

**VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
PLEASANT PRAIRIE SEWER UTILITY
9915 - 39th Avenue
Pleasant Prairie, WI
March 20, 2017
6:00 p.m.**

A regular meeting of the Pleasant Prairie Village Board was held on Monday, March 20, 2017. Meeting called to order at 6:00 p.m. Present were Village Board members John Steinbrink, Steve Kumorkiewicz, Dave Klimisch and Mike Serpe. Kris Keckler was excused. Also present were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; Dan Riley, Deputy Chief of Police; Doug McElmury; Fire & Rescue Chief; Matt Fineour, Village Engineer; John Steinbrink Jr., Public Works Director; Dan Honore', IT Director; Sandro Perez, Inspection Superintendent; Craig Anderson, Recreation Director and Jane M. Romanowski, Village Clerk. No citizens attended the meeting.

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

Jane Romanowski:

There were no signups tonight, Mr. President.

John Steinbrink:

Anybody wishing to speak under citizens' comments? We'll close citizens' comments.

- 5. ADMINISTRATOR'S REPORT**

Mike Pollocoff:

The only thing I'd probably like to bring to the Board's attention, we met with Senator Wanggaard a week ago Monday, or last Monday. And we presented our concerns that the Village has along with the League with dark store legislation that's going through. And Senator Wanggaard was concerned about the State being sued if that legislation goes through. And I advised him we're being sued on an ongoing basis because of lack of that legislation. He indicated he wasn't going to sign on to it until he had reviewed the bill, and then he would make a decision from there.

We also talked to him about some wetland issues, and I think we made some headway with him that those were things that he was interested in. But I think the important thing to keep in mind is that there's a lot of push back coming from the Wisconsin Manufacturer's Association on the

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dark store matter and the Commercial Retail Association to try to get this dark store push turned back. And there's a lot of communities that are pushing it. And I just see on my Google Alert that it's showing up in every major paper in the State. So it's getting a lot of press everywhere. But it hasn't been introduced yet. Our understanding is that the League or the Manufacturer's Association is introducing legislation just like ours, only their legislation would make it that you would do dark store in all commercial applications is what they're proposing for now is use dark store for everything. And that would be the legislation that the assessors would have to follow.

Steve Kumorkiewicz:

Mike, what happens if we [inaudible] the assessment [inaudible].

Mike Pollocoff:

Well, we can't do that because it's against the Constitution. I mean Rocco has to -- the Constitution says all property shall be assessed on a fair market basis. So the question is what's fair market? That ends up being what every assessment question is about. I guess my report is we're not done. It's still not a done issue.

John Steinbrink:

I think its good you're making everybody aware of it, and especially the financial aspect of it, what's its going to really boil down to is the taxpayers. They're paying the price for somebody's benefit.

Michael Serpe:

When big money controls what happens in Madison it leaves a big problem for the communities that have to deal with it. And until that is addressed, and the way it looks it will never be addressed, lobbyists and special interests have to be banned from any form of government. And until that happens we're stuck with exactly what Mike talked about.

Steve Kumorkiewicz:

[Inaudible] but when they sell the property they sell the property for the full value.

John Steinbrink:

Okay, thank you, Mike.

6. NEW BUSINESS

- A. Receive Plan Commission recommendation and consider Ordinance Nos. 17-08 and 17-09 adopting Zoning Map and Text Amendments to rezone the property owned by the Village of Pleasant Prairie located at 10798 114th Avenue in LakeView Corporate Park (West) from the I-1, Institutional District to the I-1 (PUD),**

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Institutional District with a Planned Unit Development Overlay for the proposed commercial communication structure improvements by T-Mobile.

Jean Werbie-Harris:

Mr. President and members of the Board, the petitioner is requesting approval of a zoning map amendment to rezone the property owned by the Village of Pleasant Prairie located at 10798 114th Avenue, not Street, in the LakeView Corporate Park West, and further identified as Tax Parcel Number 92-4-122-302-0103. And this would be from the I-1, Institutional District, to the I-1 PUD as it would have a Planned Unit Development Overlay District.

Specifically, the petitioner is requesting a PUD ordinance for the proposed commercial communications structure improvements. The PUD is proposed to be created to allow for the paved access road to the equipment shelter to be located a minimum of 15 feet from the east property line, and to allow the equipment structure to be located at the base of the tower a minimum of 15 feet from the property lines adjacent to 120th Avenue on the west as well a the property line on the east. Again, this is the property that's right at that intersection of Corporate Drive, 116th Avenue and 120th Avenue.

The petitioner has entered into a lease agreement as conditionally approved by the Village Board on February 20, 2017. A 200 square foot equipment shelter will be constructed on the north side of the water tower for T-Mobile. The site and the location of the equipment structure will allow for up to two additional carriers to add onto the proposed equipment shelter. An access driveway will be provided around the base of the tower to then provide access to the equipment towers while not interfering with the Village's water tower and its operation.

