

**Special Village Board Meeting**  
**June 29, 2016, 7:00 pm**

- 1) **Silence all cell phones**
- 2) **Call to Order and roll call of Officers:** The meeting was called to order at 7:00pm by Village President Vickie Boehnlein. Officers present were: President Vickie Boehnlein, Trustees Clem Gottsacker, Dale Pfeifer, Pete Anzia, Gail Kowalkowski, Josh Borden, and Andy Ohlson. A quorum was established. Also in attendance were Village Clerk Julie Lesar and DPW Superintendent Dan Birenbaum, Dean Wester and Nathan Prom from Wester Electric, Jacob Joyal from KL Engineering.
- 3) **Open Meeting Law Compliance Check:** This meeting is in compliance with the Open Meetings Law of the State of Wisconsin.
- 4) **Pledge of Allegiance to the American Flag, Moment of Silence:** All in attendance stood for the Pledge of Allegiance and moment of silence.
- 5) **Approval of Minutes:**
  - a) **Regular Board Meeting, June 13, 2016** – Motion made by Boehnlein and seconded by Pfeiffer to approve June 13 minutes. Ayes – Boehnlein, Gottsacker, Pfeifer, Anzia, Borden, and Ohlson; Noes – none, Abstain – Kowalkowski. Motion carried.
  - b) **Special Village Board Meeting, June 21, 2016** - motion made by Boehnlein and seconded by Gottsacker to approve June 21 meeting minutes. Ayes – Boehnlein, Gottsacker, Pfeifer, Anzia, Kowalkowski; Noes – none; Abstain – Borden and Ohlson. Motion carried.
- 6) **New Business**
  - a) **Approve Alcohol Beverage Renewal License Application:** Boehnlein made motion to approve Alcohol Beverage Renewal License application for Belgium Hardware and Beverage. Motion was seconded by Ohlson. Ayes – Boehnlein, Pfeifer, Gottsacker, Anzia, Kowalkowski, Borden, and Ohlson; Noes – none; Abstain – none. Motion carried.
  - b) **Street Lighting Program with Wester Electric: Lake Hills, Park Street and Phoenix, and Heritage Park Subdivisions** – Boehnlein introduced the street lighting program presented by Wester Electric. Dean Wester thanked the Village for giving Wester Electric the opportunity to provide information and quotes for this project. He introduced Nathan Prom as the presenter. Prom explained the quotes are broken down into three different projects based on location of the main subdivisions. He referred to the summary sheet that was provided to the board which quoted potential savings, length of time for payback, rate of return, costs, finance plan, and ten year savings and cash flow figures. Prom reviewed the information on the summary sheet. Boehnlein asked if costs were based on current utility costs. Prom confirmed that they were. Boehnlein pointed out that assumedly costs continue to rise, so will the potential for savings if this program were implanted. Ohlson asked if the cash flow number is the difference between the total savings and the finance payments. Prom confirmed this. Boehnlein explained that this project is to switch out the ballast and the lights to LED for the Village's street lights. This will provide a savings to the Village. The money we would have been spending for utilities will go to pay the loan costs for this project. Kowalkowski asked if money was put aside for this project in the capital spending fund. Boehnlein explained that it does not affect our budget because right now we are paying more in utility costs. So when the change is made, the savings we will get from the utility costs will pay for this loan. There is a positive impact on our budget, not a negative. It is not necessary to come up with any capital money. There is an option to finance this project. *Boehnlein made a motion to approve the three separate street lighting projects (Lake Hills Subdivision, Park Street and Phoenix Subdivision, and Heritage Park Subdivision) with Wester Electric at the financing options listed. Motion was seconded by Borden. Ayes – Boehnlein, Pfeifer, Gottsacker, Anzia, Kowalkowski, Borden, and Ohlson; Noes – none; Abstain – none. Motion carried*
  - c) **Main Street Lighting options:** Boehnlein introduced Jacob Joyal from KL Engineering, a consulting firm that Gremmer and Associates(Village engineer) uses. Boehnlein shared that the lighting is part of a state project. It is contracted with the state from Gremmer, so the Village cannot take these funds to complete the project separately. Boehnlein referred to a handout from Ozaukee County with estimated costs for the Main Street project and pointed out that an estimate of \$400,000 has been allocated for lighting. The Village is responsible to cover any costs over \$400,000 for the street lighting they choose. She also included the 2017 financing plan from Ehlers. This was provided so that the Village would know how this project would affect our taxes based on different costs. The amount that is estimated for the Village to use for street lighting is \$500,000. She pointed out that if the Village stays within a \$3.2 million total budget, there would not be a tax increase to Village residents to complete the Main Street project. Boehnlein pointed out that the Board had narrowed the lighting option down to two different poles. First option being a black decorative acorn post and the second option being a black decorative teardrop post with overhanging arm. Boehnlein asked Joyal to explain the height and spacing

