

**VILLAGE OF FOX CROSSING  
BOARD OF TRUSTEES REGULAR MEETING  
Municipal Complex – Arden Tews Assembly Room  
Monday, January 23, 2023**

**Minutes**

**1. Call to Order, Pledge of Allegiance, and Roll Call**

Meeting called to order by President Youngquist at 6:00 p.m. The Pledge of Allegiance was recited.

Village Clerk Darla Fink took roll call and noted those present: President Dale Youngquist, Trustees Kris Koeppe, Mark Englebert (via teleconference), Dale McNamee (via teleconference), and Barbara Hanson. Excused: Trustee Michael Van Dyke and Trustee Gregory Ziegler.

Also Present: Village Manager Jeffrey Sturgell, Director of Finance Jeremy Searl, Director of Community Development George Dearborn, Fire Chief Brian Harbison, Police Captain Tim Callan, Street Superintendent Randy Gallow, Utility Superintendent David Tracey, Director of Parks & Recreation Amanda Geiser, Attorney Andrew Rossmeissl, and Engineer Lee Reibold. Excused: Engineer Bradley Werner and Chief of Police Scott Blashka. There were six attendees.

**2. Awards / Presentations**

**3. Public Hearings**

**4. Minutes to Approve / Minutes and Correspondence to Receive**

**Minutes to Approve**

- a) Special Village Board Meeting – January 9, 2023
- b) Regular Village Board Meeting – January 9, 2023

**Minutes and Correspondence to Receive**

- c) Planning Commission Meeting Minutes – November 16, 2022
- d) Park Commission Meeting Minutes – December 14, 2022

**MOTION:** Trustee Koeppe, seconded by Trustee Hanson to approve the minutes and accept other departmental minutes and correspondence into record. Motion carried.

**5. Public Comments Addressed to the Village Board**

**6. Discussion Items**

- a) Potential Inclusion of Water, Sanitary Sewer, and Storm Sewer Utilities in the Church Pond (Jacobsen Road Middle Pond) Project

Village Engineer Nick Vande Hey spoke on the options for completing this project which include: Alternative 1) conducting the pond project as originally designed without the addition of water, sanitary sewer, and storm sewer utilities; Alternative 2) install water, sanitary sewer, and storm utilities in addition to the pond; and Alternative 3) install water, sanitary sewer, storm water utilities along with a 36 inch stormwater main and additional utilities along the proposed new cul-de-sac south of the pond. The sanitary sewer and water mains will be below the storm sewer piping, so the main difference is either putting everything in at once to save on overall costs, or only completing the storm sewer piping now and having to dig under this in the future to then install sewer and water mains. The stone and gravel being dug up could also be repurposed right now to grade the roads once these utilities are installed.

Engineer Vande Hey explained the rationale for completing more of the project than is necessary at this time which relates to additional overall costs for any future developer down the road. Many of the Board members asked for prices per lot and discussed whether the Village wants to take on the additional role of being the developer on this project. Nick stated a realtor would be needed to determine the typical price per lot for which these would be listed to determine overall revenue.

Trustee McNamee asked Superintendent Tracey if he still has additional pipe available now, which he confirmed. Trustee McNamee stated he thinks Alternative 3 makes the most sense even though the current expense is higher, but stated this will save money in the long term and make the property more appealing for a developer to come in.

Trustee Englebert questioned if the Village would be able to charge more per lot to a developer by installing these additional utilities. He stated it seems the Village is doing a lot of the work that the developer would have had to complete, and the only way this seems logical is if the Village were able to get some or all of that cost back. Engineer Vande Hey stated there are a couple ways for the Village to approach this, including an option where the Village could be the developer since they may be putting in all of this infrastructure. The Village could then hire a realtor to sell the lots, and any income would be used to offset Village expenses. He stated he doesn't know how to go about pricing a given lot which we would need a realtor for and stated the numbers will change based on the number of lots planned for this development. Trustee Englebert stated he is leery to do this work without knowing the going rate for these type of lots and suggested Alternative 1 to let a developer complete the rest of the work on their own.

