rating. And, fourth, the bond rating the Village has from Moody's and Standard and Poors both show we are in excellent financial condition.

With over 20 years in budgeting in the private sector, on the County level and now at the State level I stated that I wanted to be the taxpayers' watchdog. What has occurred is this. When the Village Administrator and Treasurer gave the proposed budget in its original form to the department heads and Village Board it went through hours of scrutiny with additions, deletions and modifications made by Village Board members. Items as small as office supplies to personnel and capital items were affected. Yet, some items were discussed without change. All of this went on open to the public on Saturday working sessions.

As a representative of the Village taxpayers, I gave this project its due diligence. I support this budget for the following reasons. One, it contains fiscal integrity. Two, there is no waste in this budget. Yes, we could cut items from this budget to reduce the mills rate, but I'd have to seriously have to ask you the question do you want to pay now or pay more later? It's like when your oil light comes on in your car, do you spend the money to take corrective action or do you wait and suffer further damage at a higher cost? I don't like paying taxes any more than anyone

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else so I certainly wouldn't support a small increase if it wouldn't save us more money in the long run. Remember, this is our first mill rate increase in seven years.

With a financial plan set in place for the 2009 budget the future is even brighter. Lastly, I will never support a referendum for items that should have been included in the capital budget. That is why we are in this position right now. With this budget being proposed we are getting current on our capital needs. Some of the Village's future capital items have funding sources already in place, hence we are not just taking care of today but we are preparing for the future.

How did we get in this position? There are two schools of thought in governmental budgeting. One, levy only the items necessary for the upcoming year. This is the philosophy that Pleasant Prairie has lived by. This is the pay as you go system. As a capital item is needed you increase the budget in the following year. The other school of thought is levy the taxpayers as to include an extra levy in dollars to save and make a forced savings in a reserve. In this philosophy the municipality sets the spending budget and adds more to the levy so they can establish, maintain or increase the forced reserves. They stay on hand creating higher taxes for the people. This is the philosophy that begs the question why should I be taxed today for items or services that may be provided when I'm not here to benefit from them.

There is no right or wrong philosophy. You can see why now when a former Governor of Wisconsin signed off on establishing tax levy limits, while it appears to be a good piece of legislature it punished and restricted municipalities like Pleasant Prairie. Municipalities who follow guidance under the levy taxes and put them into reserves were able to continue and tax the reserve or spend the extra rather than putting it to reserves. Pleasant Prairie didn't have that luxury. It precisely how Pleasant Prairie got into the position it has been in for several years now. Through the practice of being fiscally responsible the Village is overcoming the aforementioned hurdle and is able to continue to provide a continuum of excellent services. The other obstacle the Village faces in unfunded federal and State mandates. Year after year we have seen other portions of our annual tax bill go up like County, Unified, Gateway, yet this is the first mill rate increase in seven years for the Village.

Finally, I want to leave you with a thought provoking question. No way should this be misconstrued as any type of comparison whatsoever. How many of you would have the same quality of life or standard of living if you didn't have a pay increase in seven years? Thank you for listening and have a very Pleasant Prairie evening.

John Steinbrink:

Other Board comments or questions?

Mike Serpe:

Thanks, John. I'm not going to repeat what Clyde said or what Mike had said earlier. I think you covered the bases quite well. What I am going to say is that we have a group of employees led by their department heads that just do an excellent job on behalf of the citizen of this Village. What we also have is a Board that gets along with and works with the department heads and the

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employees and that is crucial, very crucial. I almost have to take a number now to talk to Mike because Steve might be in there, Monica might be on the phone, Clyde and then eventually me. That just makes the Village work in a very, very positive good way and puts us into the future in real good position. I commend the staff, I commend Mike. We have an excellent Village with a responsible budget, one that I can wholly support without any reservation.

John Steinbrink:

Thank you, Mike. Monica?

Monica Yuhas:

This being my first budget I really didn't know what to expect. After the first working session and seeing the department heads come together and as a Trustee I could ask questions and I could get answers it made my job much easier coming to a final budget and I do appreciate everyone's help in that. Department heads and staff are always willing to answer any questions I may have an explain everything in great detail, and it's a great help to a Trustee to have that information readily available when it comes down to making these final decisions. I'm very proud of this budget and I support it 100 percent.

Steve Kumorkiewicz:

After Mike, Monica and Clyde made their comments there's not too much left to say. I have to say I'm very proud to be part of this Board for so many years. It's amazing the way the departments came together on Saturdays to work on the budget. It's the only government in the State to do that, work on Saturdays. One of the reasons that the Village is so successful is because there is a trust between the Village Board and employees working as one. In seeing this budget some obligations . . . it was very well explained by Mike and Clyde did an excellent job. I believe we're in a better position now than the last six or seven years. With that I think there's not too much I can add. But thank you everyone involved in the Village for the unpaid hours spend getting to the budget. It was amazing . . . roundtable. They were not Trustees or department heads. We were all people discussing what's going to happen in the Village regardless of who they were and it did work very well. Thank you to all of you involved in this.

John Steinbrink:

I think everything has been pretty well covered here this evening. The taxpayers of Pleasant Prairie expect and enjoy a safe and secure community. That's one of the things I think they appreciate most is knowing they can go to sleep at night, feel safe, be secure. A problem arises we have the personnel, the equipment and knowhow to take care of any problem that arises. We added to that safety and security with the addition of the staff we added in the budget this evening. We also enjoy some of the finest services provided by any community around, snowplowing, garbage, leaf collection, and now we're even working towards protecting the environment with our water quality. That's something all communities will have to do in the future as we move through the process. I think we're starting with the larger communities and

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working our way down. It's important. The environment is something we can't replace and we're taking the initial steps here to make sure we do protect the environment.

Water, something you hear so much about today. We're very, very lucky to be living in a place that we are with the Great Lakes and the availability of water. You look at Georgia, Atlanta, the rationing going on there. The fighting going on over the last bits of water in that reservoir or that lake. It's something we don't experience here. Yes, we don't like the price. Hopefully we'll be able to negotiate something with that in the future and that's unfortunate that we have to do that. But when we're at the mercy of buying water from the City of Kenosha we have very few options out there.

Dick Ginkowski mentioned the police department and the fact that we do have a low number of officers for a community our size. But the one thing we do show over and over and over is the productivity of those officers, the work they do, the leadership that's out there and it's reflected in our statistics. Nowhere do people get better service than they do in Pleasant Prairie.

It was mentioned and this was brought up last time in the budget process the fact that other municipalities they put money away. Well, the taxpayers pay to put that money away. When you look at the dollars reflected in the budgets in those other municipalities that's something the taxpayers and the Village of Pleasant Prairie haven't had to do what was done in these other communities. As Clyde stated maybe you don't want to be paying for into the future when you're not going to be there to enjoy it. Pay me now, pay me later, it goes both ways. But this is a good budget. It was an open budget. Everybody had a chance to participate. With that, I will close the—unless there's other comments? Trustee comments?

Mike Serpe:

The only one I will make, Mr. Chairman, is to approve Resolution 07-80.

Steve Kumorkiewicz:

Second.

**SERPE MOVED TO ADOPT RESOLUTION #07-80 - RESOLUTION RELATING TO ADOPTION OF 2008 BUDGET, CAPITAL IMPROVEMENT PROGRAM, PROPERTY TAX LEVY, RESERVE BALANCES AND DEBT SERVICE FUND; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.**

Steve Kumorkiewicz:

I make a motion to adopt Resolution 07-81.

Mike Serpe:

Second.

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John Steinbrink:

Motion by Steve, second by Mike for adoption of Resolution 07-81. That is the resolution relating to the adoption of the 2008 Sewer Utility budget. Further discussion on this item?

**KUMORKIEWICZ MOVED TO ADOPT RESOLUTION #07-81 - RESOLUTION RELATING TO ADOPTION OF 2008 SEWER UTILITY BUDGET; SECONDED BY SERPE; MOTION CARRIED 4-0.**

Mike Serpe:

Move approval of 07-82.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve of adoption of Resolution 07-82, resolution relating to the adoption of the 2008 Water Utility. Comments or questions on this item?

**SERPE MOVED TO ADOPT RESOLUTION #07-82 - RESOLUTION RELATING TO ADOPTION OF 2008 WATER UTILITY BUDGET; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.**

Monica Yuhas:

Move to approve Resolution 07-83.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Monica, second by Steve for adoption of Resolution 07-83, resolution relating to the adoption of the 2008 Solid Waste fund budget. Comments or questions on this item?