requirements and how that affects illumination of the street and sidewalk. Joyal explained that generally speaking, the higher the light, the more it will spread. The maximum height for the straight decorative poles would be 18 feet. This would require the lights to be spaced closer together to properly illuminate the roadway. The tier drop, overhanging lights provide more down lighting, thus they can be spaced farther apart. These lights can have a height of between 24 and 30 feet. Ideally the higher the light, the fewer lights required. Borden asked for the standard light spacing per the DOT. Joyal replied that it is dictated by the roadway classification; residential vs. commercial. Residential areas require a lower amount of lighting. An 18 foot light pole can be spaced 250 feet, if on alternating sides of the street. Boehnlein asked if all of the lighting options use LED bulbs. Joyal confirmed this and recommended to go with LED lighting. He also pointed out that the 18 foot light pole limits the options for Christmas decorations, flags, etc. Boehnlein asked for height recommendation for the teardrop down pole. Joyal replied that 20 to 30 feet is available. The Village should consider if the DPW has the equipment to reach these heights when doing maintenance. Birenbaum stated that the Village would need to use equipment from Wester Electric in order to do this. The typical spacing for a 24 foot teardrop style pole is 300 feet if staggered. Borden made a suggestion to use the 18 foot acorn style pole in the area of double parking and the taller tier drop pole in the areas of one sided parking. Continued discussion on the options for accessory placement options. Joyal pointed out that if the utility wires are not buried, an 18 foot pole would not be an option in the areas that currently have overhead wires. Gottsacker suggested using the same decorative lighting for the entire project. Boehnlein agreed with this option. Boehnlein reminded the board of the decisions that need to be made: the spacing of the lights and the style and height of the light pole. *Boehnlein made a motion to approve lighting on both sides of Main Street. Motion was seconded by Kowalkowski. Ayes – Boehnlein, Pfeifer, Gottsacker, Anzia, Kowalkowski, Borden, and Ohlson; Noes – none; Abstain – none. Motion carried.* Boehnlein pointed out that the board needs to decide between the decorative acorn style pole and the decorative teardrop style pole. *Gottsacker made a motion to choose the overhanging teardrop style light pole throughout the entire project. Ohlson seconded the motion.* At this time Boehnlein pointed out that the lighting will be placed in the terrace along the street. *Ayes – Kowalkowski, Ohlson, Pfeifer, and Gottsacker; Noes – Borden, Anzia, Boehnlein; Abstain – none. Motion carried. Boehnlein made a motion to choose the 24 foot length, teardrop decorative lighting. Motion was seconded by Gottsacker. Ayes – Boehnlein, Pfeifer, Gottsacker, Anzia, Kowalkowski, Borden, and Ohlson; Noes – none; Abstain – none. Motion carried.* Joyal stated that the estimate of \$601,221 does not include outlets and banner or flag holders. It is possible for the Village to put their own flag holders on the light poles. Joyal also stated that if the utilities are not buried, the lighting can only be placed on one side of the street. Birenbaum pointed out that because the Village will own these lights, the cables will be buried.

- d) **Outside light program for Village owned properties, buildings, parks, and parking lots:** Prom reviewed the quotes from the summary sheet that was provided to the board which quoted potential savings, length of time for payback, rate of return, costs, finance plan, and ten year savings and cash flow figures. *Boehnlein made a motion to approve the outdoor building and site lighting proposal from Wester Electric. Motion seconded by Borden. Ayes – Boehnlein, Pfeifer, Gottsacker, Anzia, Kowalkowski, Borden, and Ohlson; Noes – none; Abstain – none. Motion carried.*
- e) **Main Street property right-of-way acquisition contract:** Boehnlein explained that the Village is responsible for hiring a company that will handle the real estate acquisitions to give the Village the right-of-way to complete the Main Street project. The Village received two proposals. McMahon has provided a written recommendation of which plan to go with. Boehnlein pointed out the pricing for the two proposals is extremely different. Boehnlein spoke to David Schmalz from McMahon to find out what is usually required for expert witness in litigation because that is the main unknown expense in each proposal. He said that generally there are very few properties that end up going to litigation. He does not expect to incur an expense for litigation services. McMahon's recommendation is Single Source, Inc. which estimates a total cost of \$122,250. Boehnlein added that the Village requested bids from three companies. Two of the companies (Highland Group and Mann Industries) worked together to provide one combined bid. *Borden made a motion to go with the opinion of McMahon to use Single Source for the property acquisition. Motion was seconded by Pfeiffer. Ayes – Boehnlein, Pfeifer, Gottsacker, Anzia, Kowalkowski, Borden, and Ohlson; Noes – none; Abstain – none. Motion carried.*
- f) **Whitney Way Sewer Stub:** Birenbaum explained that Whitney Way storm sewer stub abuts Main Street. The storm sewer drainage currently goes north to the Belgium-Holland drainage ditch towards the Community Park. Birenbaum is recommending dividing the east storm water flow to the retention pond south of Main Street. This has been the plan for the past five years for this development. He is recommending that a sewer stub be put in place on the property (future site for Whitney Way) on the south side of Main Street before Main Street is completed. And that the Main Street project allows for the future construction of Whitney way to the South from Main Street. Boehnlein added that because there is the potential for development in that area, the Village could do corner radiuses now. She also added that the Village could be spending extra money on a road that may not happen for many years. It is part of the developer agreement, that they(the developer) are responsible for the costs of building the road. Gremmer is recommending that the Village do a straight through on the road and do

the curbing as if there is not an intersection there and if/when there is development in the future, the developer is responsible for the street construction and curbing. *Boehnlein made a motion to approve doing a sewer stub at Main Street and Whitney Way and complete Main Street without curbing in that section. Motion was seconded by Anzia. Ayes – Boehnlein, Pfeifer, Gottsacker, Anzia, Borden, and Ohlson; Noes – none; Abstain – Kowalkowski. Motion carried.*

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**Motion to Adjourn:** A motion to adjourn at 7:55 pm was made by Boehnlein and seconded by Gottsacker. Ayes – Boehnlein, Pfeifer, Gottsacker, Anzia, Kowalkowski, Borden, and Ohlson; Noes – none; Abstain – none. Motion carried.

Respectfully submitted,



Julie D. Lesar  
Village Clerk

Approved Village Board Meeting July 11, 2016