

**VILLAGE OF PLEASANT PRAIRIE  
PLEASANT PRAIRIE VILLAGE BOARD  
PLEASANT PRAIRIE WATER UTILITY  
PLEASANT PRAIRIE SEWER UTILITY  
9915 - 39th Avenue  
Pleasant Prairie, WI  
June 16, 2014  
6:00 p.m.**

A regular meeting of the Pleasant Prairie Village Board was held on Monday, June 16, 2014. Meeting called to order at 6:00 p.m. Present were Village Board members John Steinbrink, Kris Keckler, Steve Kumorkiewicz, Clyde Allen and Mike Serpe. Also present were Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; Kathy Goessl, Finance Director; Dave Mogensen, Deputy Police Chief; Doug McElmury; Fire & Rescue Chief; Mike Spence, Village Engineer; John Steinbrink Jr., Public Works Director; Carol Willke, HR and Recreation Director; Dan Honore', IT Director; Sandro Perez, Inspection Superintendent and Jane M. Romanowski, Village Clerk. Two citizens attended the meeting.

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

Jane Romanowski:

The first speaker tonight is Bill Morris.

Bill Morris:

Good evening everyone. Bill Morris, 5313 87th Place, Pleasant Prairie, Wisconsin. I'm here this evening with Items 6A, B, C and D. I certainly appreciate the receptive welcome that we got from the Plan Commission. I hope that your support can follow. And I just want to acknowledge absolutely, you know what, you could say what you want, I know I live here, I've lived here since 1974, and Cooper Road and brought the sewer down Cooper Road, wasn't I lucky. Anyways, you know what, it was not difficult working with Jean to really get it coordinated correctly, to do it right and to bring it before you tonight. So thank you. Any questions we're certainly here to answer them.

John Steinbrink:

And we'll allow him to speak at that time also if we have questions.

Troy Mleziva:

Good evening, Mr. President and members of the Village Board. My name is Troy Mleziva, the Real Estate Development Manager with Kwik Trip, 1626 Oak Street, LaCrosse, Wisconsin.

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Thank you again for hearing our items this evening. Just a little background about Kwik Trip, and then I conclude with some general comments that we want to add. Kwik Trip has been in business since 1965. It's headquartered out of LaCrosse, Wisconsin. Family owned company. There are over 12,000 employees and co-workers as we call them at Kwik Trip throughout Minnesota, Wisconsin and Iowa.

Kwik Trip's background is really rooted in the grocery industry. Next year will be the 50th anniversary of Kwik Trip, and that grocery background you'll see in our product offerings in our store with fresh produce, our own bakery including fresh bakery delivered every morning, dairy in our own dairy, hot foods such as soups, sandwiches, and then cold foods such as sandwiches and yogurts and parfaits and things of that nature. And now we're also offering fresh meat, hamburgers, hot dogs, steaks at grocery store prices.

Kwik Trip was voted in the Journal Sentinel as one of the top work places in southeast Wisconsin the last four years. What we look to provide is a quality facility offering quality products with quality people. And we're looking forward to becoming part of the Village of Pleasant Prairie community. We humbly ask for your support on Items 6A, B, C and D. And if there are any questions I'd be happy to answer them when the items come forward. Thank you.

John Steinbrink:

Thank you.

Jane Romanowski:

No additional signups tonight, Mr. President.

John Steinbrink:

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

**5. ADMINISTRATOR'S REPORT – None.**

**6. NEW BUSINESS**

John Steinbrink:

Jean, you're going to want to do A, B, C and D altogether, correct?

Jean Werbie-Harris:

Yes, that's correct.

**SERPE MOVED TO CONSIDER NEW BUSINESS ITEMS A-D TOGETHER;  
SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

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- A. Receive Plan Commission recommendation and consider Ordinance #14-16 to amend the Comprehensive Plan for the properties located at the southwest corner of STH 31 and STH 165 for the proposed commercial development of this area including the proposed Kwik Trip facility to be located on property south of STH 165 and east of 72nd Avenue.**
- B. Receive Plan Commission recommendation and consider a Conceptual Plan for the proposed commercial development of properties located at the southwest corner of STH 31 and STH 165 and the proposed Kwik Trip gasoline, convenience store and car wash facility to be located at the southeast corner of 72nd Avenue and STH 165.**
- C. Receive Plan Commission recommendation and consider a Certified Survey Map to subdivide the properties located east of 72nd Avenue and south of STH 165.**
- D. Receive Plan Commission recommendation and consider Ordinance #14-17 to amend the Zoning Map to rezone a portion of Tax Parcel Numbers 92-4-122-281-0115 and 92-4-122-281-0116 for development of the southwest and southeast corners of STH 31 and STH 165 including the proposed Kwik Trip gasoline, convenience store and car wash facility.**

Jean Werbie-Harris:

Mr. President and members of the Board, the four items that you have before you that we'll be discussing will be covering Kwik Trip. The first is the comprehensive plan, the second is conceptual plan, the third item is a certified survey map, and the fourth are zoning map amendments. So I'd like to go through all those with you. This is a request of William Morris, agent on behalf of FIAAT Investments, and it's related to the commercial development of land that's proposed at the southwest corner of Highway 165 and 31. Again, there will be four items this evening. I would like to see separate action on all four of the items. The first is the comprehensive plan amendments, Ordinance 14-16, the conceptual plan, certified survey map and zoning map amendment, Ordinance 14-17.

On June 9th the Plan Commission conditionally approved a conditional use permit as well as site and operational plans including a DSIS which is a digital security imaging system agreement and an access easement agreement. And this is for Kwik Trip to locate, again, at that southeast corner of 72nd Avenue and Highway 165. They're going to be constructing a gasoline dispenser, a convenience store, a car wash all on Lot 1 of the proposed CSM. There's a second lot that's going to be created, Lot 2, and that will remain as vacant land.