**YUHAS MOVED TO ADOPT RESOLUTION #07-83 - RESOLUTION RELATING TO ADOPTION OF 2008 SOLID WASTE FUND BUDGET; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.**

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Steve Kumorkiewicz:

Move to adopt Resolution 07-84.

Monica Yuhas:

Second.

John Steinbrink:

Motion by Steve, second by Monica on adoption of Resolution 07-84, resolution relating to the adoption of the 2008 Clean Water fund budget. Comments or questions on this item?

**KUMORKIEWICZ MOVED TO ADOPT RESOLUTION #07-84 - RESOLUTION RELATING TO ADOPTION OF 2008 CLEAN WATER FUND BUDGET; SECONDED BY YUHAS; MOTION CARRIED 4-0.**

**B. Consider Resolution #07-76 to change the official address of the property located at 6131 104th Street to 6207 104th Street.**

Jean Werbie:

Mr. President and members of the Board, this is Resolution #07-76 and it's to change the official address of a property located at 6131 104<sup>th</sup> Street to 6207 104<sup>th</sup> Street. On November 5, 2007, the Board had adopted Resolution 07-72 to initiate the address change for this property. The property is identified as Tax Parcel Number 92-4-122-271-0031. The address change proposed is a result of the platting of the Courts of Kensington Subdivision which is generally located on the north side of 104<sup>th</sup> Street at approximately 62<sup>nd</sup> Avenue as shown on the slide.

The address of the existing home on the south side needs to be reassigned so that it falls in line with respect to the new 62<sup>nd</sup> Avenue. This need for the change for the address was presented to the Plan Commission and the Board at the conceptual plan, preliminary plat and final plat stages for this subdivision. If approved by the Village Board the address change would be effective on January 1, 2008. This is a matter for public hearing.

John Steinbrink:

This being a public hearing we'll open it up to public comment or question. Did we have a signup sheet for this? Anybody wishing to speak on this item? Is there anybody here wishing to speak on this item? Seeing none I'll close the public hearing and open it up to Board comment or question.

Mike Serpe:

Jean, did we have contact with the property owner on this?

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Jean Werbie:

They received notification several times with respect to the Plan Commission and the Board. To my knowledge I have not received any communication from them.

Mike Serpe:

Move approval of 07-76.

Monica Yuhas:

Second.

John Steinbrink:

Motion by Mike, second by Monica. Further discussion on this item?

Steve Kumorkiewicz:

Yes, I have a question for Jean. Jean, looking at the location of 62<sup>nd</sup> Avenue and 63<sup>rd</sup>, it appears to me that 6207 related to the position of this property is a very low number. It appears to me it should be more 6257 because of the properties over there - there are empty lots. So eventually you're going to have to have property or whatever . . . on what the numbers will become. Are we going to have to make another change?

Jean Werbie:

The plan is that there would be a public road connection at 62<sup>nd</sup> Avenue south of Highway 165 or 104<sup>th</sup> Street, so there is the possibility of only new lot that could be created between 62<sup>nd</sup> Avenue and the land to the west.

Steve Kumorkiewicz:

Only one lot?

Jean Werbie:

Correct.

Steve Kumorkiewicz:

Okay.

Jean Werbie:

So we felt that it would be appropriate to identify it as 6207.



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Steve Kumorkiewicz:

Thank you.

**SERPE MOVED TO ADOPT RESOLUTION #07-76 TO CHANGE THE OFFICIAL ADDRESS OF THE PROPERTY LOCATED AT 6131 104TH STREET TO 6207 104TH STREET; SECONDED BY YUHAS; MOTION CARRIED 4-0.**

## **8. CITIZEN COMMENTS**

Jane Romanowski:

Bob Babcock.

Bob Babcock:

Bob Babcock, 11336 lakeshore Drive. I just had three quick things I wanted to mention but I've got a fourth one now. Please put padded seats in the budget for the Village Board meeting attendees. I'm sure you don't have it in there but look for it for the following budget.

Immediately following the Board meeting two weeks ago I got tabbed with a new nickname, perennial gadfly. Some people just shortened it up and just call me pg, and I guess now I've joined the company of Al Sharpton and Jesse Jackson but who am I to complain? Just to set my mind straight regarding citizens' comments, it's my understanding when we make citizens' comments we will get a—if there's going to be a response we will get it immediately following the citizens' comments and we don't have to wait until the Board comments at the end of the meeting.

Then the last thing my main comment tonight was to congratulate Ms. Werbie and her crew on the excellent Café meeting last week. I hate to do this but I'd kind of like to congratulate the Board for gathering citizens' input to assist them in their decision making process. And I was very impressed with the genuine constructive interest shown by all of the employees and all of the attendees at that meeting and they had good pizza, too.

Jane Romanowski:

Ron Formella – [left meeting]. Dick Ginkowski.

Dick Ginkowski:

Dick Ginkowski, 7022 51<sup>st</sup> Avenue. I second all what Bob Babcock said except for the padding. I think I'll forego that if we install a fireplace. I think we may even get some volunteers to bring the wood. We're saving money, we can spend a little bit for heat. But in all seriousness I also thought that the Café was an excellent idea and perhaps one that can be modeled for some other issues and things that come in the Village. I know that more than just this particular night there's

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been a lot of work over the years. This has sort of been a dream in progress that was just not something that came up a year ago. I think some of the concept in Village Green maybe perhaps eight, ten years ago were dreams and thoughts. So to see that kind of come into fruition is probably a good idea and maybe the prototype for some other potential development areas for localized commercial and residential development that may become necessary as the Village grows. It's a very good thing.

One of the things I wanted to comment about is Item 10A on the agenda. That was a conflict at the last Board meeting. Item 10A, and I thought it was very interesting, Clyde and Monica were very adamant and I thought appropriately so that the 20 percent level be maintained. That was something that through discussions and representations to people who gave their blessing to the project before it came to the Board was important. I also, by the same token, had sympathy for Mr. Mills' comment that the market's flat what happens if and fill in the blank. While I have sympathy for that I also trust the judgment of the Board that, you know, if there's a problem like that come back and we'll see what we can do to work with you on a temporary basis. But I see no need to deviate. And I congratulate Clyde and Monica on that. I think that's absolutely appropriate. Not that I want to discourage appropriate development. I think it's good, it's a good project, it certainly will improve a corner that has been let go down the tubes for a while.

But more importantly I think it's important to maintain some level of consistency in how we deal with developers, that they really need to have some type of a level playing field. We do need to have some flexibility. If there is a problem we can address the problem, but I do believe that it's appropriate to keep the standard there and make sure that that standard is there so that anyone coming in knows that that's what it is and there won't be one project favored over another. So I believe while flexibility is critical, I also believe that Clyde and Monica were very much on target with that, and I urge the Board to consider sticking to its guns with regard to that particular issue with the caveat that if that problem should come to pass as Mr. Mills identified, that he should have the ability to come back to the Board or anyone else who may be aggrieved, perhaps a particular condominium owner, and seek some temporary relief. Thank you.

Jane Romanowski:

There are no more signups, Mr. President.

John Steinbrink:

Anyone else wishing to speak on citizens' comments? Mr. Braig?

John Braig:

John Braig, 4707 84<sup>th</sup> Street. This meeting has now gone on for about two hours. If I look at the agenda correctly we're still on page 1 of a three page budget. If I'm not mistaken in the minutiae of budget preparations there was an adjustment made to summarize the Board meetings rather than verbatim transcription, and if that's true tonight is good evidence that you made a good decision.

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John Steinbrink:

Anyone else wishing to speak? Hearing none, I'll close citizens' comments. We'll move onto Item 10. The first item being Item A and that is to—

Monica Yuhas:

Oh, wait, excuse me.

John Steinbrink:

I'm sorry. We skipped over one there. I'm getting beyond John's page 1 here right away to page 2.

Monica Yuhas:

I would just like to respond to Mr. Babcock. You are correct. Board comments we can make a comment to your response and you won't have to wait until the very end.

(Inaudible)

Monica Yuhas:

You're welcome.

John Steinbrink:

Any other responses? Hearing none we'll move onto Item 9. I don't want to skip over that one.

## **9. ADMINISTRATOR'S REPORT**

Mike Pollocoff:

I did not prepare one tonight because I think we had plenty to talk about.

John Steinbrink:

Then we'll get to page 2.

