

**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
July 2, 2007
6:30 p.m.**

A Regular Meeting of the Pleasant Prairie Village Board was held on Monday, July 2, 2007. Meeting called to order at 6:30 p.m. Present were Village Board members John Steinbrink, Monica Yuhas, Steve Kumorkiewicz, Clyde Allen and Mike Serpe. Also present were Mike Pollocoff, Village Administrator; Jean Werbie, Community Development Director and Vesna Savic, Deputy Village Clerk.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. CITIZEN COMMENTS – None.

5. ADMINISTRATOR’S REPORT – None.

6. UNFINISHED BUSINESS

- A. Consider a Development Agreement and related documents between Marilyn J. Kasko of PDD LLC and PDD II LLC; Todd Battle of the Kenosha Area Business Alliance (KABA); Michael Pollocoff of the Community Development Authority of the Village of Pleasant Prairie; and Michael Pollocoff of the Village of Pleasant Prairie; pertaining to the 482 acre property generally located west of I-94 and between County Trunk Highway “C” (CTH “C”) on the north and County Trunk Highway “Q” (CTH “Q”) on the south further identified as PDD-1.**

Mike Pollocoff:

Mr. President, I know this has been on the agenda for a while and we’re still working on it. We’re going to need for this item to remain on the table for a while longer. Both sides are engaged in extensive discussions and we need to complete those discussions. So I ask that this remain on the table.

John Steinbrink:

Okay, so the item just remains on the table.

- B. Receive Plan Commission Recommendation and Review and consider Chapter V, “Inventory of Existing Utilities and Community Facilities,” of the Multi-Jurisdictional Comprehensive Plan for Kenosha County.**

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Jean Werbie:

I would ask that this item be removed from the table and discussed this evening.

**SERPE MOVED TO REMOVE UNFINISHED BUSINESS ITEM B FROM THE TABLE;
SECONDED BY ALLEN; MOTION CARRIED 5-0.**

Jean Werbie:

Mr. President and members of the Board, this was a chapter that was placed on the table to give the staff a little bit longer opportunity to review the document as presented by SEWRPC. What I'd like to do is go through the chapter for you this evening, and Mr. Pollocoff and I will interject some of the comments or changes that we're recommending to this chapter before it is transferred back to SEWRPC for changes and approval by the Smart Growth Committee of the County.

Chapter V is the inventory of existing utilities and community facilities. Development in Kenosha County is supported by private and public utilities that provide residents and businesses with electric power, gas, communication, water, sewer and solid waste facilities and services and community facilities that provide educational, recreational, administrative and other services to the people of this County. This chapter inventories the utilities and community facilities in the County as well as the participating local communities within Kenosha County for 2007.

As identified on the slide, these are all the different areas that are going to be covered within this particular chapter. The first section is sewage disposal. This map identifies the sanitary sewer service areas within Kenosha County. It identifies that approximately 74,070 acres or 42 percent of the County was served by the adopted sanitary sewer service areas in 2007. The planned sewer service areas shown are anticipated to be served by sanitary sewer by the year 2020. The cross-hatched areas on the map indicate areas served by sewers in the year 2000. And an estimated 133,800 residents, or about 89 percent of the Kenosha County residents were served by sewer in the year 2000.

Each sewer service area conveys waste to a sewage treatment plant. The table identified on the slide summarizes existing conditions and design capacities of the various sewage treatment plants within the County. It identifies that there are plants in the City of Kenosha, and the Villages of Paddock Lake, Pleasant Prairie, Silver Lake and Twin Lakes, as well as the Towns of Bristol and Somers. The Village of Pleasant Prairie waste water operation consists of two treatment plants referred to as Pleasant Prairie Sewer Utility Districts No. 73-1 and D sewage treatment plants, although the majority of waste water from the Village is treated at the City of Kenosha's sewage treatment plant. By the year 2010, the Village of Pleasant Prairie plans to abandon both of its sewage treatment plants and direct all of its waste water to the City of Kenosha. Most of the area in the Town of Somers is served by public sanitary sewer which is conveying to the City of Kenosha's treatment facility. A small portion of the Town goes to the Kenosha/Racine County Line and it eventually makes its way to the City of Racine sewage treatment plant. The Town of Bristol operates a sewage treatment plant that serves the western portion of the Town, and the Town of Salem also operates a sewage treatment plant that services the western end.

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Mike Pollocoff:

I might comment, Jean, on that second paragraph, by the year 2010. It's really by the end of the year 2010. So Sewer D, our west side plant, is not anticipated to be abandoned until the end of 2010, so that when this is approved they don't short us a year of construction.

Jean Werbie:

With respect to private on-site waste water treatment, Kenosha County regulates private on-site waste water treatment facilities for any development in the County that's not served by sanitary sewer. There are several different types of these types of systems including at-grade, convention systems, in-ground pressure, mound and holding tank systems. As you know, in Pleasant Prairie no new subdivisions can develop with private systems. They must be on public sanitary sewer in order to develop. We do have a number of areas, for example, down in Chiwaukee Prairie, but we have existing platted lots. Those particular areas where they are not serviced by public sanitary sewer they can put in a private system. But due to the type soils, primarily in the Village of Pleasant Prairie, most of those go in on holding tanks rather than private systems because of the condition.