The first item then is a comprehensive plan amendment Ordinance 14-16. The amendment is to a portion of the LakeView East Neighborhood Plan Number 12 Appendix 9-3. And what we're looking to do is modify the land use plan in order to accommodate a future commercial development site. Specifically the commercial areas that have been identified as shown on the overhead reflect a conceptual plan that has been prepared by the developer's agent for this particular property. The only property that we're going to be specifically talking about this evening is the Kwik Trip. There's a red star on the one commercial building within that B-2

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District that we're going to be proposing this evening. All businesses need to be a maximum of 25,000 square feet unless a separate planned unit development is requested.

But the purpose, again, of this comprehensive plan and any neighborhood plan is to show where proposed uses can be located, how there can be an interconnection of walkways, roadways, access points as well as parking lots and other types of shared uses including the infrastructure. So the first item, Ordinance 14-16, is to amend the 2035 Comprehensive Plan. Again, with respect to the Kwik Trip property we are proposing to modify it from the General Industrial land use designation to the Community Commercial land use designation. And the area that is currently surrounding this particular property that will all be going into a Community Commercial designation as well, but it will have an Urban Reserve designation on it. So, again, they will need to bring forth detailed development plans to show us how the rest of the land would develop when and if it does develop. So, again, we're focusing on Kwik Trip.

And, again, it's a portion of Tax Parcel Number 92-4-122-281-0115. Again, the gray is General Industrial, and then this area will be moved into the Community Commercial or the reddish color. Again, the conceptual plan shows all of the area being developed with future Community Commercial. The land use is under the commercial designation but would be placed eventually into the B-2 which is a Community Business District designation. The plan includes the Kwik Trip and four additional office or commercial buildings that will range in size from 6,000 square feet to about 20,000 to 25,000 square feet.

Under access for this particular development interconnection is basically coming from 72nd Avenue which is on the west, and then it is going towards the east. There is no direct access shown along Highway 165 to the north and no direct access on the area adjacent to Highway 31. There is one area at the very south end, this individual property currently has a right in/right out, but it's primarily a residential access. It's going to be up to the DOT to determine whether or not they are allowed to use that access for a commercial purpose. The plan is being revised to make sure that sidewalks and other types of interconnections are provided to all these properties so when they do develop in the future that they all have adequate access. Again, just as a reminder this is one plan of how everything could develop out there. That's not to say that a modified plan couldn't be submitted which lays things out a little bit differently as long as the cross-access is still provided.

Municipal sewer, water and storm sewer facilities will need to be provided to all of the properties within this particular area. Kwik Trip is getting their services directly from 72nd Avenue as will this immediate property to the south of Kwik Trip. These properties in here will also need to get all of their services from 72nd Avenue so there will need to be some easements that run through that Lot 2 or that southern lot in order to provide access. The Village currently does not have any sewer or water or storm sewer along Green Bay Road or along that east side of those properties along Green Bay Road.

As I mentioned a certified survey map or land division is being proposed for this project. Lot 1 and Lot 2, the Kwik Trip lot, will be just over 2.37 acres which is located just at that southeast corner. They've got over 266 feet of frontage on 165 and over 388 feet of frontage on 72nd

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Avenue. Lot 2 is just over three and a half acres and has 500 feet of frontage on 72nd Avenue. Lot 1, again, is proposed to be developed for the Kwik Trip.

As I mentioned there's also going to be a zoning map amendment. Specifically, Lot 1 which is the Kwik Trip property will be rezoned from the M-2 which is a General Manufacturing District to the B-2, Community Commercial District. And lot 2 at this time will be rezoned from the M-2 to the B-2 but will have a UHO or an Urban Landholding Overlay District placed on the property. Because there is not a very specific user yet defined for that Lot 2 we are not going to put it completely into that B-2 District. They'll have to come back and do a rezoning of the property in order to pull off that UHO. And if any other designations like a PUD or anything is needed they will have to go through their formal process in order for that to happen.

So with that, Mr. President, all of these matters were before the Village Plan Commission at their last meeting and met with a favorable reception from the Village Plan Commission. So the staff and the Plan Commission are recommending approval of four items, the comprehensive plan amendment, Ordinance 14-16; the conceptual plan, and this is, again, subject to any comments or conditions as set forth in the staff memorandum; the certified survey map which subdivides the property; and the zoning map amendment that brings it from the Manufacturing into the B-2 classification. If there aren't any questions the staff recommends approval of all four items, and separate action is going to be needed.

Steve Kumorkiewicz:

I make a motion to approve with a comment.

Clyde Allen:

Second.

John Steinbrink:

You make a motion to adopt Ordinance 14-16?

Steve Kumorkiewicz:

Yes.

Michael Serpe:

Roll call.

John Steinbrink:

Do we have a second?

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Michael Serpe:

Clyde did. Roll call vote.

John Steinbrink:

Any discussion?

Michael Serpe:

Just one comment I have, John, about the whole thing. I like the way the change of the amendment is laid out. I definitely like Kwik Trip coming in. I like the looks of the building, I like the way they run their business, and I like the cleanliness of the Kwik Trip. I like everything about Kwik Trip, and I can't wait until it comes into Pleasant Prairie. We're ready for a vote.

Steve Kumorkiewicz:

The question I've got is the north entrance to the Kwik Trip is going to be aligned with Frank School over there, right?

Jean Werbie-Harris:

That's correct.

Steve Kumorkiewicz:

Okay, that's the only question I've got. That's all.