## **10. UNFINISHED BUSINESS**

- A. Receive Plan Commission Recommendation and Consider Resolution #07-71 to approve the Preliminary Condominium Plat for the redevelopment of the properties for 4-7 unit condominium buildings to be known as Springbrook Place generally located at the southeast corner of 91st Street and 22nd Avenue (CTH ML).**

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Mike Serpe:

Move to remove it from the table.

Steve Kumorkiewicz:

Second.

**SERPE MOVED TO REMOVE ITEM 10 A FROM THE TABLE; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.**

John Steinbrink:

We'll get them all there. Jean?

Jean Werbie:

Mr. President and members of the Board, this in fact was unfinished business from our last meeting. The PowerPoint presentation is still from the very beginning where we had talked about the preliminary plat for this project so I'm going to go through these initial slides pretty quickly to get to the items of discussion from the last meeting.

Again, the petitioner was requesting to redevelop some properties at the southeast corner of 91<sup>st</sup> Street and 22<sup>nd</sup> Avenue. There is an existing strip mall at that location which is run down and deteriorated. It's proposed to be razed, and he is proposing a residential land use to be located at that location, a condominium development. There were some environmental assessments that were completed for this property, a Phase 1 and Phase 2. We did learn that the site was contaminated and so the developer came forth to the Village to seek some assistance or to work with the Village in order to help remediate this particular site.

What we did find is the soil contamination did exist on the eastern portion of the development site, an area that does need to have the soil removed and remediated. There was also groundwater contamination that was also found on the site due to previous land uses that had been dumping or leaking in that location.

You will remember that we did show you some photographs that were taken as part of the blight determination study that was forwarded to the Community Development Authority of the Village. They did determine that the site was a blighted condition site. To assist with the cleanup of the site the developer requested and the Village approved to create Tax Increment District #4 to provide for blight elimination, rehabilitation and redevelopment of the existing property to create an economically viable future land use in this area benefitting the immediate area as well as the Village.

We did go through all the various meetings that the Plan Commission, the CDA, the Village Board and the joint review Board had held in order to determine whether or not we would consider this as an eligible TID project.

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The developer as part of this project then presented a Springbrook Place Condominium Development to be developed at this location. What he was proposing were four buildings, seven units each or 28 total units. The Plan Commission recommended and the Board also did support the neighborhood plan and the comprehensive plan amendments for this particular property. There was a total of 3.35 acres with four 7-unit buildings that were proposed. We went through each of the condominium buildings with respect to the square footages. There was some question at the Plan Commission meeting with respect to the sizes. All of that information has been clarified and has been placed correctly on the plat. In fact, we have charts that show square footages of units as well as the garages for each of the units proposed.

We did discuss open space on the site where the detention basins would be located and where the trees would be preserved on this site. We indicated that the developer would be installing municipal or public sewer and water. All other amenities on the site would be private including access and storm water. What he was requesting through this preliminary plat was the rezoning of the property to the R-11 UHO and eventually to the PUD designation. We specifically outlined in the PUD all the different details, the amounts and the sizes of the areas to be covered with brick. One of the things that the developer and I are still working out is we would like to modify the color of one of the bricks and we are still working that issue out. It's not a significant issue.

But at the last meeting there were two issues that were brought forth that we discussed prior to approving this preliminary plat. The first is the percentage of owner occupied units that would be as part of this development. And what we have agreed to between the staff and the developer is that 80 percent of the units would be owner occupied as presented initially by staff, and up to 20 percent of the units could be rental units. The modification that we had made or the agreement that we had made with the developer is that it should clearly state that the declarant has the right to pass on that rental provision to the owners of the condominium association, that he does not have to wait until all of the units are built in order to transfer a portion of that right. The staff just cautioned him as to when he would like to transfer that right, but the bottom line is that 80 percent will remain owner occupied and 20 percent maximum would be rental which would be six units. So that's what we had agreed to.

And one other modification is that the way the previous presentations were given they identified that there would be two units built in the next two years, and it looks like we're probably going to spread that out so that for marketing reasons because of the soft market at this point that a minimum of one building per year would need to be completed. Certainly if the market picks up and he's doing very well out there he certainly can construct those units sooner than later.

So those were the outstanding issues with respect to the concerns that the Village Board had. We did work out those issues. We did, in fact, also work out most of the issues in the development agreement that's going to be coming to the Board at their next meeting on December 3<sup>rd</sup> so that remediation work can begin. So we'll be bringing those documents to you in December as well as the final condominium plat before the Plan Commission and the Board in December.

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Mike Serpe:

Thanks, Jean. Mike, has the water issue to the Mullins' property been resolved as well?

Mike Pollocoff:

I don't know there's—to be honest with you I don't think there was anything resolved. To me that was a requirement.

Mike Serpe:

Okay. But the Mills are going to run the bore, the line to the property line of the Mullins and then the Mullins will pick it up from there?

Mike Pollocoff:

No, they're going to run it from the water main on the Mills' site to what would be identified as the bore hole, so in other words close to their house so there's not an unnecessary gap in there. Mullins pays for everything from their property line in. So that way it ends up being one construction activity. Mullins don't go back in and break up the concrete and the pavement. For us it happens better if it just all happens at once. So we're just requiring that the developer pay for the improvement on his land and the Mullins pay for the improvement on their land.

Mike Serpe:

Okay. I think the major item we were looking at here is the 20 percent and it sounds like it's been resolved.

Monica Yuhas:

And I'm happy with that compromise. One question, though. Who enforced or checks that 20 percent? Is it up to the homeowners association to do that? How is that done through the Village? How do we know that we're at a 20 percent and we're not at 40 percent rental?

Jean Werbie:

Initially it will be the declarant's responsibility, Steve Mills, to keep track of all that information as to who lives where in each of the units, and then that responsibility will be transferred to the condominium association for them to track and to trace who the owners are for each of the individual units and if they're owners or renters in those units.

Monica Yuhas:

Thank you.

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Mike Serpe:

I have a question on the homeowners association. Can you be a member of the association as a renter?

Mike Pollocoff:

No.

Jean Werbie:

I don't think so.

Mike Pollocoff:

My understanding of the declarations I've seen is you're not a voting member. Only the owner is a voting member.

Jean Werbie:

Right.

Mike Serpe:

So no renter will be an officer of that association, won't even be a voting member?

Mike Pollocoff:

No.

Mike Serpe:

Okay, fine. Move approval of 07-71.

Monica Yuhas:

Second.

John Steinbrink:

We have a motion and a second for approval. Any further comments or questions?

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**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT RESOLUTION #07-71 TO APPROVE THE PRELIMINARY CONDOMINIUM PLAT FOR THE REDEVELOPMENT OF THE PROPERTIES FOR 4-7 UNIT CONDOMINIUM BUILDINGS TO BE KNOWN AS SPRINGBROOK PLACE GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 91ST STREET AND 22ND AVENUE (CTH ML) SUBJECT TO STAFF COMMENTS; SECONDED BY YUHAS; MOTION CARRIED 4-0.**

John Steinbrink:

Before we move on to new business maybe we'll just take a five minute break here.

(Break)

## **11. NEW BUSINESS**

- A. Receive Plan Commission Recommendation and Consider Res. #07-77 to approve the Preliminary Plat for the request Fouad Saab, agent, for JM Squared LLC, owner, for the approximate 15 acre property, generally located on the west side of 28th Avenue, south of 116th Street, at the approximate 11900 Block, for the proposed 19 lot single-family subdivision to be known as The Orchard Subdivision.**

Jean Werbie:

Mr. President and members of the Board, this item is to request preliminary plat approval for The Orchard Subdivision which is located south of 116<sup>th</sup> Street at approximately the 11900 block. The Orchard Subdivision is proposing 19 single family lots, 18 new lots and one existing lot. It's a single family subdivision that's located on the west side of 28<sup>th</sup> Avenue and east of the Kenosha County Bike Trail south of 116<sup>th</sup> Street.

The Plan Commission had gone through a series of public meetings since November of 2006 where they addressed through a series of public hearings and public open houses questions and concerns that were raised by residents on 28<sup>th</sup> Avenue that had to do with construction, density, conformance with the comprehensive plan and neighborhood plan, location of water drainage, payment of impact fees, extension of municipal water service and placement of street lighting and signage. The developer has addressed all of these concerns.

As some additional background information, we have gone through various steps from the Sheridan Woods Neighborhood Plan approval, conceptual plan approval and conceptual plan and zoning map amendment before the Village Plan Commission for this subdivision. As you know, this particular project is part of the Sheridan Woods Neighborhood Plan area that was approved by the Plan Commission in August of 2001. The neighborhood plan amendment in February of 2007 shows how the modification fit into the existing neighborhood and how it abuts up to the existing proposed and newer subdivisions in this particular area. The modification that was proposed back in 2007 actually reduced the density overall within the neighborhood as well as pursuant to the comprehensive plan.