Permits were issued for just under 4,000 private systems in Kenosha County between 1980 and 2006. The number and the type in each local government are in the table as shown on the slide. As you can see, in Pleasant Prairie there was one at-grade, 63 conventional, six in-ground pressure, 64 mound, 260 holding tank or a total of 394. Again, the majority were holding tanks for the private systems in the Village of Pleasant Prairie.

Under the water supply, the map on the slide shows portions of Kenosha County served by public water utilities and private water systems, as well as those served by private wells. About 21,945 acres or 12 percent of the County was served by public water utilities in 2005. About 116,900 County residents or about 74 percent of the County population were served by public water utilities in 2005.

Mike Pollocoff:

The item that needs to be added I'm recommending the Board request an addition at this section is you can't have a meaningful discussion about water supply in Pleasant Prairie, Kenosha County or Southeast Wisconsin without fully defining the impacts of the sub continental basin. That governs how the Village water utility and its waste water utility is operated. And everybody along Lake Michigan who is a straddling community where the basin either cuts or shaves part of a municipality off has to deal with the issue of diversion of brining the water back.

This plan needs to reflect in its language some of the upcoming issues that are taking place under the Great Lakes Charter Annex which is the successor to the agreement that we're under now. In that agreement, as that moves through the approval process, trans basin diversions are not solely resolved by bringing the waste water back to Lake Michigan, but you also have to develop a water conservation plan. You need to be able to ensure that the water that comes back, whether

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its storm water or treated waste water achieves a higher level of treatment than normal. That changes a lot of things. The design and construction of a water system is designed for 100 years. So after getting our permit approval of 1990, the water mains and the sewer mains that we've designed since then have been premised on us providing Lake Michigan water for 100 years at least. I think from a community planning perspective the City of Kenosha doesn't have a permit currently to divert water, and under the new Great Lakes Annex what they do would be considered a diversion that would require a permit.

So I think it's something that the community as a whole needs to come to grips with. It needs to be addressed in this plan, and it needs to be recognized as a significant physical feature that dictates how sewer and water services are provided. What we have here it's not even addressed. It's a significant issue and it needs to be included. And for Pleasant Prairie we're the ones that are affected by it most because it basically cuts the Village in half at 51st Avenue is roughly where it is. So it affects a significant portion of the Village. In the description of the water utility I'd be looking for the Regional Plan Commission to be adding in language to include those issues in that section.

Jean Werbie:

Just to follow up with the public water, there are six public water utilities in the County which serve the City of Kenosha and portions of the Villages of Pleasant Prairie, Paddock Lake and portions of the Town of Bristol and Somers. Surface water from Lake Michigan serves as the major source of public water supply in the City of Kenosha and Pleasant Prairie and Somers. Ground water serves as the major water source for the other areas of Kenosha County. Private water supplies in the County served about 266 acres in 2005. These water supply systems typically served residential subdivisions, apartment or condominium developments and institutions. Areas not served by public or private water supply systems typically contained suburban density single family residential developments or ag areas which obtained their water supply from private wells.

The next area to cover is utility districts. Town and Village Boards and the Common Council may establish utility districts to provide certain urban services. The cost of the services is paid for by the landowners in the district. A utility district has the authority to plan, construct and maintain systems for garbage removal, street lighting, water supply, sewage disposal and storm water management. Utility districts are often formed when specific services are provided only to a portion of a town or village rather than throughout the entire community.

The following utility districts have been formed to provide sanitary sewer: the KR Sewer Utility District and Utility District No. 1 in the Town of Somers, the Town of Bristol Utility District No. 1 and 3, the Town of Salem Utility District No. 2, and Utility District D and Utility District No. 73-1 and the Lake Michigan Utility District in the Village of Pleasant prairie. The Bristol utility districts also provide public water service. Somers also provides water service to about half of the residents in Utility District No. 1, and the Pleasant Prairie Water Utility provides public water to generally the same areas that are served with public service. Do we want any clarification with respect to the conveyance line between the City and the Village?

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Mike Pollocoff:

Yes, the conveyance dividing line between what waste water is conveyed directly to the Kenosha Treatment Plant rather than through the City of Kenosha, and what areas of the Village that the waste water is conveyed directly through as well as the transmission line which, again, defines the boundaries in part by the trans basin boundary line as well as the City of Kenosha water service area.

Jean Werbie:

A number of town utility districts have been created to provide street lights to portions of the towns. Street lights are generally provided in hamlets through town lighting utility districts. In fact, the Village of Pleasant Prairie has two street lighting utility districts. One is in the Lakeview Corporate Park and the other is in the Prairie Ridge commercial area of the Village of Pleasant Prairie.

Under storm water management facilities, the dispersal of urban land uses over larger areas in the County and the accompanying increase in impervious areas increases storm water runoff which must be accommodated by stream network or by engineered storm water management systems. The facilities include curb and gutters, catch basins and inlets, storm sewers, infiltration facilities and storm water storage facilities for quantity and quality control such as dry and wet detention or retention basins. The basins serve to moderate peak rates of runoff following rainstorms, and wet basins further provide a permanent volume of water to capture and store pollutants.

Street improvements in areas with urban density should employ curb and gutter and storm sewer facilities. In the Village of Pleasant prairie we do require that all new subdivisions have complete curb and gutter profiles, urban profiles with storm sewer collection systems as well as retention basins to store and handle that storm water from the development. Some of the older areas of the Village have roadside ditches and swales. They're generally appropriate for larger residential development. But, again, it's not something that we typically employ unless it's an existing platted area in the Village of Pleasant Prairie.