Jean Werbie-Harris:

And the [inaudible] here only has one entrance so it will align with the entrance, the northern one.

John Steinbrink:

Further discussion? Hearing none, a roll call vote has been requested.

**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #14-16 TO AMEND THE COMPREHENSIVE PLAN FOR THE PROPERTIES LOCATED AT THE SOUTHWEST CORNER OF STH 31 AND STH 165 FOR THE PROPOSED COMMERCIAL DEVELOPMENT OF THIS AREA INCLUDING THE PROPOSED KWIK TRIP FACILITY TO BE LOCATED ON PROPERTY SOUTH OF STH 165 AND EAST OF 72ND AVENUE; SECONDED BY ALLEN; ROLL CALL VOTE – STEINBRINK – AYE; KECKLER – AYE; KUMORKIEWICZ – AYE; ALLEN – AYE; SERPE – AYE; MOTION CARRIED 5-0.**

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Michael Serpe:

Move approval of the conceptual plan.

Kris Keckler:

Second.

John Steinbrink:

Motion by Mike, second by Kris for adoption of the conceptual plan. Any further discussion?

**SERPE MOVED TO CONCUR WITH THE COMMISSION RECOMMENDATION AND APPROVE A CONCEPTUAL PLAN FOR THE PROPOSED COMMERCIAL DEVELOPMENT OF PROPERTIES LOCATED AT THE SOUTHWEST CORNER OF STH 31 AND STH 165 AND THE PROPOSED KWIK TRIP GASOLINE, CONVENIENCE STORE AND CAR WASH FACILITY TO BE LOCATED AT THE SOUTHEAST CORNER OF 72ND AVENUE AND STH 165; SECONDED BY KECKLER; MOTION CARRIED 5-0.**

Clyde Allen:

Make a motion to approve the certified survey map.

Michael Serpe:

Second.

John Steinbrink:

Motion by Clyde, second by Mike for adoption of the certified survey map. Any further discussion on this item?

**ALLEN MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE A CERTIFIED SURVEY MAP TO SUBDIVIDE THE PROPERTIES LOCATED EAST OF 72ND AVENUE AND SOUTH OF STH 165; SECONDED BY SERPE; MOTION CARRIED 5-0.**

John Steinbrink:

That brings us to Item D.

Michael Serpe:

Move approval of Ordinance 14-17.

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Clyde Allen:

Second.

John Steinbrink:

Motion by Mike, second by Clyde for adoption of Ordinance 14-17. Any further discussion on this item?

**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #14-17 TO AMEND THE ZONING MAP TO REZONE A PORTION OF TAX PARCEL NUMBERS 92-4-122-281-0115 AND 92-4-122-281-0116 FOR DEVELOPMENT OF THE SOUTHWEST AND SOUTHEAST CORNERS OF STH 31 AND STH 165 INCLUDING THE PROPOSED KWIK TRIP GASOLINE, CONVENIENCE STORE AND CAR WASH FACILITY; SECONDED BY ALLEN; MOTION CARRIED 5-0.**

John Steinbrink:

Sounds pretty unanimous so congratulations, gentlemen, and welcome to Pleasant Prairie.

Steve Kumorkiewicz:

Welcome to the Village.

**E. Receive Plan Commission recommendation and consider Ordinance # 14-18 to amend the Comprehensive Plan for the property owned by Hospice Alliance Foundation, Inc. located at 10220 Prairie Ridge Boulevard.**

Jean Werbie-Harris:

Mr. President and members of the Board, on October 21, 2014 the Village Board approved a conceptual plan, zoning text and map amendments, certified survey map all for the property located at 10220 Prairie Ridge Boulevard and the vacant land lying to the east, an 8.6 acre property. And this is all for the future expansion of Hospice Alliance as well as some future commercial development. In addition, on April 14th the Plan Commission approved all the detailed site and operational plans for Hospice Alliance to expand their parking lot for their facility, again, located at 10220 Prairie Ridge Boulevard.

The purpose of their request tonight, and this was one of the conditions of their approvals, was to modify the comprehensive plan so that it's consistent with the Village zoning ordinance. So specifically they're requesting to amend the 2035 Land Use Plan Map 9.9 by changing the land use designation for the property from the Community Commercial land use designation to the Government and Institutional land use designation. Again, the map for color purposes it will be moving from the blue, the Government and Institutional, to the C which is the Commercial designation or red designation. In addition, a second amendment would involve to update Appendix 10-3 of the Village Comprehensive Plan to reflect the noted changes. The Plan

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Commission held a public hearing on June 9th and approved Plan Commission Resolution 14-11 and recommends that the Village Board also approve the comprehensive plan amendment 14-19 as presented.

Steve Kumorkiewicz:

So moved to approve it.

John Steinbrink:

It's not 14-19.

Jean Werbie-Harris:

I'm sorry, 14-18.

Steve Kumorkiewicz:

14-18, yeah. Move to approve Ordinance 14-18.

Kris Keckler:

Second.

John Steinbrink:

Motion by Steve, second by Kris. Any discussion on this item? Roll call vote has been requested.

**KUMORKIEWICZ MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE # 14-18 TO AMEND THE COMPREHENSIVE PLAN FOR THE PROPERTY OWNED BY HOSPICE ALLIANCE FOUNDATION, INC. LOCATED AT 10220 PRAIRIE RIDGE BOULEVARD; SECONDED BY KECKLER; ROLL CALL VOTE – ALLEN – AYE; KECKLER – AYE; STEINBRINK – AYE; SERPE – AYE; KUMORKIEWICZ – AYE; MOTION CARRIED 5-0.**

**F. Receive Plan Commission recommendation and consider Ordinance # 14-19 to amend the Comprehensive Plan for the property located at the southeast corner of CTH EZ (39th Avenue) and Springbrook Road.**

Jean Werbie-Harris:

And, Mr. President, just for your clarification I think the two ordinances got mixed around from the Plan Commission because now this one says 18 and the other one said 19. So this is actually 14-19 now, so the PowerPoint will need to be edited or maybe they got put on the agenda opposite.

