

Joint Main Street & Public Works Committee Meeting
March 30, 2016 - 5:00pm

Call to Order: The meeting was called to order by Public Works Chairman, Clem Gottsacker at 5:00pm

Roll Call Officers: Officers present were Public Works Chairman Clem Gottsacker, Main Street Committee Chairman Pete Anzia, and Trustee Josh Borden. Trustee Dale Pfeifer was absent. Also in attendance were Deputy Clerk Kelly Brinkman, Village President Vickie Boehnlein, and a few village residents.

Open Meeting Law Compliance Check: This meeting is in compliance with the Open Meetings Law of the State of Wisconsin.

Pledge of Allegiance to the American Flag, Moment of Silence: All in attendance stood for the Pledge of Allegiance and moment of silence.

Approval of Minutes:

- **Main Street/Public Works Committee – March 9, 2016** – motion made by Gottsacker and seconded by Borden to approve the Main Street/Public Works Committee minutes of March 9, 2016. Ayes – Gottsacker, Borden, Anzia; Noes – none; Abstain – Boehnlein. Motion carried.
- **Main Street Committee – May 18, 2015 (motion/vote to be made by Main Street Committee members)** – motion made by Gottsacker and seconded by Anzia to approve the Main Street Committee minutes of May 18, 2015. Ayes – Gottsacker, Anzia; Noes – none; Abstain – Borden, Boehnlein. Motion carried.

Agenda items:

- a. **Discuss new information received from the county regarding the Main Street Project** – Boehnlein reminded all who were present that as the Main St project development progressed from 30% to 60% of plan, the original price estimate of \$4.2M jumped to \$6.9M.

She continued to report that Ozaukee County Highway Commissioner, Jon Edgren, was working with the State for more funding, and initially the State said that they would provide an additional \$1.1M in funding. This would bring the total Main Street project cost division to:

State: \$4.46M **County:** \$1.22M **Village:** \$1.22M

However, a week ago, the State informed Jon that they are under budget for FY2017 and can meet the full 80% of the new \$6.9M project cost as long as part of the project is done in 2017 (from LL to Beech St) and the remainder with the railroad crossing in 2018. Boehnlein pointed out that a downside to that option is that there would be construction split over two years. However, both construction periods would be shorter due to the split (mid-summer to fall in 2017 and April to mid-summer in 2018) instead of early spring to late fall if the entire project was done in one year. She pointed out that the upsides to the State's new proposal would be those two shorter construction periods each year, detouring in 2017 would be easier to arrange via Park St, and that it would bring the total Main Street project cost division to:

State: \$5.52M **County:** \$690,000 **Village:** \$690,000

She indicated that if we are willing to accept the split construction years (half in 2017 and half in 2018), this would save us \$530,000 in project costs.

Boehnlein presented a new project schedule, should we approve the split construction years. She pointed out the 60% road plan would be submitted to the utilities in August 2016. After that time, we would receive the cost of burying the utilities, and would have until the end of 2016 to decide whether or not to do so. If the decision is made to bury the utilities, they would start on that in April or earlier to stay ahead of the road construction.

Boehnlein explained that she contacted the village financial advisors, Ehlers & Associates, to get a report on the impact this accelerated schedule with the split 2017 and 2018 construction would have on the village's financing and taxes. She provided a financial report prepared by Ehlers & Associates with

all portions of the Main Street Project costs (estimated costs of burying electrical lines, village street lighting, and village share of street reconstruction) combined with estimated debt issuance expenses for a total net bond size of \$3.2M.

Boehnlein reported that if approved, this bond would be finalized in 2017 with the first debt payment being due in 2018. This would coincide with the village's current debt dropping off due to being paid in full in 2017. She noted that even with the \$3.2M bond, our tax rate for debt service would actually be lower in 2018 than in 2017.

Borden verified with Boehnlein that all of the estimates in the financial report are very high-end estimates, and then asked how bonded funds would then be handled if the actual costs come in under the borrowed \$3.2M. Boehnlein responded that any funds borrowed over the actual costs must be used to pay down the principal on the loan per State Statutes. That in turn would further lower the tax rate for debt services.

Boehnlein said her recommendation to the Main Street and Public Works Committees at this time would be for the committees to make a motion to recommend accepting the additional financing from the State and the accelerated time line to the full board, commenting that it's ultimately their decision to decide what they want to do. Public Works Chairman and Main Street Committee member, Gottsacker commented that to him, it's common sense to do it this way. The other committee members agreed. Anzia asked if there would be enough time for the electric and cable companies to get their bids in. Boehnlein responded that yes, the 60% numbers would be submitted in August of this year. The utilities would then respond shortly thereafter with their quotes, and the village would then have a few months until the end of this year to make a formal decision. Gottsacker inquired if the utilities would bury all the way down Main Street in 2017, or just until Beech Street. Boehnlein replied that it's her assumption that the utilities would be done all the way. The main reason it wouldn't be possible to get the entire project done in 2017 is because there's not enough time to get the railroad's schedule moved up.