This is a matter that was before the Village Plan Commission at their last meeting, a public hearing was held, and there were no objections at that time. Ordinance 17-08 is attached and, again, that is the PUD for the LakeView West water tower site planned unit development, again, to allow these modifications for setbacks for the drive to service this shelter.

Michael Serpe:

Since we don't have much say on where cell towers can be placed anymore, and that gets back to what I just said a minute ago about big money in Wisconsin, why do we even hold a public hearing on this at the Plan Commission? We don't have any say on where these things can go and how they're to be erected. Because the State put that in the budget bill that nobody could even comment on it during a public comment, but we have to accept it and act on it like we're doing something good for the people and we can't do a thing for them.

Jean Werbie-Harris:

Well, the difference actually with this particular request is that they needed to step outside of the protections that they receive in the statutes. And they actually needed to follow Village regulations as it pertains to a zoning text amendment and map amendment because they are asking for specific consideration with respect to setbacks. So for that reason it needed to go to

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the Plan Commission and the Board. Typically a communications structure would not need to come to the Village Plan Commission or the Board, and it would just get processed through our zoning department.

Michael Serpe:

Since we have no other choice I move approval.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Further discussion?

SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE NOS. 17-08 AND 17-09 FOR ZONING MAP AND TEXT AMENDMENTS TO REZONE THE PROPERTY OWNED BY THE VILLAGE OF PLEASANT PRAIRIE LOCATED AT 10798 114TH AVENUE IN LAKEVIEW CORPORATE PARK (WEST) FROM THE I-1, INSTITUTIONAL DISTRICT TO THE I-1 (PUD), INSTITUTIONAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY FOR THE PROPOSED COMMERCIAL COMMUNICATION STRUCTURE IMPROVEMENTS BY T-MOBILE; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

B. Consider 2017-2018 Liability and Property Insurance Proposals.

Mike Pollocoff:

Mr. President, this is the time for our annual renewal of our liability and Workman's Comp. and other coverages. Above you can see the proposals that we have. Again, we view the League plan and Travelers. The liability the quote is for \$114,575 which is a change \$182. Auto physical damage there's an increase of \$40,548, a change of \$6,604. Our Workman's Comp. has gone down to \$333,059, for two reasons. One, we've cut back on the number of employees. But the other reason is we've had really good experience modification, a modification that's working for us. We haven't had a lot of bad injuries. That's always a good thing.

Our property and boiler is \$51,723. Property and boiler covers just exactly what it says, but it also covers things like lift stations if there's a problem in one of those. If it gets hit by lightening or whatever that takes care of that. Our contractors equipment which is basically the heavy equipment at public works \$8,142, an increase of \$177. And our crime coverage for employee dishonesty or theft is \$1,149, an increase of \$559. So overall from last year our premium has gone down \$41,279. I'd recommend that the Village Board award contracts to both the League of Municipality's Insurance Fund as well as Traveler's Insurance for our insurance purposes for next year.

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Dave Klimisch:

Question, Mike. It looks like a lot of the changes were relatively small or inflation. But the big number that strikes me is our Worker's Compensation, our MOD decreased 20 percent?

Mike Pollocoff:

Yeah.

Dave Klimisch:

Can you talk about how we did that, how it decreased to our advantage that much?

Mike Pollocoff:

We always work on employee safety and our -- everything we do probably outside of the office is high risk work, whether it's police, fire or public works. And all three of those departments spend a significant amount of time working with safety programs with their employees and I think that's been good. It's just sometimes in their work there's things that they can't control when an accident is going to occur or someone is going to do something to one of our officers. So in part we've been lucky, but in part we've been working at managing it.

And we have had fewer employees than we normally have. And the reason we have fewer employees is pay levels for a lot of the public works jobs isn't sufficiently high enough that we can get employees. So the parks department will have a salary savings, they won't spend their budget at the end of the year because they couldn't hire enough people to do the work. So when you don't expend that money because you can't hire the people then you're not also expending -- that money doesn't show up on the payroll that the insurance companies use to evaluate what your experience MOD is going to be. So it's good news/bad news. It's good news that we're not spending more. But part of the reason is we have a difficult time hiring employees.

Dave Klimisch:

The Worker's Compensation MOD the way I understand it if it's a 1.00 is average?

Mike Pollocoff:

Yeah.

Dave Klimisch:

So we were at 1.01, and now we're above average at a .82?

Mike Pollocoff:

We're below average.

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Dave Klimisch:

I mean to our benefit?

Mike Pollocoff:

Yeah. Being below the average is good, that means you're spending less.

Dave Klimisch:

Okay, we did something well then. I get how if we don't have the employees we're not paying for that insurance. But the MOD covers everybody.

Mike Pollocoff:

Right. It's not all one or the other, it's just a mix of not having a lot of injuries and not having as large a payroll.

Dave Klimisch:

I move approval of the insurance proposal.

Michael Serpe:

Second.