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The Village Board also took several steps through several meetings to support the Plan Commission resolutions for the neighborhood plan as well as the zoning map amendment for this property. As you know, the property is currently zoned R-3, Urban Single Family Residential District. There are some outlots that are zoned PR-1, Park and Recreational District, and the Lowland Resource Conservancy areas are zoned C-1, Lowland Resource Conservancy.

This is a map that merely delineates where the zoning is in the particular area of the subdivision. The preliminary plat which is what you have before you this evening is based on a 15 acre plot of land. Again, they're proposing 19 single family lots. The lots range in size from 20,111 square feet to 36,431 square feet. The average lot size is over half an acre and all of the lots meet or exceed the minimum requirements of the R-3 District. The net density for this development is 1.53 units per net acre. Population projects based on full build out would be 52 persons or 12 school age children or 8 public school age children.

A variance is yet to be sought for this development and that is for the length of a dead ended road or a cul-de-sac that exceeds 1,300 feet in length. At this time the Village's Land Division and Development Control Ordinance only allows dead ended roads to be 800 feet in length, so they will be seeking a variance from the Village Land Division and Development Control Ordinance before this Board for that modification.

With respect to open space, 13 percent of the site is in open space which includes wetlands, woodlands and other open space. A landscape plan has already been prepared by the developer that identifies that there's going to be street trees that are planted every 50 feet, minimum of 6 feet 2 inch caliper in size. They will be planted along all of the public road right of ways as well as they have presented a landscaping plan for the planting within the cul-de-sac islands and around the Outlots 1 and 2 which are the basins and the wetlands on the site.

Site access there will be one access roadway into this development from 28<sup>th</sup> Avenue. It's actually going to be 120<sup>th</sup> Street, not Orchard Drive, that will access this particular subdivision. The public roads with respect to 28<sup>th</sup> Avenue there will be some additional right of way that is dedicated by this development for a future widening when and if that occurs for 28<sup>th</sup> Avenue. What we have discussed with respect to construction access and the use of 28<sup>th</sup> Avenue for this development is that the construction access for public improvements as well as new home construction would access the site from 28<sup>th</sup> Avenue from the south from the State Line meandering and working its way through the Prairie Trails East Subdivision to this particular development. No construction traffic is intended to pass north on 28<sup>th</sup> Avenue to 116<sup>th</sup> Street. What that means is that this development must wait for the Prairie Trails East Subdivision to be constructed or there needs to be some cross-access easements provided in order to gain access through that subdivision to get to this subdivision for construction purposes.

There were a number of concerns raised with respect to children walking up and down 28<sup>th</sup> Avenue. Again, we believe with no construction traffic headed north and with the monitoring of the hours and to monitor the activity in that particular area and discussing the matters with Kenosha Unified and the neighbors that there should be no issues with respect to kids and the truck traffic coming in and out of this subdivision.

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There was a question raised early on whether or not this water main could be looped to provide a greater pressure for this particular subdivision and the subdivision to the south, Prairie Trails East, and this slide indicates that there is going to be a looped type system between 28<sup>th</sup> Avenue looping through The Orchard then coming through easements on Lots 7 and 8 in The Orchard Subdivision through lots 41 and 40 along the lot line through Prairie Trails and then looped around.

Municipal sanitary sewer will need to be extended also as a developer cost. It's located in 28<sup>th</sup> Avenue. It will continue through the development within 120<sup>th</sup> Street and 29<sup>th</sup> Court. There were a number of questions raised on storm water and flooding. I believe these were all answered at the Plan Commission meetings that were held regarding this project. The developer has designed a storm water management plan that meets with the requirements of the Village and the Wisconsin DNR. It identifies that there will be two ponds that will service this development, one on the east end, one on the west end. They talked about the ponds having a safety shelf, that there be swales and berms to service this particular area and that there would not be any additional concerns regarding storm water because the water was not leaving the site at a faster rate that could be handled by this system, and the fact that this water is not going to be headed north towards the Tobin Creek which was a concern of one of the residents.

We did discuss at length storm water pond safety concerns for this particular development, and as I indicated there will be a ten foot wide safety shelf. The developer agreed not to install any berms or screened fencing so that you can see these ponds that are located on the property. But they identified that there would be some landscaping and signage and other things to try to keep children from going into these pond areas. Again, as I mentioned construction traffic, this slide illustrates where the construction traffic would wind through Prairie Trails East to access this particular site.

There were some questions with respect to street lighting for the development. Street lights were proposed at the entrance and at any intersection within the development. There would be no other street lighting. The developer may use individual yard lights within the subdivision. The neighbors requested that there not be separate monument signage for this development, so they have taken that out of their budget as well. The developer as agreed to cost sharing of additional funds, developer contributions, in addition to impact fees in order to address current shortfalls in funding and fees that are collected for police, fire, EMS and public works. And these impact fees will be used for future projects within the Village.

The developer has agreed to enter into an agreement with Ted Pickus and the Prairie Trails East developers in order to facilitate the installation of municipal water through Lots 40 and 41 in the Prairie Trails East Subdivision. There's also some discussion that if there's any damages to the completed gravel roadways that the Village would be doing the inspecting to see if any damages were incurred by The Orchard development. This is just a slide that we had used at the Plan Commission meeting to identify the dwellings that existed on 28<sup>th</sup> Avenue and those that were currently vacant.

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With that, the staff and the Plan Commission recommend approval of the preliminary plat for The Orchard Subdivision subject to the comments and conditions as outlined in the staff memorandum, and those conditions set forth in Resolution 07-77 for this subdivision.

John Steinbrink:

Mike?

Mike Serpe:

Mr. Chairman, I would move approval of 07-77.

Monica Yuhas:

Second.

John Steinbrink:

Motion by Mike, second by Monica. Further discussion on this item?

Steve Kumorkiewicz:

One question for Jean. Jean, refresh my memory. These two outlots are wet or dry?

Jean Werbie:

Wet.

Steve Kumorkiewicz:

Wet, okay, thank you.

John Steinbrink:

Other comments or questions?

**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION PLAN COMMISSION RECOMMENDATION AND CONSIDER RES. #07-77 TO APPROVE THE PRELIMINARY PLAT FOR THE REQUEST FOUAD SAAB, AGENT, FOR JM SQUARED LLC, OWNER, FOR THE APPROXIMATE 15 ACRE PROPERTY, GENERALLY LOCATED ON THE WEST SIDE OF 28TH AVENUE, SOUTH OF 116TH STREET, AT THE APPROXIMATE 11900 BLOCK, FOR THE PROPOSED 19 LOT SINGLE-FAMILY SUBDIVISION TO BE KNOWN AS THE ORCHARD SUBDIVISION, SUBJECT TO STAFF COMMENTS; SECONDED BY YUHAS; MOTION CARRIED 4-0.**

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- B. Receive Plan Commission Recommendation and Consider Res. # 07-78 to support an amendment to the Village Comprehensive Plan for the request of Ronald Zechel of U.S. Cellular, agent; on behalf of Kevin Kenaga, property owner; to change the land use designation of the 0.85 acre subject property located on the east side of Sheridan Road, at the approximate 10900 Block (immediately north of the Village Supper Club), from Low-Medium Residential to Governmental and Institutional to coincide with the proposed I-1, Institutional District zoning of the property to accommodate a proposed upgraded cell tower facility.**

John Steinbrink:

Jean, there's several other ones here, you want to take those all separately, though?

Jean Werbie:

I would like to make the presentation on both Items B and C so the next item as well.

John Steinbrink:

Okay, then we'll take up C as well.

- C. Receive Plan Commission Recommendation and Consider a Zoning ~~Text~~ [Map] Amendment (Ord. #07-49) for the request of Ronald Zechel of U.S. Cellular, agent; on behalf of Kevin Kenaga, property owner; to rezone the subject property from the R-4 (UHO), Urban Single-Family Residential District with an Urban Land Holding Overlay District to the I-1, Institutional District to facilitate a proposed cell tower facility located on the east side of Sheridan Road, at the approximate 10900 Block.**

Jean Werbie:

And with Item C that I'm going to be discussing, there is a correction to the agenda. It should read, Receive Plan Commission Recommendation and Consider a Zoning Map Amendment, Ordinance 07-49, for the request of Ronald Zechel of U.S. Cellular, agent, on behalf of Kevin Kenaga, property owner, to rezone the subject property from the R-4 (UHO), to the I-1, Institutional District to facilitate a proposed cell tower facility located on the east side of Sheridan Road at approximately the 10900 block. So, again, that is a map amendment, not a text amendment.