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John Steinbrink:

It's right on my agenda.

Jean Werbie-Harris:

So this is Ordinance 14-19, and it's for a comprehensive plan amendment for a portion of the Village owned land located at 9915 39th Avenue. This is the Village of Pleasant Prairie owned land. And, again, similar to the last item on the agenda the Village staff and the Plan Commission recommended approval of a number of items that came before the Village Plan Commission at their last meeting including side and operational plan and rezoning and a number of changes in order to reflect the expansion or the relocation of the fire station to the area just north/northeast of the Village Hall.

One of the items that needed to be modified, though, on one of the conditions of approval was to modify the comprehensive plan so that the comprehensive plan is consistent with the zoning map of the Village. So the purpose of this request is to amend the 2035 Land Use Plan Map 9.9 to change the mixed use lands which is the Village Green Center designation with an urban reserve land use designation for the property located at the southeast corner of 39th Avenue and Springbrook Road to the Government and Institutional land use designation. Again, this is to accommodate the expansion of the Village Campus as well as the new relocated Fire Station #1. Second, to update Appendix 10-3 of the 2035 Comprehensive Plan to reflect the noted changes in the Land Use Plan Map 9.9.

Again, this is a matter that was before the Village Plan Commission at their last meeting. A public hearing was held, and a favorable recommendation was made by the Plan Commission at that meeting. The staff and the Plan Commission recommend approval of the comprehensive plan amendment as presented.

Steve Kumorkiewicz:

So moved.

Clyde Allen:

Second.

John Steinbrink:

Motion by Steve, second by Clyde. Any further discussion? Hearing none, a roll call vote has been requested.

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**KUMORKIEWICZ MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE # 14-19 TO AMEND THE COMPREHENSIVE PLAN FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF CTH EZ (39TH AVENUE) AND SPRINGBROOK ROAD; SECONDED BY ALLEN; ROLL CALL VOTE – KECKLER – AYE; ALLEN – AYE; KUMORKIEWICZ – AYE; SERPE – AYE; STEINBRINK – AYE; MOTION CARRIED 5-0.**

**G. Consider Professional Construction Inspection Services Agreement for 39th Avenue Improvements and Fire Station #1 project.**

Mike Spence:

Mr. President and members of the Board, this is a continuation of the ongoing improvements related to 39th Avenue. The project includes grading in this site around Village Hall, a stormwater retention facility, sanitary sewer, water main, storm sewer, paving of 100th Street and 38th Avenue and sidewalks.

As you know, the contract for this work was awarded to A.W. Oakes & Son. We requested a proposal from GAI Consultants to perform professional construction management services. The scope of work for the construction includes a preconstruction conference, contract administration; they will review contractor pay applications and prepare post construction as built. Also, they will be doing survey work for the project including construction staking and the final as built survey. In addition, they will have full-time observation of inspection during the project of the underground utilities and roadway. And they'll also be testing the water and sanitary sewer mains and also perform a final inspection on the project.

In addition they will be finishing up the work on the permits for the wetlands that are along 100th Street in the ditch, final survey and then also some coordination with the DNR and the Army Corps of Engineers. The various components of this agreement, the construction related services \$59,640. The staking, that's the survey work, \$61,320. Construction observation services \$112,560. And then the permitting \$3,400. With that the total amount is \$236,920. GAI has done construction inspection for a number of projects in the Village in the past, and they've been a very good right arm for the Village. I recommend that this agreement be executed. I'd be glad to answer any questions.

Michael Serpe:

Mike, is the sign remaining out in front as is or is that going to be moved?

Mike Spence:

The sign is going to be moved, but it's going to still be in the vicinity that it's at now. There will be another sign off of Springbrook. But this sign ultimately is going to be impacted by the 39th Avenue construction and the ten foot sidewalk. So it's going to be moved. If I remember correctly it's going to be moved a little bit to the northeast but it will still be there.

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Michael Serpe:

Move approval of the professional construction inspections services.

Steve Kumorkiewicz:

Second.

John Steinbrink:

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

**SERPE MOVED TO APPROVE A PROFESSIONAL CONSTRUCTION INSPECTION SERVICES AGREEMENT WITH GAI CONSULTANTS IN THE AMOUNT OF \$236,920 FOR THE 39TH AVENUE IMPROVEMENTS AND FIRE STATION #1 PROJECT; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**H. Consider Professional Construction Inspection Services Agreement for the installation of the bridge and parking lot at the Park and Ride Lot in Prairie Springs Park.**

Mike Spence:

Mr. President and members of the Board, this agreement relates to the ongoing work for the park and ride development out by Prairie Springs Park. There are a couple elements to this project. The first one is for the access bridge and the pedestrian bridge. These structures have been ordered. Once they're delivered the Village construction crew will be installing. The second part of this project is the actual paving of the rest of the lot. And we received bids a while back and we awarded a contract to Willkomm Excavating and Grading. They're going to be doing the remainder of the paving of the parking lot. Per our agreement with WisDOT we do need to hire a construction management and inspection consultant to oversee both of these projects. We requested a proposal from R.A. Smith National to provide these services. They were the firm that designed the park and ride, and they're intimately familiar with the project.