To collect the increased storm water runoff produced by some urban developments, storm water storage and infiltration facilities may need to be constructed, which is required by our ordinance. These facilities consist of dry basins, wet basins, infiltration basins, trenches and swales and bio-retention facilities. They served to store and gradually release or infiltrate the storm water. Street improvements in areas with rural density development generally use roadside ditches, swales, culverts and overland flow paths to carry their storm water runoff.

The City of Kenosha has an extensive but not inclusive storm water system through curb and gutter. Existing urban density development in the Town of Somers, Paddock Lake, Pleasant Prairie, Twin Lakes and Silver Lake are also served by engineered storm water management systems. The undeveloped areas in certain rural communities rely heavily on roadside swales and culverts to collect storm water and runoff. Many local governments including the Village of Pleasant Prairie require the use of detention basins or retention basins to help control storm water runoff and meet the water quality goals that have been specified in Chapter NR 151 of the

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Wisconsin Administrative Code regardless of whether or not they use curb and gutter or roadside swales to convey storm water. Storm water management and erosion control ordinance and regulations in effect in the County are described in Chapter 6. And, as you know, we have both of those documents here in Pleasant Prairie.

Under electric power service, most of Kenosha County is provided with electric power service by We Energies. We Energies electric power generating facility is located in the Village of Pleasant Prairie. The plant is powered by low-sulfur coal and typically operates 24 hours a day as a base-load plant. The P4 facility is the largest generating plant in Wisconsin contributing 33 percent of the electric energy product capability to total We Energies' generating system. We Energies also owns and operates the Paris Generating Station in the Town of Paris. This plant is a natural gas-based, peak-load plant used only during hours of high demand. The plant's contribution to the total We Energies' system is less than 1 percent. Electric power is also provided to the electric power system from Waste Management's Pheasant Run Landfill Gas-To-Energy facility. And the Village of Twin Lakes and the western portion of the Town of Randall receive electric power service from Alliant Energy.

Under natural gas service, it is also provided in Kenosha County by We Energies. A major pipeline runs through Kenosha County. The ANR Pipeline Company has an underground mainline that runs primarily east/west through the northern portion of the County in the City of Kenosha and Towns of Brighton, Paris and Somers. A separate branch of the ANR pipeline runs through the Town of Wheatland. ANR pipeline Company operates an interstate system of natural gas pipelines and provides natural gas to We Energies.

Under the telecommunications service, although there are many telecommunication service providers, there are only four basic type of communication services including voice transmissions services including plain old telephone service, cellular wireless, satellite wireless, packet-based telephone networks and internet voice services; next is data transmission services including internet, ATM-frame relay and third generation cellular wireless networks; multimedia services including video, imaging, streaming video, data and voice; and broadcast services including AM/FM terrestrial radio, satellite radio and television, terrestrial television and cable television.

Under the wireless antennas within the County, wireless antennas providing wireless cell phone service were inventoried in 2005 as part of the regional telecommunications plan. Providers with wireless antennas in the County included Cingular, Nextel, Sprint, T-Mobile, U.S. Cellular and Verizon. The slide shows the area throughout the County and specifically looking within Pleasant Prairie that do have antennas. And you know our goal and plan in Pleasant Prairie is to have as many co-locations on the antennas as possible.

Under solid waste management facilities, solid waste within Kenosha County including transfer stations, solid waste storage facilities, recycling facilities, processing facilities and compost sites have all been inventoried. The average person in Wisconsin generates 4.7 pounds of trash and recycles 1.9 pounds of trash per day. In 2006, all solid waste in Kenosha County is either collected at a transfer station, recycling or drop-off center or collected curbside. Solid waste collected from all communities except Silver Lake, Twin Lakes and Randall is deposited in the Pheasant Run Landfill in the Town of Paris. The landfill is owned by Waste Management and it

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has a total capacity of about 21.4 million cubic yards. As of 2006, the landfill had about 4.1 million cubic yards remaining or an estimated three additional years of activity at its current capacity and use. A proposed expansion of the landfill is currently being reviewed by regulatory authorities including Kenosha County.

Solid waste from Silver Lake, Twin Lakes and Randall, which contract with Veolia Environmental Services for trash disposal is disposed of at the Mallard Ridge landfill in the Town of Delavan in Walworth County. Another landfill in the County owned by We Energies accommodates boiler and coal ash created from a nearby We Energies electric power generation facility which is in the Village.

Under government and public institutional buildings, the map shows all the buildings in the County as of 2006. These buildings include the County courthouse and museums, federal, state and county offices, universities, colleges, municipal halls, libraries and U.S. post offices. In 2006 there were 12 municipal halls, seven libraries and 16 post offices in the County. Public facilities providing police, fire and other emergency services are identified in the various sections and tables within the report.

Mike Pollocoff:

I'd include in the table that under community that the RecPlex and IcePlex should be identified as a community facility.

Jean Werbie:

Both the RecPlex and the IcePlex?

Mike Pollocoff:

Yes.

John Steinbrink:

Mike, where does the Tourism Center fit in?

Mike Pollocoff:

That's state.

John Steinbrink:

It's not institutional?

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Mike Pollocoff:

Yeah, it is. It would be an institutional use, the Wisconsin Tourism Center. Jean, include that one.