The aerial photo on the slide identifies where the Kenaga property is located just north of the Village Supper Club property on Sheridan Road. A comprehensive land use plan amendment is requested then this evening. The amendment would be to modify the land use designation from a residential classification, which is low/medium residential, to the institutional designation. As shown on this map, all of the areas identified in blue are actually an institutional designation, all of lands which are currently owned by the Village of Pleasant Prairie. This is in order to accommodate an upgraded cell tower facility for U.S. Cellular.

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The zoning map amendment would be for Tax Parcel #93-4-123-301-0960. Again, this would be to rezone the property from the R-4, Residential UHO classification to an I-1 classification. U.S. Cellular has an existing 65 foot tall cell tower that's located on the east side of the street. In addition, there are existing antennas to be relocated from this tower to the new tower and a Kenosha County civil defense siren which would also be located to the new tower. U.S. Cellular has an existing ground mounted cabinet within a fenced in closed area that is surrounded by landscaping. Again, the intent is to acquire some additional land from Mr. Kenaga, remove this tower in the cabinets, and to build a structure that can hold the equipment as well as a larger cell tower. This slide identifies the site survey and the new tower would be 85 feet, the old tower 65 feet.

There is an existing gravel area that accesses the site. This area will need to be more clearly defined and paved and there will be grass that will be brought in or planted in that surrounding area along with some new landscaping and such, so we're trying to blend it in with the existing wooded area that is there and actually relocate or plant some additional trees surrounding this particular site. Again, there will be a much larger building for an equipment shelter as opposed to just the cabinetry that exists there today.

This U.S. Cellular equipment shelter is similar to other shelters that you have seen around the Village other than it's going to be all brick material all the way up and it will have a shingled roof. This project did receive a conditional use permit and site and operational plan approval before the Plan Commission subject to the modification of and acceptance by the Village Board of the comprehensive plan and the zoning map amendment you have before you this evening.

There was also some discussion, and I believe the petitioner agreed to at the Plan Commission meeting, and that was to if space did allow and it met setbacks to increase the size of this tower in order to accommodate an additional carrier. I'm not sure if Mr. Zechel had an opportunity to take a look at that since our last meeting, but that's something certainly we will work out with him prior to any issuance of any permits for this particular property.

The staff recommended approval as did the Plan Commission of the site and operational plan and the modification to the comprehensive plan, and we recommend the Village Board support the amendment to the comprehensive plan which is Resolution 07-78 as well as consider the zoning map amendment which is Ordinance 07-49 you have before you.

Mike Serpe:

Ron, when Jean was mentioning about the additional size and space possibly to co-locate extra heads—

John Steinbrink:

Give us your name and address.

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Ronald Zechel:

Sure, Ronald Zechel for U.S. Cellular, 3545 North 124<sup>th</sup> Street in Brookfield, Wisconsin. Yeah, we did take a look at it, Jean, and right now the way it's on the plans about 91 or 92 feet to the structure. According I think to your codes you have to be one to one to the structure. We're funny on the setback but it's to the adjacent building that's there right now. I think it's a one to one.

Now, one thing I was unclear of, Jean, and I'll talk to Kevin about it, we could possibly slide that another eight feet to the west. What we're talking about is the possibility as long as we're redesigning this tower to build it capable—it currently would be designed to not only take our antennas, new antennas, at 85 feet, we'd also be able to sneak another carrier in there at 75 feet underneath there along with relocating the civil defense siren and those other antennas. And the question had come up at the Plan Commission was whether or not can we make it available for a third carrier which would be give or take always a possibility. I propose we can make the tower expandable so if you ever—you've got a tower a little bit further to the west on Village property, so assume you take three or four carriers on that and take two carriers here or three you'd pretty much have yourself covered. So the question came up can we make it expandable for that third carrier. Of course we can. We can build a tower that's 85 feet expandable to say 95 or 100 feet to cover that.

The next question I'd ask Jean, is that one to one, if we designed the pole for—rather than moving it over an addition eight or nine feet to the west, can we design the pole to fall down within 70 percent, 80 percent?

Jean Werbie:

No.

Ronald Zechel:

No, it has to be a one to one. So we're talking about just sliding it over an additional nine feet and I think that can be allowed if we want to. So I mean I guess right now we would propose we could do that and just say we're going to go an additional eight or nine feet over to the west.

Mike Serpe:

So as I understand this then the land will allow you to put three—

Ronald Zechel:

We're going to just slide it a little bit over, move the pole another nine feet so we've got a one to one.

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Mike Serpe:

And you'll be able to put three houses?

Ronald Zechel:

We're going to build a pole 85 feet expandable to 100.

Mike Serpe:

That's great.

Jean Werbie:

So the housing unit would be able to accommodate any additional cabinetry as well?

Ronald Zechel:

Well, housing the way the fence design is right now it's covering the U.S. Cellular application and it's covering the monopole. So if we added another second carrier, that carrier would have to be—whether they come in with cabinets or whatever they'd have to expand. It's brush around there anyway. There are no trees. It's just all scrub brush mainly. So they would have to add in—they'd have to come in for site plan review and they'd have to add in a carrier—or they'd have to add in similar to what the Village has had. They'd have to come back to you and have to add a hut next to it. That third carrier would have to do the same thing. But the pole would be designed to cover.

Jean Werbie:

And there's room in the easement area to do that?

Ronald Zechel:

There's room in the site to do that, yeah. They'd have to work out an agreement with Kevin but there's room.

John Steinbrink:

Other comments?

Steve Kumorkiewicz:

I've got a question for Jean. Jean, if the tower goes from 95 to 100 feet, they're supposed to have the larger setback from the road or not?

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Ronald Zechel:

We're covering that right now.

Steve Kumorkiewicz:

You're going to cover that?

Ronald Zechel:

We're covering that. When we proposed the 85 feet on that, so we're making the adjustment now to cover that.

Steve Kumorkiewicz:

Okay, thank you.

John Steinbrink:

Other comments or questions? Thank you, Ron.

Monica Yuhas:

Move for approval of Resolution 07-78.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion and a second. Any comments or questions on that motion?

**YUHAS MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT RESOLUTION # 07-78 TO SUPPORT AN AMENDMENT TO THE VILLAGE COMPREHENSIVE PLAN FOR THE REQUEST OF RONALD ZECHEL OF U.S. CELLULAR, AGENT; ON BEHALF OF KEVIN KENAGA, PROPERTY OWNER; TO CHANGE THE LAND USE DESIGNATION OF THE 0.85 ACRE SUBJECT PROPERTY LOCATED ON THE EAST SIDE OF SHERIDAN ROAD, AT THE APPROXIMATE 10900 BLOCK (IMMEDIATELY NORTH OF THE VILLAGE SUPPER CLUB), FROM LOW-MEDIUM RESIDENTIAL TO GOVERNMENTAL AND INSTITUTIONAL TO COINCIDE WITH THE PROPOSED I-1, INSTITUTIONAL DISTRICT ZONING OF THE PROPERTY TO ACCOMMODATE A PROPOSED UPGRADED CELL TOWER FACILITY; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.**



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Mike Serpe:

Move approval of the zoning map amendment.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve on zoning map amendment, Ordinance 07-49. Further discussion on this item?

**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT A ZONING MAP AMENDMENT (ORD. #07-49) FOR THE REQUEST OF RONALD ZECHEL OF U.S. CELLULAR, AGENT; ON BEHALF OF KEVIN KENAGA, PROPERTY OWNER; TO REZONE THE SUBJECT PROPERTY FROM THE R-4 (UHO), URBAN SINGLE-FAMILY RESIDENTIAL DISTRICT WITH AN URBAN LAND HOLDING OVERLAY DISTRICT TO THE I-1, INSTITUTIONAL DISTRICT TO FACILITATE A PROPOSED CELL TOWER FACILITY LOCATED ON THE EAST SIDE OF SHERIDAN ROAD, AT THE APPROXIMATE 10900 BLOCK; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.**

**D. Receive Plan Commission Recommendation and Consider a Zoning Text Amendment (Ord. #07-50) to consider amendments 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 minimum roof pitch of 4:12 on dwellings and the Zoning Administrator's approval authority related to the reduction of the minimum roof pitch of 4:12 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.**

John Steinbrink:

You can repeat all that if you want, Jean.

