

**EAST TROY
COMMITTEE OF THE WHOLE/VILLAGE BOARD MINUTES
February 22, 2016
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Call Meeting to Order; Pledge of Allegiance

Administrator Suhm verified the meeting was posted according to law.

Roll Call:

President Timms called the meeting to order at 6:30 p.m.

Present: President Timms, Trustees Fred Douglass, Linda Kaplan, Forty Renucci, Scott Seager, Dusty Stanford and Ann Zess

Excused:

Others: Chief Boyes, DPW Miller, Administrator Suhm

Citizen Participation

No citizen participation.

Adjourn to Committee of the Whole

Motion by President Timms, second by Trustee Stanford to adjourn to committee of the whole.

Motion carried at 6:32 pm.

Discussion Items

1. Presentation of potential village square renovation

President Timms introduced the potential square renovation plans stating the idea for the project began when the Rohrer family wanted to put trees in the sidewalk in front of the stores they are renovating. The Village wanted to investigate the potential of doing this around the entire square and address concerns regarding the width of the sidewalk to accommodate trees and bike racks. He explained Highway ES is part of the Village square and that led to the discussions regarding the Village taking ownership of Highway ES, which the Board stated they did not wish to take ownership when they considered it. He stated this was an initial kickoff meeting intended to share information regarding a potential project.

President Timms discussed the water mains on the square are 60 years old and small. The water mains were not designed to serve the level of businesses and residents we currently have occupying the square. The sewer mains are the same age, but due to construction specifications at that time they are in good shape and would only be required to be relined. He clarified the situation does not need to be addressed immediately, but the Village would need to do so at some point in the future. He also discussed safety issues associated with the current crosswalks and the width of the roadway which contributes to an unsafe speed being driven around the square. He invited current business owners on the square to speak regarding a potential renovation.

David Allen, owner of Ivan's on the Square and East Troy House, 2087 & 2093 Division Street, spoke in favor of improvements on the square. He stated what attracted him and his wife to locate their business on the square was the proximity of East Troy to the rest of the world and anticipated future growth. He cited growth on Highway 83 in Mukwonago, stating it is not too far away and could contribute to additional growth in the Village of East Troy. He also stated the way to attract more people to the community is through improvements such as this. He is concerned

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about the age of the utilities on the square. He concluded stating he has put a lot of money into his building and would like to see the Village join in.

Jim Rohrer, owner of 2894 Main Street and several other properties on the square, 2886-2894 Main Street and 2088 Church Street, stated he is very supportive of doing something and believes East Troy has a lot of potential and that is why he has chosen to invest in a number of buildings on the square.

President Timms added that this is about economic revitalization to beautify the Village and make it a destination. He also explain the County has plans to repave Highway ES in 2021. At that time the Village will need to spend a certain amount of funds to renovate and pave certain areas. He explained when the county repaves the square, they only pay for the roadway portion. Any area with parking stalls will need to be paid for by the Village. Stan Sugden, President of Ruckert-Mielke was introduced to present potential plans.

Mr. Sugden's presentation included the following information:

- Currently parking spots are four to five feet too deep. The plans modify parking stalls to a depth of 18.5 feet (required to be 18 feet).
 - There are currently 94 stalls on the square, the plans reduced them to 80, but Mr. Sugden stated some may be added back in front of the East Troy House
 - Jim Taylor of James R. Taylor and Sons, Inc., 2115 Division Street, questioned if the Village should just remove the parking stalls in the interior of the square that are parallel to the park area
- The sidewalk was widened with an addition 8-10 feet of sidewalk
 - He presented a view of a sidewalk cross section depicting a patio area in front of the building, planter area and pedestrian sidewalk area
- These two measures narrow the driving area and will slow traffic down
 - The area will still be wide enough for truck traffic to navigate, but truck traffic should be limited to local deliveries and an alternate route would be encouraged for through traffic.
- Crosswalks were addressed with island areas for pedestrians to wait safely for passing traffic as well as a tabletop design which raises the crosswalk area above the pavement grade.
- The water mains would be replaced
 - Current service is 4" and 6, which connects to 8" and 12" mains, the desired service size for the square is 12"
 - Current water system is not designed to support required sprinkler systems for new buildings on the square
- Overhead electric and cable utilities would be buried underground so they are not visible

Regarding the pending repaving of Highway ES by the County, President Timms discussed the Village could approach the County to see if they would be agreeable to reimbursing the Village for their portion of the roadwork. He also discussed working with the County on adjusting the right-of-way line since it was recently found all of the buildings on the north side of the square encroach the right-of-way.

Timing of the project was discussed. Mr. Sugden stated a project like this could be completed in one year. However, it would be up to the Village if they wished to do phases, such as two sides one year and two sides the next year.

The total estimate for the presented project was 2 million dollars.

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Other items discussed included:

- Potential ordinance modification for café style dining/liquor licensing
- Liability issues concerning who has ownership of the patio area and the use by a private business
- Trustee Stanford questioned what the return on investment has been for other communities that have opted to do similar projects
- Mary Nicoson, representing the ETCDA and First Citizens State Bank, 2546 Main Street, stated a project such as this could be great, but there is risk associated with it. She questioned if this could be done with a TIF like Whitewater has done with a prior project.
- Trustee Zess expressed concern about the financing and how much of the funds would need to come from the water utility for the new water mains.
- Discussed if the project moves forward a committee would need to be formed to address the details of the project and bring them to the Board

Reconvene in Regular Session

Motion by President Timms, second by Trustee Stanford to reconvene in regular session. Motion carried.

1. **Potential action on engineering services for village square renovation**

Motion by Trustee Douglass, second by Trustee Stanford to direct Ruckert-Mielke to come back with a proposal.

Trustee Douglass withdrew his motion, Trustee Stanford withdrew his second.

Trustee Zess expressed concerns this was the first time the Board was presented with this idea. She stated she did not know the history and what had been done prior.

Trustee Renucci wanted to assure the Board was not giving Ruckert-Mielke the approval to go ahead with the project. He stated at other times when the Board had given a provisional okay things had been taken too far. The Board discussed the only intention was to ask for a proposal at this time.

Motion by Trustee Douglass, second by Trustee Stanford to direct Ruckert-Mielke to come back with a proposal. Motion carried.

Adjourn

Motion by Trustee Stanford, second by Trustee Douglass to adjourn at 8:03 p.m.

Respectfully Submitted,

Eileen Suhm
Administrator