Jean Werbie:

We'll add it. Under the public works facilities and services, the map on the slide identifies the location of the public works departments that are responsible for public vehicles, equipment, buildings, streets, highways, sanitary sewer, water, storm drainage, parks cemetery and grounds and maintenance operations within the County.

Under police and sheriff services, the map shows the location of the municipal and County police department facilities and the protection services areas in 2006. The City of Kenosha and the Village's of Pleasant Prairie and Twin Lakes each have a municipal police department that provides service 24 hours. The Village of Silver Lake Police Department provides service 20 hours a day, and the Kenosha County Sheriff's Department provides service for the remaining four hours. The University of Wisconsin-Parkside Police Department provides 24 hour service to the campus. All unincorporated areas in the County and the Village of Paddock Lake are served by the Kenosha County Sheriff's Department and that's 24 hours. The Sheriff's Department also provides backup to all local police departments within the County.

Under fire protection services as shown on the slide, the map shows the locations of all the local fire departments, all affiliated fire stations and the fire protection service area of each department in 2006. There were 12 fire departments serving the County in 2006 including Bristol, Genoa City, Kansasville, Kenosha, Paris, Pleasant Prairie, Randall, Salem, Silver Lake, Somers, Twin lakes and the Wheatland Fire Departments. Many fire department personnel are cross-trained to provide both fire fighting and emergency medical and/or hazardous materials handling. Most fire and emergency service agencies have mutual aid agreements in place with other departments if additional equipment or personnel are needed to respond to an emergency.

I just wanted to add a clarification in ours that the department is trained as paramedics. I'm not sure if it was clear in here or not. It just said emergency response. But I'd like to clarify that they're trained in paramedic service response, too.

The next is emergency medical services. The map on the slide shows the EMS service areas. In 2006 there were 13 emergency medical service areas in Kenosha County served by 10 EMS-rescue departments.

Next is the dispatching services - public safety answering points. There are four dispatch service centers or public safety answering points in Kenosha County that takes emergency calls 24 hours a day. The centers are operated by the Kenosha City/County Joint Services Communications Center and the Pleasant Prairie, Twin Lakes and UW-Parkside Police Departments. All emergency calls go to the County wide PSAP which dispatches personnel or transfers calls, where appropriate, to a local dispatch center. The center handles calls pertaining to police, fire and medical emergencies.

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The next area is public and private schools. The map on the slide shows the location of public and private schools in 2006. Colleges and universities were shown on Map 5-5. There were 54 public schools, 21 private schools and four institutions of higher learning in Kenosha County in 2007. The Central High School District of Westosha, Kenosha Unified School District and Wilmot Union High School District are located entirely within Kenosha County. Union Grove High School District extends into the northeastern corner of the town of Brighton and the northwestern corner of the Town of Paris. One parcel along Kenosha/Racine County Line is located within the Burlington Area School District. Enrollment in the 2005-2006 school year includes 29,417 students enrolled in public schools, 3,394 students enrolled in private schools and 663 students that were home schooled.

The next area is cemeteries. Cemeteries, which is shown on map 11, it shows the location of the cemeteries in Kenosha County as of 2006. There were 34 cemeteries in the County encompassing about 223 acres.

Under healthcare facilities, the map shows hospitals and clinics for non-specialized medical services in the County in 2006. There were four hospitals that offered a full range of medical services including the Aurora Medical Center in Kenosha with 73 beds; Children's Hospital of Wisconsin in Kenosha which has 31 beds; the Kenosha Medical Center Campus which has 315 beds; and St. Catherine's Medical Center in Pleasant Prairie which is 65 beds. Residents in the southern portion of Kenosha County may also received service of healthcare service from Lake County in Illinois, while residents in the northern portion of the County may also receive their services in Racine County.

Under childcare facilities, as shown on the map childcare facilities are regulated by the Bureau of Regulation and Licensing in the Wisconsin Department of Health and Family Services. Childcare facilities regulated by BRL include family childcare centers which provide care for four to eight children. These are generally operated in a provider's home. Group childcare centers which provide care for nine or more children are generally operated outside of the home. And seasonal programs that provides experiences for more children under the age of seven are in an outdoor setting like day camps. In 2006 within Kenosha County there were 51 licensed family childcare centers, 63 licensed group childcare centers and two licensed day camps.

That concludes the overview for Chapter V, the inventory of existing utilities and community facilities. There were some other edits that were provided to me by the staff as well as Mike Pollocoff, and we will make all those corrections and note them prior to transmitting the chapter back to SEWRPC.

Mike Serpe:

Jean, what is the requirement if any additional services are added to a municipality? Do amendments come forward on this or how is it handled?

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Jean Werbie:

How I believe we are going to handle it is that once the document is complete from the County's perspective, we are actually going to pull the document from the County's perspective apart and create a single Smart Growth comprehensive land use plan for the Village of Pleasant Prairie. So once we have our own separate document which is a subset of that document, we will be able to make routine amendments to it as needed when new facilities are added or changes have taken place in the Village.

John Steinbrink:

Other comments or questions?

SERPE MOVED TO CONCUR WITH THE Plan Commission Recommendation and ADOPT CHAPTER V, "INVENTORY OF EXISTING UTILITIES AND COMMUNITY FACILITIES," OF THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY; SECONDED BY ALLEN; MOTION CARRIED 5-0.