Jean Werbie:

Mr. President, Ordinance #07-50 is to consider amendments to several sections of the Village Zoning Ordinance as it relates to the pitch of a new structure or new home, and this has to do with the residential district design standards in the Village Zoning Ordinance.

Specifically, the way the ordinance reads today is 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 or the eave length may be reduced as approved by the Village Zoning Administrator.

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What the Plan Commission had requested and initiated was for the Village staff to evaluate a number of the properties in the Village and elsewhere in the area as it relates to pitch on a roof of a new home. And they wanted to know whether or not we could incorporate some flexibility into the zoning ordinance with respect to discretion by the Village Zoning Administrator in order to see if we could look at some home styles that have roof pitches that are less than 4:12.

So the staff gathered a number of photographs which I'm going to show to you that show you primarily Frank Lloyd Wright prairie style homes, but various homes that nonetheless have a pitch that is less than the 4:12 and just provides for another variety of architecture and style.

The staff recommends that the current zoning ordinance be modified in that the initial language should remain but there be some discretion given to the Zoning Administrator on a case-by-case basis when presented with a unique home style or design to modify the design standards to allow for roof pitch that is less than 4:12. The Village Plan Commission and the staff recommended approval of the modification as presented.

Steve Kumorkiewicz:

I make a motion to approve.

Mike Serpe:

I'll second it with a question.

John Steinbrink:

Motion by Mike, second by Steve. Mike?

Mike Serpe:

Is there an appeal process to this?

Jean Werbie:

Any decision of the Zoning Administrator can be appealed to the Zoning Board of Appeals.

Mike Serpe:

Okay.

John Steinbrink:

We have a motion and a second. Other comments or questions?

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**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT A ZONING TEXT AMENDMENT (ORD. #07-50) TO AMEND 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 MINIMUM ROOF PITCH OF 4:12 ON DWELLINGS AND THE ZONING ADMINISTRATOR'S APPROVAL AUTHORITY RELATED TO THE REDUCTION OF THE MINIMUM ROOF PITCH OF 4:12 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 KUMORKIEWICZ; MOTION CARRIED 4-0.**

- E. Receive Plan Commission Recommendation and Consider the request of Patrick Finnemore with Kenosha Unified School District for a Certified Survey Map to subdivide the property generally located on the east side of 39th Avenue at approximately 110th Street.**

Jean Werbie:

Mr. President and members of the Board, in 1993 the Village Board approved this very certified survey map that is being presented to you this evening to subdivide the property into two parcels. However, the certified survey map was never executed by the property owners and was never recorded at the Kenosha County Register of Deeds office. Although this CSM was not recorded, the land area shown as Parcel 1 was conveyed by Matthew and Patricia Stahl and transferred to the Kenosha Unified School District.

Parcel 1 is 66.5 acres with 11,024 feet of frontage on 39<sup>th</sup> Avenue. The property is currently vacant and it's zoned I-1, Institutional District, and C-2, Upland Resource Conservancy District. Parcel 2 is a 2.6 acre property with 215 feet of frontage on 39<sup>th</sup> Avenue. It has a house and three out buildings. The property is currently zoned R-4, Urban Single Family Residential District, and a small portion is zoned C-2, Upland Resource Conservancy District.

Additional right of way is being dedicated on 39<sup>th</sup> Avenue. All outstanding assessments and taxes were paid at the time. According to the Village records there are no current assessments or taxes that are due on the balance of the property. Both lots meet and exceed the minimum requirements of their respective zoning classification, and the land division does control to the land division and development control ordinance as well as our comprehensive plan for this area.

As you know, the Kenosha Unified School District as identified this land for a future middle school and elementary school site. At this time the property owners that own Parcel 2 are interested in conveying that parcel as well, and apparently this was some cleanup work that the property owners should have done back in 1993, but we are just following it up with action at this time so that this certified survey map can be promptly recorded.

Steve Kumorkiewicz:

I make a motion to accept the certified survey map.

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Monica Yuhas:

Second.

John Steinbrink:

Motion by Steve, second by Monica. On the dedication of that along 39<sup>th</sup> Avenue that's only on Parcel 1 right now?

Jean Werbie:

It would be on both Parcel 1 and Parcel 2 since the—

John Steinbrink:

The house is pretty close to 39<sup>th</sup>?

Jean Werbie:

It is and it would be nonconforming.

John Steinbrink:

Further comments or questions?

**KUMORKIEWICZ MOVED TO CONCUR WITH THE RECEIVE PLAN COMMISSION RECOMMENDATION AND CONSIDER THE REQUEST OF PATRICK FINNEMORE WITH KENOSHA UNIFIED SCHOOL DISTRICT FOR A CERTIFIED SURVEY MAP TO SUBDIVIDE THE PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 39TH AVENUE AT APPROXIMATELY 110TH STREET, SUBJECT TO STAFF COMMENTS; SECONDED BY YUHAS; MOTION CARRIED 4-0.**

**F. Receive Plan Commission Recommendation and Consider Parts 3 and 4 of Chapter XIII, "Economic Development Element" of the Multi-Jurisdictional Comprehensive Plan for Kenosha County.**

Jean Werbie:

Mr. President and members of the Board, the Economic Development Element, Parts 3 and 4, are the sections of Chapter XIII that were not presented to you in the past. They were just recently completed by SEWRPC and by the Kenosha County Jurisdictional Comprehensive Planning group. And it really contained a lot of follow-up information through their brainstorming events and other types of sessions where they gathered some additional information. So this is just the third and fourth sections of that particular chapter. Previous sections were presented to you back in August.

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Part 3 is the economic Projections and Desirable Businesses. It sets forth the projected numbers of new jobs, of existing jobs and new jobs, in 2035, an assessment of desirable new businesses and industries, and an assessment of the County strengths and weaknesses with respect to attracting those businesses and industries. Part 4 is the Economic Goals and Objectives section. It sets forth economic development goals and objectives through the plan design year of 2035.

Future economic employment levels in the County are expected to be strongly influenced by the strength of the regional economy as relative to the rest of the State and nation. The Regional Planning Commission economic study, which was prepared as part of the regional land program for Southeast Wisconsin, concluded that the regional economy is unlikely to be significantly increasing or decreasing in strength relative to the State or nation.

What they did do in the chapter, though, is they did specifically identify which sectors of the economy would see projected growth with respect to employment and I'd like to just highlight some of those for you. Under printing and publishing they envision that it's one manufacturing industry that's projected to retain its overall strength. Fabricated metal products jobs are expected to move overseas for lower labor costs resulting in a projected 55 percent decrease. Industrial machinery and equipment jobs are projected to decrease from 48,000 to 24,900. Electronic and other electrical equipment jobs are projected to decrease by 43 percent. Other manufacturing jobs in the region are projected to decline by 15 percent.

Construction jobs are projected to grow by 6 percent in the region. Retail jobs are projected to grow by 6 percent in the region. Wholesale trade jobs are projected to decrease in the earlier portion of the projection period and recover in the later portion of the period to the 2000 level of 64,400. Transportation, communication and utilities employment is expected to decrease by 7 percent. The business services sector is expected to continually to grow rapidly. Business services employment will increase by 60 percent over the plan design period.

Social Services employment is expected to increase by almost 81 percent. Other services is expected to increase by 35 percent. Finance, insurance and real estate sector is expected to grow by 11 percent. Government employment is projected to increase slightly over the next 30 years. And the continued conversion of farmland to urban uses may cause an expected reduction in agricultural employment in the region.

The listing of businesses and industries that the County should consider attracting, retaining or expanding, there are 13 that are listed here. I'll just highlight a couple. Data and information technology, bio-fuel technology, hospitality and tourism industries including recreation, professional and technical services, business and corporate management, home-based businesses, lawn and maintenance and other sector service sector businesses, healthcare related businesses, assisted living or senior care.

The study or the group also identified a series of strengths and weaknesses through their assessment process and what would be concerns, problems or weaknesses in attracting new businesses to this area. A lot of this information was obtained through their Kenosha County Café that they had held back in May.

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The County's perceived strengths for attracting and retaining businesses in industry include availability of workforce, land and housing; availability of business resources and financing; Lake Michigan; lack of congestion; good quality schools; good quality of life in general; low crime rate; tourism, recreation; current increase in construction; history rooted in manufacturing.