The scope for the bridge part of the project, again, they will assist us with preconstruction related issues and attend the kickoff for the preconstruction meeting. They'll be reporting weekly and reviewing shop drawings for the structures. And they will have an inspector that will be verifying that the specifications and the backfill material have been met. They'll also reinspect the reinforcement steel and conduct a pre-pour meeting. The onsite person will also conduct site visits and verify punch list items. And, again, a lot of this is involved because of the DOT project, and we have to document everything that we do because we are getting federal money for the project.

The parking lot construction, again, has similar elements. There will be some construction staking for silt fence for erosion control. We'll have a preconstruction meeting. And then we'll

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have a manager inspector that will monitor all the activities that go on during the construction including the pay applications and any change orders. Again, the inspector will monitor the erosion control, the environmental elements of the project, traffic control and general construction inspection and oversight during the paving project.

The proposal that we received from R.A. Smith identified the construction-related services for the bridges at \$33,123 and the parking lot at \$129,568. These numbers are really within accepted percentages for construction work on construction projects. And, again, they did construction management for us on the Carol Beach Unit 2 project which was a very challenging project as you know. So, therefore, I recommend that this agreement be executed, and I'll answer any questions.

Michael Serpe:

Mike, do we know what happened to the Amtrak proposal for a station that we were hoping would get there?

Mike Spence:

I believe there was some preliminary contact made, but I was told that based under the current administration probably any kind of rail facilities would not probably advance.

Michael Serpe:

State administration?

Mike Spence:

Yes. But there is the possibility in the future. We would just have to go back and make some modifications if we had to. So there's still hope.

Michael Serpe:

I move approval of the contract for R.A. Smith National.

Clyde Allen:

Second.

John Steinbrink:

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

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**SERPE MOVED TO APPROVE A PROFESSIONAL CONSTRUCTION INSPECTION SERVICES AGREEMENT WITH R.A. SMITH NATIONAL IN THE AMOUNT OF \$162,691 FOR THE INSTALLATION OF THE BRIDGE AND PARKING LOT AT THE PARK AND RIDE LOT IN PRAIRIE SPRINGS PARK; SECONDED BY ALLEN; MOTION CARRIED 5-0.**

**I. Consider Professional Engineering Services Agreement for Water System Improvements - Sheridan Road Water Main.**

Mike Spence:

Mr. President and members of the Board, as part of the TID #2 Amendment 5 we identified a number of water system improvements throughout the Village's system to improve or enhance our water distribution system. In this particular case the Village's system is fed from the existing booster bump station #2 at 104th Street and Sheridan Road. Basically there are two large transmission mains that go from the Kenosha water distribution plant to the Sheridan Road booster station. These transmission mains discharge into a five million gallon ground storage tank.

So in other words our feed from Kenosha goes directly from the plant to the pumping station. However, there are several areas that are fed off of these transmission mains. So in effect they're on the Kenosha's pressure system. So what we want to do is make these two lines true transmission mains. In other words they're going to take water from one point to the other, and they're not going to distribute water for residential or commercial use. So these two areas are on the east side of Sheridan Road between 92nd Place and down by the booster station and then unit 6 and unit W in Carol Beach.

GAI Consultants worked with the Village when we were doing the rate case analysis and putting information together, so they've got good water system capabilities. So I asked them for a proposal to design a distribution main to essentially disconnect those areas from the transmission mains and basically transfer the flow to the new distribution main. This is just a general figure that shows -- right now the Kenosha Water Plant is up by downtown Kenosha, so there's the transmission mains that come down 7th Avenue and 91st Street and then continue down along the east side of Sheridan Road and then discharge to the pumping station. All along here there are a number of homes that are directly connected to that transmission main as well as this system here. And then there are two connections for up here.

So what this project will do is we'll put in a new distribution main and reconnect at various points so that the transmission main is just that, just conveying water from the water production facility to our pumping station. And what this means is that the system -- all our residents will be on our pressure system, and there will be no need for Kenosha Water Utility to provide a minimum pressure to serve those residences for fire flow. So the scope for these services, again, include providing survey services, evaluation of the different routes and determining the appropriate size and then looking at redundancy.

Again, the design would be for the preparation of plans, doing the environmental work, preparing permit applications. In addition, we've asked for construction assistance and also preparation of

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any special assessments and easements. The fee for this design is \$99,000. For the construction, again, it's similar to the work that we've talked about earlier today, preconstruction meeting, construction staking, as built information, construction observation to make sure that everything is constructed in accordance with the contract documents. Also the testing and disinfection of the water mains and reviewing the pay estimates. The fee for these services is \$187,000. Again, the recommendation is for GAI Consultants to provide these services. For the \$99,000 for the design and \$187,000 for the construction. And we'd be looking to start the work immediately.

Michael Serpe:

Mike, I'm at a little loss. Is there a problem with what's happening right now?

Mike Spence:

No, there's not a problem. But one of the things that we discovered in the rate case with the Kenosha Water Utility is that they're saying that they have to maintain extra storage capacity and extra infrastructure in order to provide the flow to our customers. And it wasn't just in the area adjacent to these transmission mains. They were looking at their whole system saying we have to up size our whole system in order to provide fire flow and protection for these areas. So what this does in essence is we will get water from the Kenosha Water Utility, and instead of having parts of our system that are really on their system everything will be on Pleasant Prairie's system. So all the pressure, all the operation will be from Pleasant Prairie.

Michael Serpe:

So this was agreed up on during the rate study?

Mike Spence:

No, this is just something that we think makes good sense.

Michael Serpe:

But this is going to benefit the City, but is it ultimately going to benefit Pleasant Prairie?