7. NEW BUSINESS

A. Receive Kenosha Area Convention and Visitors Bureau 2006 Annual Report.

Mary Smith:

Mary Smith, 3305 55th Court. This is really an exciting night to be here because in 2006 tourism expenditures reached a record level in Kenosha County as \$222.5 million. That is a 5.3 percent increase over 2005 and 144 percent increase since tourism expenditures were tracked back in 1994. So the Village of Pleasant Prairie is home to many of our top tourism attractions like Prime Outlets in Pleasant Prairie, the Jelly Belly Center, the LakeView RecPlex and, of course, the Pleasant Prairie IcePlex. The sporting events have become a major segment of the tourism economy. As you know, I would like to thank all of you for hosting the Danskin Women's Triathlon which will be in its sixth year this weekend with a registered 4,303 as of last Thursday. Women will convene on the Village this coming weekend. That will make the malls, Jelly Belly, the hotels and the restaurants very happy.

You're also home to the Pleasant Prairie Triathlon, which is very successful also, the Air Nautique Wakeboard Championships, and you have your own now figure skating club, The Cutting Edge which will start hosting a lot of events at the IcePlex. To date we have hosted more than 22,000 triathletes in the community, and by the end of the year we expect that number to grow to 30,000. Without the support of the Village Board and the staff of the Village such as Chief Wagner, Chief Guilbert, John Steinbrink, Jr., the RecPlex and IcePlex staff none of this would be possible. So I particularly want to thank you for your support on all of that. And also I really want to thank Mike Pollocoff who has served as the Chairman of the Convention and Visitors Bureau for the past 16 years.

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I, as you know, will be retiring at the end of the year. Very sad for me. Maybe a happy occasion for you. But what I would like to do tonight is to introduce my replacement, the new President of the Convention and Visitors Bureau, Dennis DuChene, who has also been with the CVB for ten years so you're in very good hands. I know this success will continue.

Dennis DuChene:

Thank you, Mary. Again, I would just like to reiterate none of the events that we developed in terms of the sports market would have happened without the support of everyone in the Village. Really, Chief Guilbert, Chief Wagner, John Steinbrink, Jr., the staff at the RecPlex, the volunteers we recruit from the Village. Many of you have volunteered at the events and it would not have been possible without your support. Again, we thank you. RecPlex and IcePlex are both a great asset to the community and hopefully we can continue to develop more events like this. Thank you.

John Steinbrink:

Thank you, Dennis. I'm glad you mentioned the volunteers because they're probably the most important part. Those are the folks that show up at 4:30 or 5 before the sun is even up to make sure people know what to do and where to go.

Mike Pollocoff:

Every one of these reports every year gets better and better. Mary and the staff at Tourism have done an excellent job. They've helped from the Village and City of Kenosha and Bristol and the County develop an economy that is served by tourism. Sometimes you read the papers here and you think, gee, things are bad, but you have people come from outside the area and they think there are a lot of nice things here. We tend to don't look at ourselves as outsiders see us. Mary and her staff have really helped change that around. To bring an extra quarter billion dollars into the community is nothing to sneeze at. That's significant financial input.

I've been really lucky to serve with Mary. You talk about a leader of organization - she's done an excellent job. When I think of where we started, we're lucky people let us out on the street marketing things and it was pretty lean in the beginning, but she did a good job. She built some credibility in the organization. She hired an excellent staff. That's one reason as she's leaving and transitioning out the people that she's leaving behind are professionals and Dennis is going to do a great job. Dennis has been of great assistance to the Village in preparing the RecPlex and IcePlex for these events, getting the IcePlex programs and getting the tournaments up. Those are great economic opportunities for the community. It's a nice area but sometimes talking people into coming to Wisconsin in the wintertime is a tough sell. We've found some ways to make that positive and bring more money into the area. So they've both done a good job.

When Mary advised the Board of Directors she was leaving for a while we were in a funk because we thought this is not going to be good and it still isn't good. As much as we think Dennis is a great candidate we're all used to Mary and we're going to hate to see her go, but we know sometimes you've got to make choices and she's in a difficult position and she's making

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the same choice all of us would make. She's been a real asset to this community and not at the expense of any other community. She's a real pro at what she does.

This is a great report. As you go through it you can kind of get some pinnings as to what's been going on in the impact. For a little Village we've had a part of a big impact on tourism and the economy of the area. The other thing I might add has Dennis started working on our proposal for the Olympics when we put that ore in the water that Clyde brought about. He's got the State along with John at the State helping us to put a package together so it's coordinated so we don't have a dozen proposals coming out of Wisconsin to get this managed. If it happens, just by what we're going to do this weekend and what we've done in the last six years we can handle an event this size. It will be good for everybody. If it happens it's good. If it doesn't, I guess we all go to Rio and see if it's any better down there if Chicago doesn't get it. Again, having a marketing arm like Tourism to help us put that together is a real assistance.

Mike Serpe:

In the 16 years that I've known Mary the one thing that always stick with me is the positive attitude that she brings to the table. It's always upbeat. She's always got a smile on her face. People like being around people with that attitude and I certainly did. I enjoyed working with you all these years although I wasn't that close with Tourism other than just helping out at the events and everything else. Just that positive attitude, Mary, you've touched a lot of people. Thank you. Dennis, good luck in the future. If you pick up anything from Mary keep that smile on your face.

