

## MINUTES

VILLAGE OF YORKVILLE  
JOINT VILLAGE BOARD/PLAN COMMISSION  
VILLAGE BOARD ROOM  
UNION GROVE MUNICIPAL CENTER  
MONDAY, OCTOBER 10, 2022

### Call to Order

Village Board President Douglas Nelson called the meeting to order at 6:00 p.m.

### Roll Call

The following Village Board members were present: Douglas Nelson, Robert Funk, Daniel Maurice, Steve Nelson, and Cory Bartlett. The following Plan Commission members were present: Douglas Nelson, Cory Bartlett, Barbara Geschke, Aaron Alby, and Timothy DeGarmo. Also present were Dragan Radeta on behalf of 2502 Sylvania, LLC, Engineer Mark Madsen, Deputy Clerk-Treasurer Janine Carls, and Administrator/Clerk Michael McKinney.

### Approval of Minutes

*No formal action was taken by the Village Board on this agenda item.*

### Approval of Financial Reports

*Motion (Funk, Maurice) to approve the September Village and Stormwater financial reports as presented, Motion Carried (MC).*

### Approval of Village Invoices

*Motion (S. Nelson, Funk) to approve payment of Village invoices as presented in the amount of \$58,304.19, MC.*

### Approval of Stormwater Invoices

*Motion (Bartlett, Maurice) to approve payment of Stormwater invoices as presented in the amount of \$160.50, MC.*

### New and Unfinished Business - Discussion and possible action on the following:

Final certified survey map request submitted by 2502 Sylvania, LLC and TCTS, LLC (with Dragan Radeta as applicant/agent) for the parcels located at 2502 North Sylvania Avenue (West Frontage Road) and 2626 49th Drive (Parcel ID #'s 194-03-21-01-003-000 and 194-03-21-01-002-000) in the B-3 (Commercial Service), M-2 (General Industrial) and A-2 (General Farming and Residential II) Zoning Districts to allow for the combination of these parcels and the redivision of the combined parcel into a 30.0383-acre parcel to the west and a 32.0203-acre parcel to the east

Madsen stated that he has reviewed this certified survey map update and is satisfied with the revision, including the 49<sup>th</sup> Drive turnaround tee. McKinney stated that Pruitt had not relayed any other concerns to him about this update.

***No formal action was taken by the Village Board on this agenda item.***

**Resolution 2022-35 Approving a final certified survey map to allow for the combination of these parcels and the redivision of the combined parcel located at 2502 North Sylvania Avenue (West Frontage Road) and 2626 49th Drive into a 30.0383-acre parcel to the west and a 32.0203-acre parcel to the east, Sec. 01, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID #'s 194-03-21-01-003-000 and 194-03-21-01-002-000); 2502 Sylvania, LLC and TCTS, LLC, Owners; Dragan Radeta, Applicant/Agent**

***Motion (Alby, DeGarmo) to recommend the adoption of Resolution 2022-35 as presented, MC.***

***Motion (S. Nelson, Bartlett) to accept the Plan Commission's recommendation and to adopt Resolution 2022-35 as presented, MC.***

Radeta inquired about what else was needed by the Village prior to work beginning on the site. Madsen stated that Radeta would need to submit his development plan for review and approval. McKinney stated that he would get back to Radeta on his question regarding the catch basin in the North Sylvania Avenue (West Frontage Road) ditch, adding that this road is scheduled for repaving in 2023.

### **51<sup>st</sup> Drive drain tile repair quote and appraisal**

McKinney stated that he received a proposal in the amount of \$11,845.00 from Mutter Excavating for placing approximately 520 feet of 15-inch drain tile on private property just outside of the Village's right of way on 51st Drive near Spring Street (CTH C) to replace an existing tile in the adjacent ditch line that is no longer functional. He noted that Dave Mutter did not provide a proposal for installing the drain tile in the 51<sup>st</sup> Drive ditch line since it would be more complicated to place the tile back in the ditch line given that Mutter would need to work around the existing tile and a buried cable that runs next to that tile. He stated that he spoke to Russ Skewes about this proposal, adding that Skewes said that he would not oppose the work if the Village retained the responsibility for maintaining the tile in the future.

He noted that Tim Pruitt recommended that Mark Madsen begin drafting a legal description for a temporary construction and permanent maintenance easement on the Skewes' property. He stated that pursuing easements for this project would require the Village to follow the eminent domain process, which includes a property appraisal, adding that he received a quote of \$4,200.00 for performing a property appraisal of the private property where the tile would be installed. Discussion focused on whether this project could be expedited given the short timeframe to complete the work before the ground freezes and the potential hazard that the broken drain tile presents related to the integrity of the 51<sup>st</sup> Drive Road surface.