Mike Spence:

Yes, yes. Well, the hope is at some point the amount of facilities that they consider attributing because of their need to supply these things we're going to be able to say, no, you don't need to do that. You don't need to have those larger mains. You don't need to have certain storage capacities because it's all on our system.

Michael Serpe:

So it's going to be \$286,000 and the whole project is done?

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Mike Spence:

Yes. And, again, as I indicated this is part of our overall system which would come out of our TID program.

Steve Kumorkiewicz:

You know, Mike, I took the time to read every one of the packets through the whole hearing, and I was amazed what I find out [inaudible] for the service and the cost. It makes a lot of sense what we're doing because the City is going to be out of the picture. All of the water is going to be connected from the tank at 165 and that's it. That means that they cannot say, well, we provide water to the lakeshore and fire protection and so on. It's going to be out system. So no more.

Mike Spence:

That is correct.

Steve Kumorkiewicz:

That's what I like about it.

Mike Spence:

The other thing if I may just interject, the other thing I should mention in addition to this, this will also provide flows to the Barnes Creek neighborhood which is on the west side of Sheridan Road. That's the big neighborhood between Sheridan Road, 165 and 91st, that whole area. So it will provide additional service or redundancy for that area.

John Steinbrink:

So the bottom line is by doing this hopefully we can get our rates down where we actually attract more business customers to the Village and lower the rates for the Village customers which would be more in accordance with the Ruckert-Mielke plan which would have had a regional system that would have benefitted all of the area here and not made us a cash cow for the city, is that correct?

Mike Spence:

That is correct. In other words instead of having a regional system where the infrastructure is jointly accounted for by everyone, we've unfortunately developed into a system where we are basically providing distribution independently.

John Steinbrink:

And we've designed a system that's balanced and provides all our customers equal pressure and good fire protection, and that's what this project is going to continue to do in this area.

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Mike Spence:

That is correct.

John Steinbrink:

Clyde?

Clyde Allen:

Thank you, Mr. President. I guess I'm still a little bit confused. John, I think you muddied my waters a little bit further when you said hopefully we can get a reduction in rates and we're at the mercy of the City so we have no assurances correct?

John Steinbrink:

We're at the mercy of the State.

Mike Spence:

Clyde, what this means is from an engineering perspective it makes sense regardless of the rate issues. I mean that definitely is a big part of it, but in a water system network you generally have what are called transmission mains, and those are meant to convey from point A to point B. It's really never a good policy to have individual services coming off those lines. So this is doing that. But there's the added benefit of basically making it all consistent with our system. Now, there's no guarantees when we look at the rate structure, but it would be pretty hard to argue that all these components of their system are necessary to support us when we have a totally independent network.

Steve Kumorkiewicz:

I like it because south Kenosha also is going to get water from us, not from the City, right?

Mike Spence:

South Kenosha, yes, we can do something there. The problem there we have to be careful because there's older pipes there, and we have pressure reducing valves. That's part of this project, too, that we'll look at.

Steve Kumorkiewicz:

Okay, it's going to be revised for pressure, okay. The only area going to be left is going to be the interceptor that we've got in Cooper Road and 85. Eventually that's going to be blocked out of the system.

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Mike Spence:

We are looking at another project that will be coming up in the next month or so, a water study where we're going to look at getting rid of our other connections again with the Kenosha Water Utility. And you'll see a proposal probably within the next month on that.

Steve Kumorkiewicz:

Good. I'm looking forward to that, too. This is a great project, this one, because it's going to save us in the long run, save the people in the long run.

Kris Keckler:

The few questions I had were already asked and answered so I appreciate your answers for those. I just wanted to commend you and the public works department and anybody else. My understanding of this it's not mandated, but it certainly puts us in a much better bargaining position as we move forward. And it would be nice to say that in two or three or eight years we get the return on the investment, but I think it's not going to be just the return from the financial side but also in a better position in providing the services so thank you for that.

Mike Spence:

Thank you.

Steve Kumorkiewicz:

I make a motion to approve the system.

Kris Keckler:

Second.

John Steinbrink:

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

**KUMORKIEWICZ MOVED TO APPROVE A PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH GAI CONSULTANTS IN THE TOTAL AMOUNT OF \$286,000 FOR WATER SYSTEM IMPROVEMENTS - SHERIDAN ROAD WATER MAIN; SECONDED BY KECKLER; MOTION CARRIED 5-0.**

**J. Consider Resolution #14-16 Certifying the Creation, Review and Adoption of the Compliance Maintenance Annual Reports for the Wastewater Facilities in the Village.**

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John Steinbrink, Jr.:

Mr. President and members of the Board, every year the Wisconsin Department of Natural Resources requires the water utility for Pleasant Prairie and all the other ones within the State to kind of do a little health and history checkup for it. There's nine or ten pages of different items that they ask us to go through and report on and then they give us a grade at the end. It talks about the financial, the maintenance and then our capital and identifying any weaknesses that we have that may cause backups or any liability exposure to the Village.

Our financials are good, our finance department does a great job determining the rates, working with the PSC so we're good with that. Our CIP has been decent to the point where we have been able to make a lot of improvements in the Cooper Road drainage basins and it really has helped over the last couple years. So so far we've gone down and relined a lot of the old clay mains that we have in the Cooper Road area, so it has brought down a lot of the infiltration that we have going down to the meter on Cooper Road. And it really has eliminated a lot of the backups that we've had in that area along the Cooper Road drainage basin.

The last component of that which we've identified in our report is going through and actually relining the laterals up to the residents' property line. And I think that will really eliminate a lot of the drainage problems that we have and infiltration problems and potential basin backups in the oldest part of the Village. So it's something that we have identified. We did have one overflow last week with that big rain. But all the other rains that we had earlier in the spring and all the frost that came out of the ground and snow melt we really didn't have any other ones. So just to get that down to one with some of the large rains we've had, and we only had to bypass pump on and off with one small pump for under two hours. So I think this is definitely worked and I think we're definitely on the right track.