John Steinbrink:

I'm going to be very sad to see you go, Mary. You've become a very good friend and even your husband, too. You trained him well. I have to tell you I'm really glad you're heading to a warmer place because it's always good to know people that live in warm places especially when you're from Wisconsin. I'm glad Dennis is taking over. He's not quite as noisy as you are at times but the guy knows his stuff. I've been with Dennis at the State conferences and he really represents Kenosha well. I think he's one of the reasons and you're one of the reasons we have the success we have, some of the JEM grants we've received and other things because you really promote the area and it's made a big difference. I don't know where Dennis learned all that stuff about triathlons because when we get the questions and we're registering people he's one of the people we run to all the time to get the answers. I'm sure glad you're around, especially at five o'clock in the morning on Sunday. It's nice to be able to find you. I'm sure you'd like to hide once in a while but it ain't going to happen. So good luck to both of you.

SERPE MOVED TO RECEIVE AND FILE THE KENOSHA AREA CONVENTION AND VISITORS BUREAU 2006 ANNUAL REPORT; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.

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- B. Consider an Amendment to the Tobin Woods Development Agreement to provide for re-routing of storm water to the subdivision to construct an on-site retention basin and to provide a storm sewer line to abandon the basin at a time in the future to property east of the subdivision.**

Jean Werbie:

Mr. President and members of the Board, the Tobin Woods Subdivision is a development that was brought forth to the Village back in early 2001 and started construction in that year. One of the conditions for the development of this subdivision is that at some point they were going to have an easterly exit from the subdivision to the area that lies south of 116th Street which is now known as the Lighthouse Pointe Subdivision area, as well as the primary entrance from 119th Street. Over the last five years, the developer was not able to put together any type of agreement with the adjacent landowner in order to extend the storm sewer and transfer the storm water from his development into a larger basin within the Lighthouse Pointe Subdivision. As a result, the five year window of opportunity that was given as part of the original development agreement had expired, and so we have been working with the developer in order to re-lay the storm sewer, construct a permanent retention basin on what is now known as Lot 9 within the Tobin Woods Subdivision, and to fully complete the construction of public improvements in 119th Street in that area where it says temporary basin. That will be removed, and the municipal water, as well as roadway, will be now completed to the limits of the property line in that subdivision.

So the amendments that you have before you actually outline all of the steps that we've been taking. The Village has actually taken over this project to hire an engineer to design the storm sewer and storm water management improvements. We've bid out the project. In fact one of the next items on the agenda is the award of contract for that work, and the Village is actually finishing up this subdivision so that these improvements can be made, 119th Street can be completed, and the second phase of required public improvements can be completed within the Tobin Woods Subdivision.

All of the documentation is in front of you. We do need to get a final signature from Kevin Stein who is the owner of Stein Development LLC. He will also be responsible for executing the two easements for permanent storm water in Lot 9 as well as in Outlot 1. Money has been posted with the Village of Pleasant Prairie to secure those obligations. If when we get to the next phase of development that looking at the estimated funds on account if those funds need to be replenished or restored he will need to post additional cash payments with the Village. But we do have money on account to complete this work. With that, the staff recommends approval of this amendment to the development agreement as well as all the other documents that you have before you, engineering and related documents.

Mike Serpe:

When is this going to be completed?

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Jean Werbie:

It's intended the work will commence by later this month, mid to late July.

Mike Serpe:

So paving then all this summer it should all be completed?

Mike Pollocoff:

Probably done by September 1st.

Jean Werbie:

Right. We need to get the storm sewer and the other restoration work and the basin work completed first. But then we intend to work with a contractor to complete the second phase of improvements.

Mike Pollocoff:

What's different about this is instead of the developer finishing up with the development the Village has secured funds from the developer and we're taking over the project, putting out the bid and getting it completed. The breach has existed and we're at the point where we need to take control. So they've deposited the funds to complete the project that we have as cash to complete it and we still have a letter of credit equal to that to complete the project. So rather than relying on the developer to get this done or continue to negotiate agreements, there's enough homes in there that if it goes on much longer it will be a problem. And we've heard the complaints so the Village is taking over the final design, overseeing the contract and getting it awarded and we're going to be managing the entire project from here on out.

Mike Serpe:

Is Lighthouse Pointe out of this now?

Mike Pollocoff:

Yeah, they're out. So if for some reason Lighthouse Pointe and Tobin Woods never do come to an agreement, the permanent basin is the permanent basin. If Lighthouse Pointe evolves into something else, a different property owner, Mr. Stein has the opportunity to negotiate and have that storm water go in, we're not going to require it, that would come at some negotiated price between the two developers which would free up a lot which is now called the permanent basin for him to develop in the future. But from my standpoint what the development agreement originally called for is this can't go on forever. That's why we put a five year limit on it. It's gone the five years and it's got to stop and the permanent basin will be put in. If the developer chooses to proceed in the future he can do that, but with what we're requiring being installed on

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this there's no reason to dig up the road again or do anything like that. It would be a matter of a knockout inside a storm water manhole and they fill the basin up.

Mike Serpe:

And the size of this is quite large?

Mike Pollocoff:

The basin?

Mike Serpe:

Yes.

Mike Pollocoff:

No, it's a lot. Those are probably a half acre to three quarter acre lots. So it's not a big development in terms of area. There's not a lot of impervious area because if you look at the map a lot of it is wooded and that's pretty much deed restricted. So the largest part of the drainage area comes from the sidewalks, the houses, the streets but the yards themselves are not finished typically like you'd see in a regular subdivision.