***Motion (Maurice, S. Nelson) to authorize the Administrator/Clerk to pursue one of the following options:***

- ***To proceed with the proposal submitted by Mutter Excavating as presented in the amount of \$11,845.00, and to expedite the process where possible to obtain the necessary authorizations to complete this work on private property***
- ***To obtain a proposal from Mutter Excavating to complete this work in the Village's right-of-way, and to approve said proposal if the amount of the proposal is less than \$25,000.00, MC.***

### **2022-2023 property, liability, and workers compensation insurance proposal**

McKinney stated that he received one insurance proposal from R&R Insurance Services, the Village's current insurance provider. He noted that the cost of insurance for 2022-2023 is \$26,218.00, approximately a \$7500.00 increase due primarily to the increased valuation of the sewer plant. Maurice asked if some of this increase could be borne by the sewer utility. McKinney stated that the utility does pay \$36,000.00 annually to the Village for insurance, payroll, rent, and supplies, adding that increasing that payment is something that the Sewer and Water Commission can discuss.

***Motion (Maurice, Bartlett) to approve the 2022-2023 property, liability, and workers compensation insurance proposal submitted by R&R Insurance Services as presented, MC.***

### **2023 Wisconsin Humane Society stray and impound animal shelter services agreement**

McKinney stated that the annual cost of this agreement will decrease from \$3,600.00 (\$300.00 per month) to \$3,120.00 (\$260.00 per month).

***Motion (S. Nelson, Maurice) to approve the 2023 Wisconsin Humane Society stray and impound animal shelter services agreement as presented, MC.***

### **2023 General Fund Annual Budget**

McKinney stated that the Village of Union Grove has requested an increase of \$6,000.00, or 50%, to the Village's annual contribution to Union Grove for parks and recreation services, from \$12,000.00 for 2022 to \$18,000.00 for 2023. He noted that Yorkville has paid \$12,000.00 to Union Grove for these services since at least 2007. He stated that Union Grove is proposing to extend a 50 percent rate reduction to Yorkville residents for program enrollments, to match the reduction currently offered for park reservations. Discussion focused on what additional programs would be provided with the increased contribution and whether those funds could be invested elsewhere.

McKinney stated that he has been in contact with the Racine County Sheriff's Department and Municipal Code Enforcement, LLC, about contracting with either of them for code enforcement services beginning in 2023. He noted that Municipal Code Enforcement charges \$50.00 per hour for their services. The Racine County Sheriff's Department would charge \$67.37 per hour for their services in 2023. Discussion focused on the potential transition necessary to a new

code enforcement provider as well as how the Village would be charged for code enforcement services.

McKinney presented the Village Engineer's estimates for three road repaving projects under consideration for 2023, adding that the project with the lowest cost estimate is that for repaving 58<sup>th</sup> Road from 51<sup>st</sup> Drive to 55<sup>th</sup> Drive, with an estimated cost with contingency of \$354,647.88. He noted that the Grandview Parkway project planned for 2023 will cost approximately \$100,000.00, adding that the Village does have \$22,837.87 in grant funding and approximately \$51,000.00 in prior year carryover funds that could be used towards road repaving projects for 2023. Discussion focused on the status of an existing drain tile on 58<sup>th</sup> Road near 51<sup>st</sup> Drive, as well as how to use ground-up asphalt in a way to reduce the added height of the finished road surface.

***Motion (S. Nelson, Funk) to authorize the Village Engineer to proceed with drafting engineering plans for the repaving of 58<sup>th</sup> Road from 51<sup>st</sup> Drive to 55<sup>th</sup> Drive in 2023, and to include the replacement of an existing drain tile on 58<sup>th</sup> Road near 51<sup>st</sup> Drive with a minimum eight-inch drain tile in this project scope, MC.***

## Reports

**Building Inspector's Report:** The Building Inspector was not present to provide his report to the Village Board.

***Motion (Bartlett, S. Nelson) to approve and file the Building Inspector's report as presented, MC.***

**Engineer's Report:** Discussion focused on issues related to the proposed development of the parcels located at 2502 North Sylvania Avenue (West Frontage Road) and 2626 49th Drive.

**Yorkville Stormwater Utility District Report:** Discussion focused on the annual assessments paid to the Racine County Board of Drainage Commissioners (RCBDC) for maintenance of the West Branch of the Root River Canal, the status of the amount due to the RCBDC by the Village of Union Grove for their 2021 assessment, as well as funding options for the planned dredging of the canal.

**Roads/Public Works Committee Report:** Discussion focused on outstanding issues related to the replacement of the 58<sup>th</sup> Road bridge over the West Branch of the Root River Canal.

**Village President's Report:** D. Nelson stated that he had no information to report to the Village Board.

**Administrator/Clerk's Report:** McKinney reported that he received a call from Van Wanggaard's office regarding the letter sent by the Village about all-terrain vehicles. Wanggaard is having some lawyers that work with the legislature try to figure out if there is a work around for the law as written, and if not, to try to draft legislation to address this issue. D. Nelson asked if Robin Vos responded to the Village's request about speed limits on the roads; McKinney stated that he had not heard anything other than that a staffer was looking into it.

## **Public Comments, Questions and Suggestions**

Maurice noted that the Long-Range Planning/Ordinance Committee would not meet until November due to attorney availability.

## **Adjournment**

***Motion (S. Nelson, Bartlett) to adjourn, MC.*** The meeting was adjourned at 7:40 p.m. The next scheduled Village Board meeting is Monday, October 24, 2022, at 6:00 p.m.

Janine Carls  
*Deputy Clerk-Treasurer*