



## COMMITTEE OF THE WHOLE MEETING MINUTES

April 10, 2023 at 5:00 PM

Village Hall, Community Room 1

8811 Campus Drive, Mount Pleasant, WI 53406

**Staff Present:** Administrator Maureen Murphy, Village Attorney Chris Smith, Police Chief Matt Soens, Finance Director Mike Bonn, Community Development Director Sam Schultz, Human Resources Director Mary Cole, Deputy Director HR/Finance Heather Teigland, Village Clerk-Treasurer Stephanie Kohlhagen, and Village Deputy Clerk-Treasurer Jill Firkus.

### A. CALL TO ORDER

President DeGroot called the meeting to order at 4:00 PM.

### B. ROLL CALL

Village President DeGroot reported all members of the Village Board were present except Trustee Anastasio.

\*\*\*Agenda items were taken out of order due to a joint meeting held with Community Development Authority which joined Committee of the Whole at approximately 5:15pm.

### C. NEW BUSINESS

#### 1. FINANCE/CLERK-TREASURER

##### a. Discussion regarding Ebe Funeral fund update

Finance Director Mike Bonn reviewed the funeral fund set up with the Ebe Donation. The last remaining survivor has passed and the Village has paid the required funeral costs. Memorial ideas will be brought forward for the remaining balance in the fund.

##### b. Discussion regarding Budget Resolution 5-2023 for Community Development Intern Position

Finance Director Mike Bonn reviewed Budget Resolution 5-2023 allocating funds for the recently approved Community Development Intern Position. This item will go to the Village Board tonight for final consideration.

#### 2. COMMUNITY DEVELOPMENT

##### a. Discussion regarding a Development Agreement with Heartland Mount Pleasant, LLC (w/CDA)

Community Director S. Schultz reviewed a Development Agreement with Heartland Mount Pleasant LLC for a memory care facility located directly across from Roma Lodge. This facility has a completion date of January 2026. This agreement will go to the Village Board tonight for final consideration.

##### b. Discussion regarding a Developer's Agreement Contract for Utility Improvements with Racine Water Utility (See statement below)

##### c. Discussion regarding a Sanitary Sewer Utility Easement and Dedication Agreement with Heartland Mount Pleasant, LLC (See statement below)

##### d. Discussion regarding a Sanitary Sewer Utility Easement and Dedication Agreement with Racine Cellular Telephone Company (See statement below)

##### e. Discussion regarding a Temporary Grading and Construction Easement Agreement with Racine Cellular Telephone Company (See statement below)

##### f. Discussion regarding a Revised Development Agreement with HWY 20 AND 90TH DEVELOPMENT, LLC (w/CDA)

Community Development Director explained the simple revised development agreement with Waangard Partners for the second phase of Tivoli Green. The site plans were revised over the winter months and the start date of the project was adjusted. This item will move to the Village Board tonight for final consideration.

##### g. Discussion regarding a Development Agreement with BREG Pike River, LLC (w/CDA)

Community Development Director S. Schultz reviewed a development agreement with BREG Pike

River LLC. This development will be within TID #6 with Bear Development. This agreement will move to the Village Board tonight for final consideration.

- h. Discussion regarding a Development Agreement with Leo@Mount Pleasant, LLC (w/CDA)**  
Community Development Director S. Schultz reviewed a development agreement with Leo@Mount Pleasant LLC for a development of single-family/duplex rental products located within TID #7 with a completion date within 2 years. This item will move to the Village Board tonight for final consideration.
- i. Discussion regarding a Land Donation Agreement with Racine Bible Church**  
Community Development Director S. Schultz reviewed a land donation agreement with Racine Bible Church. The Village will gain park land with this donation. This item will move to the Village Board tonight for final consideration.
- j. Discussion regarding a Right-of-way Agreement with MTP RED CLOUD LLC**
- k. Discussion regarding a Quit Claim Deed from I-94 AND ASSOCIATES, LLP, formerly known as I-94 & ASSOCIATES**
- l. Discussion regarding a Quit Claim Deed from HAK PROPERTIES LLC & HENRY KUIPER MARITAL TRUST DATED 11/30/12**

Community Development Director S. Schultz reviewed items 2b – 2e. These items are all necessary construction easements for the proposed developments to move forward and require no costs to the Village. These four items will move to the Village Board tonight for final consideration.

Community Development Director S. Schultz reviewed items 2j – 2l. These items are all right of way easement agreements necessary for the Village to install public infrastructure. These 3 items will move to the Village Board tonight for final consideration.

**3. PUBLIC WORKS**

**4. PUBLIC SAFETY**

**5. HUMAN RESOURCES**

**6. TOURISM**

**7. ADMINISTRATION**

**8. MISCELLANEOUS BUSINESS**

**a. Approval of the March 27, 2023 Committee of the Whole Meeting Minutes**

Motion by Trustee Bhatia to approve the minutes of the March 27, 2023 Committee of the Whole Meeting Minutes. Motion seconded by Trustee Docksey. On voice vote, motion carried.

**D. ADJOURN**

Village President DeGroot adjourned the Committee of the Whole meeting at approximately 5:57pm.