Strengths also include active organizations and community leaders committed to attracting and retaining businesses; strong local intergovernmental cooperation; location; proximity to areas with fast growth; access to national and international markets; good infrastructure and accessibility; a long history of planning and zoning; strong projected population growth; skilled workforce with good ethic; availability of workforce, land and housing.

The perceived weaknesses regarding attracting and retaining businesses in industry include lack of mass transit; lack of dedicated funding for mass transit; brain drain problem; mismatch between educational attainment/skills and job skills desired by employers; perception of deteriorating air quality; need to prepare for, and invest in, the expansion of infrastructure; lack of understanding about the importance of agriculture and its contribution to the economy; lack of entertainment venues; lack of hospitality services; and perceived reputation as a blue collar community.

Other weaknesses included growing concerns over housing needs; jobs in Kenosha County pay lower wages and salaries; negative perception associated with casinos; lack of retail; and then also perceived as a weakness was the history rooted in manufacturing.

The last section of the chapter talked about the economic development goals, objectives, policies and programs as developed by the County and SEWRPC and the group. This was done, again, through various exercises and assessments that were put together by the task force. Opportunities identified included the diversification of jobs and businesses, the development or attraction of new businesses and the expansion of transportation. The history of manufacturing in Kenosha County was identified as both a weakness as well as a strength. Although low unemployment was identified in the SWOT workshop as a strength, Kenosha County's unemployment rate was higher than the region and the State in 2006.

So based on the information provided by KABA and MJAC, it was advised that although it's anticipated that the County will see future investment and growth in the manufacturing and engineering industries, the County must be willing and able to attract a diverse business mix. Diversification of jobs and businesses was viewed as one of the top three opportunities in the analysis that was completed. So the following specific economic development issues were identified: employment, labor force, business location, and attracting and retaining desirable business issues.

As set forth in the chapter goals and objectives were identified using the data and public input outline. Recommendations for local government considerations have been prepared and are set forth in this chapter. The goals for economic development, encourage and identify desirable diverse and sustainable businesses; attract and retain jobs; identify economic and education opportunities that will ensure job growth.

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Objectives included identifying a variety of business clusters; encourage Countywide and regional cooperation of economic development issues; encourage cooperation between schools and businesses; retain farmland and encourage agricultural venues as a viable part of our economy; capitalize on tourism.

Another goals for economic development goals and objectives, promote an adequate number of jobs in the County; promote the addition of new jobs in the County; encourage business development and encourage business development that matches the educational attainment of residents within the County.

Under the labor force issue and recommendations, the goals was to promote an adequate supply of workers to meet the employment needs. Objectives, promote educational programs to prepare workers for the jobs in the desired businesses; promote a labor force of about 88,500 workers available to Kenosha County businesses by 2035.

Business location issue and recommendations, goal is to promote an adequate number of sites for business retention; expansion and attraction; maintain and enhance the agricultural industry in Kenosha County. Objectives include promote an adequate amount of suitable land with supporting infrastructure; protect the lands that are identified for agricultural, natural and cultural resources; promote redevelopment of underutilized commercial and industrial land in the County.

Attracting and retaining desirable businesses issue and recommendations the goals include attract desirable businesses, retain and grow existing businesses. Objectives included maintain positive attitudes or strengths; address the weaknesses; protect the lands.

That pretty much covers the second or the third and the fourth sections of that chapter. There were quite a bit of comments and discussions raised at the Plan Commission meeting regarding economic development and retention and jobs which was very good for this process. I'm not sure if the Village Board has any other comments or concerns regarding this chapter.

John Steinbrink:

Mike?

Mike Serpe:

Why is there such a large increase in the social services area, 81 percent?

Jean Werbie:

Because of the aging population that is going to be projected. And actually our next chapter is our opportunities chapter, and it will talk about by 2035 there will be such a large percentage of persons in this County, in fact the tail end of the baby boomers which I'm a part of, all of us will be over age 65. So social services and other types of needs for seniors in the County will be very important.

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Mike Pollocoff:

The other things that's a little subtle in that is the population demographics are changing, but the amount of citizens that need special care whether developmentally disabled or delayed development is growing. Autism hits one out of 170 kids. You've got those kids you're going to maintain to adulthood. And the other things that's been a little more subtle is the State is decentralizing. Before everybody was institutionalized, and now that's been determined to be a bad thing. I guess I'd agree with that, but a lot of people are now coming out into the areas where before they weren't having that so that is all coming back out to communities that didn't exist before. So you've got three major things that are really driving the equation.

Mike Serpe:

What are you looking for, a motion to receive and file?

Steve Kumorkiewicz:

Second.

Jean Werbie:

Did you approve it?

Mike Serpe:

I was looking for the motion, Steve seconded me before—

Mike Pollocoff:

We need a motion to accept the draft proposal and send it back to the committee.

Mike Serpe:

So moved.

Steve Kumorkiewicz:

I second.

John Steinbrink:

Motion to accept and send back to the committee. Motion by Mike, second by Steve. Any other comments or questions on this item? There was a report out today that wage dollars in the manufacturing sector in the County did go up, so this will be a product that will get continually brought up to date.



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**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ACCEPT PARTS 3 AND 4 OF CHAPTER XIII, "ECONOMIC DEVELOPMENT ELEMENT" OF THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY AND SEND IT BACK TO THE COMMITTEE; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.**

**G. Consider Resolution #07-79 to initiate a Zoning Text Amendment related to uses in the M-2 and M-1 district.**

Jean Werbie:

Mr. President and members of the Board, Resolution 07-79 is a resolution to initiate a zoning text amendment. The Village Board may initiate amendments to the zoning ordinance which may include the rezoning of property, change in zoning district boundaries or the changes in the text of the ordinance.

The Village staff in working with the Plan Commission would like to take a look at the Village's M-1 and M-2 Zoning Districts as it pertains to one of the principal use items, and the conditional use items plastic materials and synthetic resins, synthetic rubber, and synthetic and other manmade fibers and products. This use is currently a conditional use within the M-2 District. There have been some great modifications and changes with respect to fire protection codes and ordinances and requirements within new warehousing buildings over the last several years since 1983 including the installation of new ESFR fire and protection systems. So the Village staff feels it would be appropriate to take a look at some of the uses to see in particular, this particular use, as to whether or not it could be moved into a principal use designation as opposed to repeatedly requiring a conditional use permit.

So the staff is not asking the Village Board to make any determination regarding the merits of this change this evening, but is allowing the staff to re-evaluate and take a look at this particular request and bring it back to the Plan Commission for public hearing and back to the Village Board further action at a later date.

Steve Kumorkiewicz:

I make a motion to adopt Resolution 07-79.

Monica Yuhas:

Second.

John Steinbrink:

Motion by Steve, second by Monica. Further comment or question?

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**KUMORKIEWICZ MOVED TO ADOPT RESOLUTION #07-79 TO INITIATE A ZONING TEXT AMENDMENT RELATED TO USES IN THE M-2 AND M-1 DISTRICT; SECONDED BY YUHAS; MOTION CARRIED 4-0.**

**H. Consider Award of Contract for the Chateau Lift Station Project**

Mike Pollocoff:

Mr. President, the Village received sealed bids for the construction of the new Chateau lift station. The low bid was submitted by Rawson Contractors in the amount of \$451,051.25. The high bid was submitted by A.W. Oakes in the amount of \$607,834. The engineer has reviewed the bid units and the prices and extensions on this project, and Rawson's number held up. They are a pre-qualified contractor for the Village. It would be my recommendation that we award a contract to Rawson in the amount of \$451,051.25.

This project, this component of the Chateau project, River Oaks, is the last piece of the DNR mandate we have on realigning the wastewater in the west end of the Village so we separate out our flows from the River Oaks Lift Station, Zirbel, and put it into . . . . So that's really a result of the 2004 floods and the fact that one of our lift stations was inundated by the Des Plaines River. So once we have this completed, the lift station along with the forced main that Ron Kammerzelt's crews are currently constructing will be complete with that project. So I'd recommend we award a contract to Rawson.

Steve Kumorkiewicz:

So moved.

Monica Yuhas:

Second.

John Steinbrink:

We have a motion and a second. Further discussion? Those in favor?