I think the things that we do in the budget every year has definitely helped us to put us in this position. If you guys remember back a couple years ago we probably flooded like maybe 15 or 20 basements on that Cooper Road. And so we're still having to do an occasional overflow in large rains, but we're not backing up the water in the basements, and so I think that's really been working well. We went through the work of the ten pages of detail. We did get an A on everything that we have for this year so I'm very happy to report with that. And I can answer any other questions you may have.

John Steinbrink:

I think the residents are very happy with the fact that you guys are staying on top of it. And when we get these rains you're there, you know where the problems are and what could potentially happen. Like you said they pump in time to protect the basements of the folks there. I know we did a project a few years back where we did the sump pump project for these to get that water out of the system. So everything we do helps because the systems are designed to only handle so much water, and they're not designed to handle all the stormwater. So what you guys are doing is really working, and I think people really appreciate it.

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John Steinbrink, Jr.:

Thank you very much. And it's only with the support of the Board and our CIP program that we can make this happen. But it's definitely a move in the right direction over the last five years.

John Steinbrink:

It's money well spent.

John Steinbrink, Jr.:

Absolutely, absolutely.

Michael Serpe:

John, you and I and Steve were on the Board, and how many times did the residents flood this hall after a rainstorm complaining about sewage in their basements, and that's been totally eliminated. That was bad times. You guys did a great job on identifying it. Mike coming up with the proposal for the sump pump help it worked out well.

John Steinbrink, Jr.:

Because the Village of Pleasant Prairie is a satellite user not only to water but also to sewer. So for every gallon of water that goes into our sanitary sewer we have to pay the City of Kenosha to treat it whether it's sewage or whether it's groundwater. And at \$5 a thousand and considering that one gpm a gallon per minute leak could be over half a million gallons a year, all those little leaks, solving those really adds up by not having the basements backups and not having to pay for treatment. We can take that money that we would have spent in treatment and put that back into capital. So I think we're definitely on the right track, and I appreciate all your support over years on that.

John Steinbrink:

And I think what we're seeing here is, like you said, the oldest part of the Village there, and that always creates a challenge to work with the older systems like that. This new re-lining technique is really a plus, and you don't have to disturb everybody's yard and landscaping totally in order to do this. And in the end everybody benefits.

Steve Kumorkiewicz:

Tobin Creek over there they called me up because was going up. It went right to the point where [inaudible] flood [inaudible] in the creek go to the culvert we have over there on 14th [inaudible]. I called public works, they came up and they cleaned it up because I checked later on and it was clear. We have [inaudible].

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John Steinbrink, Jr.:

So that's a part of our clean water which is separate from this report but thank you.

Michael Serpe:

One other question for John while you're up here. How are we doing on standby generators for the pumping stations?

John Steinbrink, Jr.:

We only have one left to do which we'll put in next year. So it's definitely been working out well. I think we've put in three or four over the last couple of years. And it's nice just having one because we do have multiple generators so if something would go bad we'd have the capability. And it's definitely helped our response time out in the Carol Beach area because all the ones in Carol Beach had generators with them. And they trigger on on a regular basis and run, and it provides a good service to the residents and it saves a lot of time. Because it takes by the time you get the call from someone, you go out there, you get the generator, you haul it out there it probably takes 45 minutes. And depending how much water is coming in you may not have 45 minutes. So it's been working out well and we're down to just one left so we should have that complete next year.

Michael Serpe:

These are the things that the people appreciate but don't talk much about, but they definitely appreciate what's going on. It's good work. I'd move approval of 14-16.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve for adoption of 14-16. Any further discussion?

**SERPE MOVED TO ADOPT RESOLUTION #14-16 CERTIFYING THE CREATION, REVIEW AND ADOPTION OF THE COMPLIANCE MAINTENANCE ANNUAL REPORTS FOR THE WASTEWATER FACILITIES IN THE VILLAGE; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

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**K. Consider Ordinance #14-15 to amend Chapter 292 of the Municipal Code relating to Solid Waste and Recycling.**

John Steinbrink, Jr.:

Mr. President and members of the Board, updating Chapter 292 it's just something that's a little bit of cleanup work. It's something that we've been practicing within public works but we haven't had on the books. It's just changing the days of when electronics will be picked up from Wednesdays to Fridays because that's when we do it now. We try to piggyback with other things, not just going out for providing one service. We may do multiple things on that one day. So we'll do a bunch of things on Friday. And so just so it's on the books correct we updated that. And we're telling people that as long as they call by the night before to cancel it won't be a problem. So if they call in the morning or that day our crew is already dispatched and out, it's too late. But we're just telling them as long as you call by noon the day prior then we can have it scheduled and we're good with that.

And the last thing is just updating the cost on the books. We're not actually raising any rates, we're just updating the ordinance with this component. And so we passed it in the Board and we've been charging the residents the rates, it just never got into the ordinance. So we're just updating that. So it's really just kind of a minor update to the ordinance and that's it for right now.

Clyde Allen:

Motion to approve.

Michael Serpe:

Second.

John Steinbrink:

Motion by Clyde, second by Mike for adoption of Ordinance 14-15. Any further discussion?