Manager Sturgell asked the Board if this land is ever going to be developed. His feeling is if the Board elects to not at least complete Alternative 2, the project may become cost prohibitive to any future developer and may turn away developers from ever purchasing this land. The Board previously stated they did not buy this land to become developers. They can construct the pond and have open space here, but Alternative 2 is a shot to install the utilities to provide an opportunity for future development of this land either by the Village or an independent developer. Manager Sturgell's recommendation would be to go with Alternative 2 and recover the costs at time of the sale to a developer. Trustee Koeppe agreed with choosing Alternative 2.

Superintendent Gallow stated when looking at construction costs and efficiency of construction, material storage/removal, etc., if the Village is ever going to go through with this project, it's basically now or never for this amount of cost savings.

President Youngquist stated that he spoke with Trustee Van Dyke prior to this meeting, knowing he would be unable to attend to get his opinion, to which he stated he would be in agreement with Alternative 3, or at least Alternative 2.

President Youngquist reminded the Board that the objective for tonight was to give direction as to which way the Board is leaning and whether to bid the project or not. He stated it sounds like the Board is in agreement to get bids for all three alternatives and make a decision from there. Director Dearborn stated he would agree with Alternatives 2 or 3 and stated he thinks the lot sizes could be reduced to maximize revenue when selling these lots. Trustee Hanson stated she supports Alternative 3 due to the number of lots it would allow to be sold.

Engineer Vande Hey stated he can get this project bid out with a lot of alternatives for the Board to make a decision on how to go forward.

## 7. Unfinished Business

**8. New Business-Resolutions/Ordinances/Policies**a) 230123-1 Certified Survey Map – 1133 & 1141 Racine Road

**MOTION:** Trustee Hanson, seconded by Trustee Koeppe to approve as submitted. Director Dearborn stated the property owner wants to combine these lots to reduce costs and will need to rezone one of the lots to M-1 Mixed Use to conform to existing use of other lot and the Plan Commission recommended this for approval. Motion carried.

b) 230123-2 Preliminary Assessment Resolution Declaring Intent to Exercise Special Assessments for the Installation of Water Mains and Laterals, and Sanitary Sewer Mains and Laterals, for the Buttes Des Morts Beach Road Water and Sanitary Sewer Extension Project

**MOTION:** Trustee Hanson, seconded by Trustee Koeppe to approve as submitted. President Youngquist stated this Resolution establishes a Public Hearing to be held at the beginning of the February 27<sup>th</sup> meeting, and requires our engineers to develop a detailed cost estimate and plan to move forward. Trustee Englebort asked if the residents that will be affected have been contacted. Superintendent Tracey stated he reached out to a few of the residents last year, but will reach out again once we have numbers for these assessments. On roll call vote, Motion carried 5-0 (Trustees Van Dyke and Ziegler excused).

c) 230123-3 Operator License Applicants

**MOTION:** Trustee McNamee, seconded by Trustee Hanson to approve as submitted. Motion carried.

d) 230123-4 Expenditures

**MOTION:** Trustee Koeppe, seconded by Trustee Hanson to approve the expenditures submitted without exception. Motion carried.

**9. Reports**a) Trustee Kris Koeppe – 2023 LED Streetlight Replacement Project Update

Trustee Koeppe stated WE Energies came up with a new matrix that was significantly different than the one used when planning and budgeting for this project. Instead of only being able to replace 42 streetlights this year, we will now be able to replace 94 lights and still stay within the budgeted amount. The rate of return comes out at 8 years rather than the previous 7 years but this does include the current increased rates for service. There are approximately 80 more lights to look into replacing throughout the Village at this same cost. The rest of the lights listed on the matrix are prohibitively expensive to change over to LED. Director Dearborn stated WE Energies will replace any lights that fail with LED, but for some of the very expensive lights, they will still replace them with the current materials due to the cost.

**10. Closed Session****11. Adjourn**

At 7:03 p.m., **MOTION:** Trustee Hanson, seconded by Trustee Koeppe to adjourn. Motion carried.

Respectfully submitted,

Darla M. Fink, Village Clerk

**Note:** These minutes are not considered official until acted upon at an upcoming meeting; therefore, are subject to revision.