Steve Kumorkiewicz:

Mike, Lot 9 is the one we're talking about, right?

Mike Pollocoff:

Correct.

Steve Kumorkiewicz:

Assuming that the east area is developed at that time is the developer going to decide to . . . with the existing addition? Lot 9 can be filled and used and can be sold?

Mike Pollocoff:

The Village is going to have an easement over Lot 9. We want to make sure that that lot exists to hold water. So we're going to have to approve an agreement for that to happen because we'll be improving the construction of that new subdivision if that agreement takes place, if we that there is downstream capacity, they provided for it. We're not going to require that developer to put in storm water capacity for that Lot 9 basin. That's going to be negotiated between two property owners. At that point if that happens then they can use the storm lines and everything else to have that go to the east but we're not going to require it any longer. Where we typically like to

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have more storm water basins, less than more, in this case that's just not going to happen. The people that live there need to get on with their lives and have their development finished.

Steve Kumorkiewicz:

The roads

Mike Pollocoff:

The roads are a problem there but it's a problem for two reasons. One is they're not at 50 percent construction. It's a higher end subdivision, large lots, large homes and that part of the marketplace hasn't moved that fast so they haven't put up enough homes to warrant paving.

Steve Kumorkiewicz:

So now they're going to do a 50 percent?

Mike Pollocoff:

Right.

John Steinbrink:

So at the time the temporary basin maybe could be filled in that would go away do we hold somebody liable for the damage to the roads at the time they start trucking materials into there to fill it up?

Mike Pollocoff:

We raised the design standards for the road in that section of the temporary basin. Take everything out that was wet and get down to solid soil again then bring that back up and compact it, and we're using granular backfill in that area where the road is going.

John Steinbrink:

Maybe restrict them on the time of year or something?

Mike Pollocoff:

You mean from the other subdivision?

John Steinbrink:

Yes.

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Mike Pollocoff:

We won't let them in from the other subdivision. They've going to have to come in off of 116th Street.

Monica Yuhas:

I have one question. How often do breaches of contracts occur?

Mike Pollocoff:

Not that often.

Jean Werbie:

There's only two total.

Mike Pollocoff:

I had one when we were a town. It's not that frequent. Again, the developer had the money. It wasn't a breach where they couldn't complete it, but in this case here the circumstances are the way the negotiations had to occur, and soon you had two developers that were both looking to skin each other and it just took longer than anybody wanted. But it is rare. I can remember three since I've been here.

Steve Kumorkiewicz:

So there are going to be provisions in case the road s deteriorated with construction?

Mike Pollocoff:

We're rebuilding that section of road under the Village spec. We planned that road to be constructed knowing that we have a detention basin site that we're recovering. It's going to be just the first phase of road improvements and then we won't put in the final lift until that settled out.

Steve Kumorkiewicz:

Thank you.

YUHAS MOVED TO APPROVE AN AMENDMENT TO THE TOBIN WOODS DEVELOPMENT AGREEMENT TO PROVIDE FOR RE-ROUTING OF STORM WATER TO THE SUBDIVISION TO CONSTRUCT AN ON-SITE RETENTION BASIN AND TO PROVIDE A STORM SEWER LINE TO ABANDON THE BASIN AT A TIME IN THE FUTURE TO PROPERTY EAST OF THE SUBDIVISION; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.

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C. Consider Award of Contract to C.W. Purpero, Inc. for the completion of public improvements on 119th Street within the Tobin Woods Subdivision, along with associated storm water and retention basin construction within the Subdivision.

Mike Pollocoff:

Mr. President, on June 26th at 11 a.m. sealed bids were received and opened for the construction of the retention basin, road extensions and water main improvements for Tobin Woods Subdivision. I think I made a mistake. Four bids were received. The low bid was submitted by C.W. Purpero in the amount of \$224,808. The next low bid was submitted by A.W. Oakes of Racine in the amount of \$230,326.50. The Village engineer has reviewed the documents and finds them in order. I recommend a contract be awarded to C.W. Purpero in the amount not to exceed \$224,808. The source of funds for the construction is from the cash deposit provided by the developer for the Tobin Woods Development which we just approved.

Mike Serpe:

These meet the pre-qualifications for the Village, is that correct?

Mike Pollocoff:

They're all pre-qualified. The engineer's estimate was \$231,000 so they were right on target. You look at most of the bids they were pretty tight together with the exception of the last one.

Clyde Allen:

Have we ever used them before?

Mike Pollocoff:

We have. We used Purpero on some projects in 1996, sanitary sewer construction project. They're a fairly large company. They haven't done a lot of work recently in the Village.

Clyde Allen:

The reason I ask is there's a couple of numbers in here that kind of jumped out at me. One was the clearing and grubbing and grubbing, the difference between what the estimate was and what their price came in at. Why such a big difference? Did anything change?