**ALLEN MOVED TO ADOPT ORDINANCE #14-15 TO AMEND CHAPTER 292 OF THE MUNICIPAL CODE RELATING TO SOLID WASTE AND RECYCLING; SECONDED BY SERPE; MOTION CARRIED 5-0.**

**L. Consider Resolution #14-17 relating to Amendment of the 2014 Budget.**

Kathy Goessl:

Mr. President and Village Board, I'm bringing forth to you budget amendments that are required to be approved by the Village Board. There are four different departments that are affected by these amendments. And I have a chart up on the overhead showing the departments and the effect on the budgets. The first department is inspection. They are increasing their expenses.

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Mainly they added personnel due to the increase in the activity in that department so they're going to have an increased revenue of \$169,995 which will offset their expenses. They'll actually have more than \$169,000 of addition revenue, but the expenses that they are going up will be covered plus even more revenue coming in for 2014.

The second department we're looking at is the IT department. The new IT director, Dan, came in at the end of the budget process. So the budget was passed without much review by the new IT director. So as Dan became more familiar with the Village technology environment he reprioritized projects, and some of the stuff became non-capital instead of capital. So we're looking at transferring money from the general capital project fund which is the area where we buy our capital which is items over \$5,000 to the operating budget to buy minor equipment and also cover some software maintenance agreements. Along with that movement of expense we also are moving the respective tax levy that went with that expense in the general capital project fund.

And then the next one is the police department. The union contract for the police was signed last month. We calculated what the impact of that contract was on the police budget in terms of personnel dollars, and this budget amendment lines three and four transfers almost \$38,000 to the police department to cover the additional expense of their contract from the contingency that we set up in our budget when we did it in 2014.

And the last one is the public works department. Back in April you had a special meeting to approve the purchase of additional salt, \$120,000 worth. And this budget amendment actually increases the salt budget, and the offset is the actual reserves that we have on our books at that time. So the overall effect on both is only a net increase of \$120,000 which we ended the year way ahead in revenue last year and our expenses were down, therefore more than exceeding the \$120,000 that we're asking to take from the reserves for this 2014 budget. I'm looking for approval for these four budget amendments for the 2014 budget.

Kris Keckler:

So moved.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Kris, second by Steve. Any further discussion? I think with the salt by doing what we did that allows us the opportunity buy more later if we need it. Because if we didn't do this and then we run out we wouldn't have that opportunity the way the State has set up the program. So once again money well spent. Further discussion?

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**KECKLER MOVED TO ADOPT RESOLUTION #14-17 RELATING TO AMENDMENT OF THE 2014 BUDGET; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**M. Consider one new Operator License Application and Operator License Renewal Applications for July 1, 2014-June 30, 2016.**

Jane Romanowski:

So there is just one new application for Kristen Andersen, and then there are 18 renewals. They go through the same process as the original police checks, and they do the same application. So I would recommend approval of the new license and then the renewals of the 18 that we've received so far, and those names will be included in the motion.

Michael Serpe:

So moved.

Clyde Allen:

Second.

John Steinbrink:

Motion by Mike, second by Clyde. Any discussion?

**SERPE MOVED TO APPROVE THE NEW OPERATOR LICENSE FOR KRISTEN ANDERSEN AND ALSO TO APPROVE THE RENEWAL OF THE OPERATOR LICENSES FOR THE FOLLOWING APPLICANTS:**

<b>Sean C. Butterfield</b>	<b>Julie A. McRoy</b>
<b>Neil A. Ebert</b>	<b>Joshua L. Montes</b>
<b>Ijaz U. Haq</b>	<b>Tracy L. Pagliaroni</b>
<b>Sabrina M. Harper</b>	<b>Kelly M. Shondel</b>
<b>Michael L. Henthorn</b>	<b>Bhinder P. Singh</b>
<b>Pamela D. Jackson</b>	<b>Marianne C. Kane</b>
<b>Nicole M. Kloet</b>	<b>Melanie L. St. John Grace</b>
<b>J.F. Ladewig</b>	<b>Sara J. Stagliano</b>
<b>Meghan R. LaForge</b>	<b>Barbara A. Wagner</b>

**SECONDED BY CLYDE; MOTION CARRIED 5-0.**

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## 7. VILLAGE BOARD COMMENTS

Michael Serpe:

The triathlon is Sunday. This Sunday the Pleasant Prairie Triathlon at Lake Andrea. And anybody willing to come out and help out and volunteer we can use all the help we can get. It's usually a lot of fun.

John Steinbrink:

A lot of construction going on. I guess it looks like the roundabout started on C and H. It looks like they're going to put temporary stop signs in different places around the Village, so people need to be on the lookout and make sure they're watching for the new signage. It looks like there's going to be plenty of warning hopefully for folks. But hopefully safely get people around the Village. When does it start up here on the corner Mike?

Mike Spence:

The 39th Avenue road construction will be probably next May.

John Steinbrink:

It's that far off yet.

Mike Spence:

Yes. Right now we're doing land acquisition, and the DOT will actually bid the project late winter so it would probably start construction like I said April or May of next year.

John Steinbrink:

But we've got movement going around here with changing the roads.

Mike Spence:

Right. The new access for Village Hall will actually -- until that gets built the new access will go to the existing Springbrook. And then that will get changed when the roundabout comes in. It will be the same thing for the fire station access.

Kris Keckler:

It happens often enough in my daytime job working for the district when you get so involved with the local area you don't get to experience or compare how you do on a larger stage, and it's nice to see that affirmation. I attended the new municipalities workshop, and so I got to hear a lot of questions or comments from other surrounding areas. And it really kind of affirmed the quality

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administrative team and leadership here at the Village of Pleasant Prairie and how things are running. So I just wanted to commend the leadership groups and all the department heads because I think it really comes down to a lot of clarity, communication and presentations. And you guys do a phenomenal job.

John Steinbrink:

We all agree on that one. Thank you, Kris.

**8. ADJOURNMENT**

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