A motion was made by Gottsacker and seconded by Borden to accept the County's recommendation for the accelerated rate to start in 2017 and finish up in 2018. Ayes: Gottsacker, Borden, Anzia; Noes: none; Abstain: Boehnlein. Motion carried.

- b. Possible action taken on Main Street Project and the timeline** – Boehnlein reported that the project engineers have stressed that they would like a decision on the parking situation. Copies of the comment forms from the March 16th public information meeting that were received as of March 30th were given to the committee members. A total of ten were received, and out of those ten, eight are in favor of keeping parking on both sides of the road from Oak St to County Road LL. There were 49 people who attended the meeting, so there was an opinion return rate of 20%. Boehnlein stated that she believes we have to assume that the other 80% who did not comment are okay with the plans as they were presented at the meeting. This means that just fewer than 20% want the current plan changed. Boehnlein said her personal opinion is to leave the plan as is with one change; adding parking on one side of the road from Lar-Ann St to County Road LL as it would hardly impact anyone, but would help out some residents. Borden added that every day from March 12th through today at various times, he tracked the number of cars parked in the parking lanes between Oak St and County Road LL. In those 19 days there were 31 cars parked in the parking lanes; an average of 2 cars per day. Borden pointed out that the parking lanes in that section are not used as much as everyone thinks they are. Anzia inquired if there would be an additional cost to add parking on the north side of the road from Oak St to County Road LL. Boehnlein replied that yes, to add it there would be a cost. Borden pointed out that there are 15 foot lanes on the plan from Lar-Ann St to County Road LL. He added that they could probably shrink up the driving lanes to 11 feet like the rest of it is, and have parking on one side of the road in that section. Boehnlein commented that she doesn't think there would be any additional cost to add parking on one side in that section from Lar-Ann St to County Road LL. However, to add it from Oak St to Lar-Ann St was estimated to carry a cost of \$60,000, and that's assuming no additional property would need to be purchased (which they believe would be needed in some spots along that stretch). If we were to add it on the west side from Elevator Ln to the end of Main St., there would be a large cost increase as houses in that area are so close to the road and there are porches and retaining walls in the way. Boehnlein said she personally wouldn't see any reason to

change the plan on the west side or middle of town. A couple points that hadn't been brought up in the public information meeting, but have been brought to her since:

- If we put parking in on both sides of the street in those narrow parts with a narrow parkway, when the snow is plowed in the winter, it will be dumped on the sidewalks and the homeowners will have to remove it.
- The salt from the street would kill any grass in those narrow areas when plowing snow.

A motion was made by Borden and seconded by Gottsacker to approve the plan that was presented with the only change of adding parking on the north side of the road from Lar-Ann St to County Road LL. Ayes: Gottsacker, Borden, Anzia; Noes: none; Abstain: Boehnlein. Motion carried.

A resident who was present at the meeting requested to make a public comment prior to adjournment and was granted permission to do so by Chairman Gottsacker. The resident requested that the village please consider burying the power lines. He acknowledged that the decision will be a difficult one, but noted the trustees are elected by constituents to do what's right for the Village. If they consider what the Village is to look like in 20 or 30 years, they want to come into the Village and be proud of what they did. Without intending to bash other municipalities' decisions, but when driving through communities that have completed updates without burying their utilities, if any tornadoes or storms came through, their lines would easily come down cutting power to residents. That's often a big part of why communities bury their main power lines. Additionally, the aesthetics are not appealing to visitors who pass through municipalities with unburied utilities. Boehnlein responded that in her opinion, the electorate votes for the trustees they believe will lead the community in the right direction. She added that she doesn't disagree with anything the resident said. The board of trustees hasn't had a discussion on that item, but she has a feeling that the majority of them would love to see it happen. However, the issue as always been funding. If we would have had to pay an extra \$800,000 to 1 million dollars for this road, that would have made it very difficult to do the utilities. The fact that the State has stepped up and given us 80%, that's going to make it much easier to swallow. The resident commented that he believes there may be confusion regarding the bike lane and taking in the State's money. If the project was going to be done by the county and Village alone, it would easily be a \$6 million project. Fredonia was done for over \$2 million, and was probably half the project of what is going to happen in Belgium. To not accept the State money... Boehnlein agreed that there's no way the village could throw away almost \$6 million. The resident continued to say that he hopes residents understand that the bike lane is part of the project that the State is requiring in exchange for helping to pay for the project. Boehnlein responded the lesson to be learned from Cedar Grove when anyone drives through, is how nice it looks with the utilities buried. The fire department that made strong arguments for burying the utilities, as unburied lines can impede them from being able to access a home to put a fire out. It's not just about how pretty it looks; there are safety considerations as well. The resident thanked the committees for allowing him to voice his opinion.

Motion to Adjourn: A motion to adjourn at 5:30pm was made by Gottsacker and seconded by Borden. Ayes – Gottsacker, Borden, Anzia; Noes – none; Abstain – Boehnlein. Motion carried.

Respectfully submitted,



Kelly Brinkman
Deputy Clerk

Approved Village Board Meeting June 13, 2016