Mike Pollocoff:

My experience with all these guys is we used the engineer's estimate to basically give us a benchmark, and then when you compare Purpero's numbers across, the last one was at \$6,400, his was lower being at \$11,880, Oakes at \$12,600 and Bain Nelson at \$14,200. Everybody has got some potential to build in some profit into any one of these items, and most of them are going

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to allocate as much profit to having their own crews do it because they've got the equipment out there, they've got the loader and then they can push that stuff down. Then when we do our estimate we're looking at an estimate if you had somebody else come in and do it. In this estimate we're anticipating some higher unit costs on some of the items and they put them in lower. The only time that these things really get a thorough look at, especially if there's big differences, and for some reason Purpero left a lot of money on the table or the other three guys did then we question them on it, what are you anticipating doing on the thing. But with a public bid if the contractor is qualified and if all the numbers are the lowest, we can't go in and negotiate any further on any of those numbers. The only time we really evaluate other numbers is if there's a discrepancy in the bids or if the bid is challenged by someone else for not being in order or following the specs.

Clyde Allen:

The same holds true then for why their price for the crushed aggregate base is 25 percent less than everybody else. It just stands out to me. Do we need to be concerned?

Mike Pollocoff:

The only thing I can think is crushed gravel when you go to the Vulcan yard on Green Bay Road it's going to cost you the same no matter who you are. It's just what your trucking cost is. And if Purpero isn't contracting that out and he's got his own trucks doing it he's going to be able to do it less than if he's bringing in a contract hauler. So every contractor has their own mix of assets they bring to the table. If they're able to take and bring that price down then they'll do it. But a lot of the stuff is controlled. The State issues out what the price should be when you're doing a public bid how much a backhoe operator should get, how much a truck driver should get so a lot of the numbers are fixed. Most of these guys are working around the edges trying to find some leverage to get a bid.

Clyde Allen:

Thank you.

YUHAS MOVED TO AWARD A CONTRACT TO C.W. PURPERO, INC. FOR THE COMPLETION OF PUBLIC IMPROVEMENTS ON 119TH STREET WITHIN THE TOBIN WOODS SUBDIVISION, ALONG WITH ASSOCIATED STORM WATER AND RETENTION BASIN CONSTRUCTION WITHIN THE SUBDIVISION; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.

D. Consent Agenda

- 1) Approve Bartender License Applications and Renewal Applications on file.**
- 2) Approve Letter of Credit Reduction for Creekside Crossing - Mass Grading.**
- 3) Approve the request of James and Peggy Concannon for a Lot Line Adjustment between the properties located at 9586 39th Avenue and 4081 96th Street.**
- 4) Approve Renewal of Towing License for J & M Towing.**

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SERPE MOVED TO APPROVE CONSENT AGENDA ITEMS 1-4 AS PRESENTED AND SUBJECT TO STAFF CONDITIONS; SECONDED BY YUHAS; MOTION CARRIED 5-0.

E. Village Board Comments

Mike Serpe:

John, and Board members, Saturday night we had a Pleasant Prairie resident named Ms. Wisconsin which I think is quite an honor. With that honor and being a Pleasant prairie resident it would be nice if we give our little home grown a little shot in the arm. I think maybe if their contract allows they can do an interview on Channel 25 and let the people see what's going on with her. Maybe a letter from the Village congratulating her would be in order and whatever else that you can give her all the help and publicity and support that we can muster up. It's quite an honor and she lives right down the street. Our congratulations to Christina Thompson.

Clyde Allen:

I want to wish everyone a happy 4th of July, but I'd like everybody to please remember the reason we're celebrating the 4th of July.

Monica Yuhas:

This past Friday I had the opportunity to do a ride along with Officer Sandy Thomey of the Pleasant Prairie Police Department. I was able to ride first shift all the way through, and I was very appreciative of Sandy's insightfulness and willing to answer questions and share procedures and operations and how things work with the Pleasant Prairie Police Department. I plan on riding second shift and third shift also. It was informative to me. It was great to meet the dispatching staff on first shift, and I look forward to doing more. So, again, I'd like to thank Office Sandy Thomey and Chief Wagner for allowing me that opportunity. I greatly appreciate it.

Mike Serpe:

Are you aware, Monica, that you have the powers of arrest for Village Ordinance violations?

Monica Yuhas:

Yes.

John Steinbrink:

Like Clyde said, I wish everybody a happy 4th, and remember if it goes up or blows up it's illegal. Leave the fireworks to professionals. Our folks have enough stuff to do, especially the police fire and rescue. We don't need to create business for them.

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Mike Serpe:

I have one other question. I have worked the Danskin every year, and we were up to 3,500 last year and it was very difficult to handle. We're up to 4,300 now? We're looking for help, guys.

Mike Pollocoff:

I think we estimated the max we can get in the parking lot for bikes was 5,000. So at 5,000 it's got a cap. We'll see. We have a good contingent of volunteers. Sailors from Great Lakes are coming down to help us. I guess there are a lot of them. They're coming so it should be a good event. They've indicated to us they haven't found a venue that can do all the things that our site does.

John Steinbrink:

The folks coming to participate are coming for a good cause. I think they want to enjoy themselves. And fortunately we have the volunteers and the staff here to help them do that. There's a little give and take there with humor on both sides. It's amazing to meet the people from all over the country and some of them even from outside the country. They come here and once they visit us they never forget us. I think it's good for the community.

Steve Kumorkiewicz:

Mike and I . . . at five o'clock in the morning and we've been doing that for years. It's interesting to hear the comments from the people. People come from all over and they remember us. They love the venue that we have. That's really encouraging.

8. ADJOURNMENT

**ALLEN MOVED TO ADJOURN THE MEETING; SECONDED BY KUMORKIEWICZ;
MOTION CARRIED 5-0 AND MEETING ADJOURNED AT 7:35 P.M.**