**KUMORKIEWICZ MOVED TO AWARD A CONTRACT TO RAWSON CONTRACTORS IN THE AMOUNT OF \$451,051.25 FOR THE CHATEAU LIFT STATION PROJECT; SECONDED BY YUHAS; MOTION CARRIED 4-0.**

**I. Consider Resolution #07-85 - Resolution Relating to Amendment of the 2007 Budget.**

Kathy Goessl:

This resolution relates to the police and fire and rescue budgets. Both those departments received grants during 2007 that wasn't planned in the budget for 2007. So this budget then increases the revenue and the grant account and increases the revenue in their minor equipment overtime to

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actually accomplish or buy what they got for the grant. We're looking for approval for this budget amendment.

Mike Serpe:

So moved.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Further discussion?

**SERPE MOVED TO ADOPT RESOLUTION #07-85 - RESOLUTION RELATING TO AMENDMENT OF THE 2007 BUDGET AS PRESENTED; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.**

**J. Consider Resolution #07-86 - Resolution to Transfer \$500,000 from the General Operating Fund to the General Capital Project Fund.**

Kathy Goessl:

This resolution, as we talked about earlier in the budget presentation, is to transfer half a million dollars of surplus which was created by health insurance savings and vacant positions from the operating fund to the capital fund to make purchases in 2008 in the capital fund.

Monica Yuhas:

Move to approve Resolution 07-86.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Monica, second by Steve. Further discussion?

**YUHAS MOVED TO ADOPT RESOLUTION #07-86 - RESOLUTION TO TRANSFER \$500,000 FROM THE GENERAL OPERATING FUND TO THE GENERAL CAPITAL PROJECT FUND; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.**

**K. Consider Resolution #07-87 - Resolution Authorizing the Placing of Utilities and Special Charges on the Tax Roll.**

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Kathy Goessl:

This is an annual resolution to stick special charges and special assessments on the tax roll. Included in this is delinquent invoices for just short of \$800 which is pretty low. Delinquent utilities at \$243,000. Then we look at special assessments, we have paving and road construction special assessments, storm sewer, sewer, some TID in terms of the water main and water special assessments. So total special charges and assessments of \$353,134.45 to be placed on the tax roll.

Monica Yuhas:

Move to approve Resolution 07-87.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Monica, second by Steve. Further discussion?

Steve Kumorkiewicz:

This is a big list here, long.

Kathy Goessl:

The list is mainly the utility bills. They've all been notified in terms of mailing in terms of the amount that we'll roll onto the tax roll and the penalty they will receive.

John Steinbrink:

This is our yearly reminder.

Kathy Goessl:

Yes. Some residents that's how they pay their utility bill is let it roll up and accumulate and roll on the tax roll every year and probably deduct it on their income tax.

Steve Kumorkiewicz:

That's a special assessment. They cannot do that.

Kathy Goessl:

They're not supposed to, but.

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Steve Kumorkiewicz:

They get away with it.

**YUHAS MOVED TO ADOPT RESOLUTION #07-87 - RESOLUTION AUTHORIZING THE PLACING OF UTILITIES AND SPECIAL CHARGES ON THE TAX ROLL; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.**

**L. Consider Agreement Respecting the Employment of a School Liaison Officer with Kenosha Unified School District No. 1.**

Mike Pollocoff:

Mr. President, this is a renewal of our current agreement with the Kenosha Unified School District to maintain a liaison officer for the schools within the District, primarily Lakeview Technical Academy. The District agrees to pay the expenses for the officer and the vehicle during the school year. The Village then has that officer coming off of our expenses for three months a year which is typically in the summer when we can stand to have an extra officer on the street. It would be my recommendation that the Village President and Clerk be authorized to sign the agreement on behalf of the Village.

Steve Kumorkiewicz:

So moved.

Monica Yuhas:

Second.

John Steinbrink:

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

**KUMORKIEWICZ MOVED TO APPROVE AN AGREEMENT RESPECTING THE EMPLOYMENT OF A SCHOOL LIAISON OFFICER WITH KENOSHA UNIFIED SCHOOL DISTRICT NO. 1.; SECONDED BY YUHAS; MOTION CARRIED 4-0.**

Mike Serpe:

That's still Paul Merrick?

Mike Pollocoff:

Yes.

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**M. Consent Agenda**

- 1) **Approve a Letter of Credit Reduction for Meadowdale Estates Addition #1 Subdivision.**
- 2) **Approve Letter of Credit Reduction for the Village Green Heights Development.**
- 3) **Approve Letter of Credit Reduction for the Arbor Ridge Development.**
- 4) **Approve Letter of Credit Reduction for the Bain Station Crossing Development.**
- 5) **Approve Letter of Credit Reduction for Ashbury Creek Development.**
- 6) **Approve Christmas Tree License for Ace Hardware.**

Mike Serpe:

Move approval.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Further comment or question?

**SERPE MOVED TO APPROVE CONSENT AGENDA ITEMS 1-6; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.**

**12. VILLAGE BOARD COMMENTS**

Monica Yuhas:

I have some.

John Steinbrink:

Monica?

Monica Yuhas:

As you all know I've been working in different departments through the Village since I've become elected. And on Wednesday the 7<sup>th</sup> of October I spent the morning with Jean Werbie in community development. I shadowed her from 7 in the morning until 1 in the afternoon. Jean took me on some inspections at properties that weren't in compliance with certain ordinances. And then I also had the pleasure of sitting in on meetings with developers. I was amazed when Jean sat down with developers and they were talking about plats and subdivisions going in and about developments how they feed off each other. Jean will tell them this needs to be changed

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here and they change it. They discuss things and they work together to come to a final product or a good product. It's amazing to see.

And I also got to see Jean and Peggy work on a development and those two just bounce off each other. Peggy will see something, Jean will see something, and it's truly amazing. If you ever get the opportunity to be in a room with them with a developer and see how they come to a plat of a development it's quite interesting. I do appreciate the opportunity to be able to do that, and on that day there was a lot going on. So that was a lot of fun so thank you.

And then on Wednesday the 14<sup>th</sup> I spent a couple hours in finance with Kathy. She explained to me how her department works and what each employee does. Everyone has a separate job that they do but yet they all help each other. Kathy also was very helpful in explaining the software and what it's used for and answered a lot of my questions. So I do appreciate you taking the time to do that for me.

And on this past Friday I spent the afternoon in IT. I'm going to have to go back because we actually kind of ran out of time for everything. Ruth, I'd like to thank you for allowing me to spend the afternoon. Your employees were fabulous. Ryan was great explaining Channel 25 to me, how he creates programs with the different layers. And I was also able to help put this current agenda up on Channel 25. So that was interesting.

Chip took me around to the different areas in the Village, the Village Hall, RecPlex and the Prange Center and showed me the computer software and all the equipment and how it's maintained and what it does. That was mind boggling to me. It was amazing the knowledge that he has in regards to all this equipment.

John in graphic arts he showed me how he starts with just a sketch pad for a Play-By-Play and how he brings it to the final project that you see. Unbelievable to see how they go from point a to the finished product. I was very impressed.

Unfortunately I didn't get to spend as much time with Samantha as I would have liked because everyone cut into her time with the GIS. Samantha explained to me about GIS and what it does and how helpful it is to the different departments. And she also helped me create a map. It has the subdivisions in the Village and railroad crossings and schools and different items throughout the Village. So I do appreciate you taking the time and I will be back to finish having some more time with you because I only got about an hour, if that, with you. And I do appreciate you staying after five o'clock to let me finish that map.

So overall it's been a good experience for me. I have a couple departments to do, and hopefully by the next Board meeting I can report on those.

Mike Serpe:

I give you a lot of credit for doing that, Monica.

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Steve Kumorkiewicz:

Excellent, yeah.

Mike Serpe:

It takes a lot of time out of your daily schedule and I give you all the credit in the world. That's good.

John Steinbrink:

You get a real understanding of the Village workings.

Monica Yuhas:

Yes, and it's a great way to meet the employees because I don't know when I'd ever have another opportunity to do so and to see them in their environment and to hear what they do. They're excited to share that. They want you to know what they're doing. I've always felt welcomed and everyone has always been so gracious in sharing their knowledge. So I'm going to continue to do that as long as I can and I do appreciate it so thank you.

John Steinbrink:

Jean, just to reiterate on the Café it was great. The movement from table to table and sitting down with new people each time gives you a lot of different perspective when you listen to those folks and where they come from. Everybody depending where they live in the Village or what their background is have a little different perspective on what our downtown should be. So it seems to be going well. Everybody was very excited and I think they can't wait until the next one.

### **13. ADJOURNMENT**

**SERPE MOVED TO ADJOURN THE MEETING; SECONDED BY YUHAS; MOTION CARRIED 4-0 AND MEETING ADJOURNED AT 9:55 P.M.**