

Village of Kohler
Property Committee Meeting
August 14, 2023

Chairperson Jason Kwacz called the meeting to order at 5:30 p.m. Roll call was taken: Jason Kwacz, John Winter and Mike Zimmermann were present. Staff members present: Gary Lindow, Mike Kitzerow and Cindi Gamb.

Public Comment – none.

Approval of Meeting Minutes from June 12, 2023 - Motion by Mike Zimmermann, second by John Winter to approve the meeting minutes from June 12, 2023. Motion carried.

Business

1. Update on Fire Truck Purchase – the truck is in the final stages and should be delivered in about 6 months.
2. Discuss Replacement of Fire Department Inflatable Rescue Boat – the current boat is no longer usable. There was no money included in the 2023 budget, cost about \$25,000-30,000. The committee discussed cost sharing the purchase with the other area fire departments, developing a resource sharing agreement with other departments or possible grants that might be available. No formal action was taken.
3. Review and Recommend Village Hall Flooring and Painting Quote – there was \$25,000 included in the budget for flooring and painting. One quote was received from Precision Floors & Décor for flooring. The committee requested pricing to have luxury vinyl or laminate instead of carpeting and to get a second quote. Two quotes were received for painting; Gerhartz Decorating \$14,167 and Schwaller's Painting & Staining \$ 14,570. Motion by Mike Zimmermann, second by Jason Kwacz to recommend the Village Board approve the quote from Gerhartz Decorating for painting, \$14,167. Motion carried.
4. Review and Recommend Approval of Garbage Contract – received three quotes for trash, recycling and yard waste collection. The contract will be for five years.

	Per Home – Per Month	Per Home - Per Month	Per Home- Per Month	
Waste Management	Trash \$8.73	Recycling \$3.90	Yard Waste \$4.68	Annual 5% increase
Harters Lakeside Disposal	Trash wkly & recycling every other week \$16.25	Trash & recycling wkly \$19.50	Yard Waste \$8.11	Annual CPI increase
GFL	Trash \$10.30	Recycling \$7.95	Yard Waste \$4.50	Annual 3% increase or CPI, whichever is greater

Motion by Jason Kwacz, second by John Winter to recommend the Village Board approve a five-year trash contract with Waste Management of Wisconsin, Inc. as presented. Motion carried.

5. Review and Recommend Reimbursing Randall and Judith Hake, 221 Woodlake Road, Cost for Changing Address Stone – Woodlake Road contains two different blocks of 200 addresses. Letters were sent to four residents whose house numbers will be changed to 600 addresses. A request was received from Hakes requesting the village pay the cost for changing the house number that is etched in their brick lamp post. Motion by Mike Zimmermann to recommend the Village Board deny the request from Randall and Hudith Hake, 221 Woodlake Road, cost for changing address stone. Motion denied for lack of second. Motion by John Winter, second by Jason Kwacz to recommend the Village Board approve reimbursing Randall and Judith Hake, 221 Woodlake Road, cost for changing address stone, cost not to exceed \$1,185. Motion carried but not unanimously.

6. Update on 2023 Capital Outlay Projects –

<i>Streets</i>	<i>Budgeted</i>	<i>Cost</i>	<i>Comments</i>
Woodlake Rd Paving	\$ 350,000.00	\$ 273,533.94	Approved/In Progress
Storm Sewer Modeling for new WDNR regs	\$ 7,000.00	\$ 7,000.00	Approved/In Progress
Village hall parking lot	\$ 25,500.00	\$ 24,984.53	Approved
<i>Equipment Replacement</i>			
Bubblers	\$ 8,200.00	\$ 7,550.00	Approved
Trailer	\$ 2,700.00	\$ 2,400.00	Approved
Sewer Grinder	\$ 45,000.00	\$ 32,969.00	Approved
6 yard Dump Truck Plow and Salter	\$ 220,000.00	\$ 227,851.00	Approved
Lawnmowers	\$ 26,000.00	\$ 26,998.02	Approved
Street Sweeper	\$ 250,000.00	\$ 239,830.00	Approve/delivered
<i>Parks</i>			
Lost Woods Regrading	\$ 100,000.00		In progress
New Purple Park Playground Equipment	\$ 180,000.00	\$ 185,000.00	ordered
<i>Buildings</i>			
Village Hall Vinyl Flooring and Wallpaper	\$ 25,000.00		
<i>Swimming Pool</i>			
Pool Building Renovation	\$ 3,939,541.00		Approve/Not to exceed
TOTAL	\$ 5,178,941.00	\$ 1,028,116.49	

7. Review 2024 Proposed Capital Outlay –

5-Year Capital Improvement Plan					
	2023	2024	2025	2026	2027
Department of Public Works					
<i>Streets</i>					
Ridge Court paving and SAS					700,000
Storm Sewer Modeling for new WDNR regs		65,000			
Woodland Road Paving and Storm Sewer Upgrades			350,000	650,000	
Pine Tree Road				750,000	
West Riverside Drive (Walderhaus area)		50,000			
west 1 Water/paving					3,000,000
<i>Equipment Replacement</i>					
Bubblers		9,500			
Leak detector		4,750			
Kubota tractor		25,000			
Water meter reading equipment		10,000			
Chloride tank		10,000			
Small truck mounted prewet system		17,000			
<i>Parks</i>					
Lost Woods Regrading/ball diamond	100,000				
New Ravine Park Playground Equipment					
New Lost Woods Park Playground Equipment		10,000			
Cemetery Paving and STS			100,000		
<i>Buildings</i>					
Maintenance Building				3,000,000	
Maintenance Building electric/large tool upgrade					
Village Hall Vinyl Flooring and Wallpaper	25,000				
Water Tower Buildings		120,000			
<i>Swimming Pool</i>					
Pool Building Renovation	3,200,000				

Adjournment

Motion by Jason Kwacz, second by John Winter to adjourn the meeting at 6:28 p.m. Motion carried.

Cindi Gamb, Deputy Clerk-Treasurer