John Steinbrink:

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

KLIMISCH MOVED TO AWARD THE VILLAGE'S 2017-2018 INSURANCE COVERAGE TO THE LEAGUE OF WISCONSIN MUNICIPALITIES FOR LIABILITY AND TO TRAVELERS FOR WORKER COMPENSATION, PROPERTY AND CRIME AS PRESENTED; SECONDED BY SERPE; MOTION CARRIED 4-0.

C. Consider the request for a Distribution Easement by We Energies to install underground electrical service to the cell tower currently under construction in Pleasant Prairie Park.

John Steinbrink, Jr.:

Mr. President and members of the Board, SVA is currently constructing a cell tower. It's going to house Verizon antennas on it. As part of that to power it because it's on public property - the transformer is located on public property - We Energies is requesting a distribution easement from the transformer to the tower location as approximately shown within the map on the red

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line. Staff does recommend granting the distribution easement to We Energies to power the tower facility as shown.

Dave Klimisch:

Move approval.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Dave, second by Steve. Further discussion?

KLIMISCH MOVED TO GRANT THE REQUEST OF WE ENERGIES FOR A DISTRIBUTION EASEMENT TO INSTALL UNDERGROUND ELECTRICAL SERVICE TO THE CELL TOWER CURRENTLY UNDER CONSTRUCTION IN PLEASANT PRAIRIE PARK; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

d. Consider Resolution #17-04 to dispose of surplus vehicles.

John Steinbrink, Jr.:

Mr. President and members of the Board, we are looking at bringing four vehicles to auction, actually three vehicles and one body with aerial lift. It's a 2002 van and two old plow trucks, a '95 and a '96 single angle dump trucks. Both of them had exceeded their useful life. This is a picture of the van. It's worn out as most of our stuff is by the time that we have to go to auction. The next slide shows our two plow trucks, one is a 1995, 1996. So we're at that 21, 22 year old duration with that.

The last vehicles that we have - we actually just bought this vehicle at an auction in January down in Texas. And we bought it for the sole purpose of just having the chassis itself. So it has a really good chassis. The Village paid \$29,000 for this aerial lift. It's got a 70 foot lift, tool box and stuff on it. But we bought it just for the chassis itself, and we're actually going to turn it into a plow truck. We're going to spend about \$75,000 on the box, the dump body, the plow, the side wing, salter and controls and all that. And then with the price of the chassis we'll probably have it be when it's all done under \$100,000 where a new plow truck costs about \$180,000. So we're actually looking just to sell the body and the aerial lift component at an auction coming up this Saturday. Not sure what we're going to get for it. But it's all working, it's operational and if somebody will have a need for it.

J.J. Kane specializes in aerial lifts for auctions so I think it's probably the best market that the Village has. It's actually going to be held down there, shipped by a couple bolts, a couple brackets to make it safe for transport. They'll be driving it down if the Board approves it, picking it up with some jacks, driving the chassis away. And then whoever buys it is responsible for

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taking it off site from there. And loading it on a trailer for most of these contractors isn't a big deal. So that's why this one looks so nice. But we did buy it just for the chassis. We probably saved about \$60,000 on the chassis by doing this. And if it works out good which I predict it will this will probably be the route that we go to make most of our plow trucks. Because if we can start saving \$60,000 or \$70,000 a year on a plow truck that's really going to add up quickly. In 12 years almost a million dollars.

Mike Pollocoff:

I think that's a really good plan, smart work on John's part. On the first pickup, if we can go back to that one, if we got you some more duct tape can you make that last? I mean you've got some on the seat there. Now all you just need is a few more rolls and I think you can probably get a few more miles out of that.

John Steinbrink, Jr.:

Yeah, when you spend most of your maintenance on a vehicle and duct tape that's when you know it's time to dispose of the vehicle for sure.

Steve Kumorkiewicz:

[Inaudible] include in the budget some tape. I make a motion to approve the request.

Dave Klimisch:

Second.

John Steinbrink:

Motion by Steve, second by Dave. Further discussion? We talked about some of the savings we have on insurance and that. And one is the equipment we have now for employees to do some of these jobs of the heavy lifting, the lifts, the cranes, the different things, and we're picking those up at the auctions at a good price. And being in the garbage business if we had people throwing that by hand every day into an old conventional garbage truck we'd be guaranteed our rates would be through the roof. But with this change of equipment and making smarter employees there's savings all around. So that's all I had to say.

KUMORKIEWICZ MOVED TO ADOPT RESOLUTION #17-04 TO DISPOSE OF SURPLUS VEHICLES; SECONDED BY KLIMISCH; MOTION CARRIED 4-0.

7. VILLAGE BOARD COMMENTS

8. ADJOURNMENT

SERPE MOVED TO ADJOURN THE MEETING; SECONDED BY KLIMISCH; MOTION CARRIED 4-0 AND MEETING ADJOURNED AT 6:25 P.M.