

**Village of Somers
7511 12th Street
Somers, WI 53171**

**Village Board Meeting
Agenda
Tuesday, July 22, 2025
5:30 p.m.**

Village Board Meeting:	
Item #	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Regular Board meeting on July 8, 2025, Vouchers dated July 10 & 17, 2025
4	Correspondence: none
5	Citizens Comments
6	President and Trustee Comments
7	Motion to approve request for First Payment from PTS Contractors, Inc. in the amount of \$229,418.25 for the Public Improvement for Golden Oil - Somers Gateway Center
8	Motion to convene into Closed Session for the purpose of discussing with legal counsel regarding threatened or pending litigation pursuant to Section 19.85(1)(g), Wis. Stats., specifically litigation involving Zoning violation (Roll call vote required)
9	Reconvene in Open Session (Roll call vote required)
10	Action on Operator's Licenses: Aminah Williams
11	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the July 22, 2025 Village Board Meeting Agenda in 1 public place & on the Village website.

Dated this 18th day of July 2025

Wendy Burnette, Clerk-Treasurer

Requests from person with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at 262-859-2822 with as much notice as possible. **Notice is hereby given that members of the Village Board may participate telephonically. Notice is hereby given that members of the Town Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken.**

**Village of Somers
Proceedings from the Regular Board Meeting July 08, 2025**

President Stoner called the meeting to order at 5:30 p.m.

President Stoner led the Pledge of Allegiance.

Present: President Stoner, Trustees Ben Harbach, Joe Smith, Karl Ostby, and Scott Fredrick. Jack Aupperle. Jackie Nelson was excused. Also present: Interim Administrator Chris Swartz, Clerk/Treasurer Wendy Burnette, Assistant Administrator Kevin Poirier, Chief Ben Andersen, and Attorney Jeff Davison.

Consent and Approval of Minutes of Regular meetings on June 24, 2025, Special Board Meeting on July 1st, Vouchers dated June 26, July 2nd & June ACH Payments, June Building, May Investment Statements

Trustee Ostby moved to approve the Minutes of Regular meetings on June 24, 2025, Special Board Meeting on July 1st, Vouchers dated June 26, July 2nd & June ACH Payments, June Building, and May Investment Statements.

Seconded by Trustee Smith.

Motion carried. 6-0 vote.

Correspondence

None

Citizen Comments

None

President and Trustee Comments

President Stoner mentioned that the Parade was phenomenal and asked Trustee Harbach to thank his committee as he knows it is a lot of work. The June Sheriff Report total for arrests in the Village was 51. There were 8 residents, and the rest was outside the Village. The total charges were 93 and there were 225 citations. He also mentioned they are doing major traffic on Sheridan Road.

Trustee Fredrick mentioned Parade was outstanding and he was glad to see Jim Hurley there.

Trustee Ostby mentioned he had lunch with Jim Hurley and that Jim is ready to come work for the Village.

Trustee Harbach thanked Clerk/Treasurer Burnette, the office staff, Public Works and Fire Department for all their help and outstanding job with the parade.

Trustee Smith mentioned how great the parade was and asked about how we are doing on payment and delinquent property taxes.

Clerk/Treasurer Burnette stated that this is usually handled by the county. She will not have that information until beginning of August once she gets the settlement amount.

Action on approval of sewer televising quote

Trustee Ostby moved to approve the sewer televising quote

Seconded by Trustee Harbach

Trustee Harbach asked how much the sewer/cleaning televising was going to cost. Josh Fugate, Utilities Manager mentioned \$101,059.39 from Great lakes.

Trustee Ostby mentioned that the cleaning will come from the Village CIP budget.

Trustee Smith asked if there was any opportunity for change orders.

President Stoner asked when will the project start.

Utility Manager Fugate stated hopefully this year after footage is expedited.

Trustee Smith asked when they are lining sewers does this change pumps or pressure in any way.

Utility Manager Fugate stated that it reduces pipe size but making up with friction and much more efficient like the Sheridan Road project.

Trustee Harbach asked if this process would be run to the resident home.

Utilities Manager Fugate mentioned that yes, this will go through to the resident's home. It would help the resident and the village as well. If not, it would cost much more in the long run to rehabilitate their lateral and helps with infiltration.

President Stoner mentioned that Doug, the Village Engineer, gave his report last week and did tell us the cost savings with water main and lining of sewer. Return on investment is great.

Motion carried. 6-0 vote

Action on approval of change in the Village Ordinance 17.32 (B)

Trustee Harbach moved to approve the change in Village Ordinance 17.32 (B)

Seconded by Trustee Ostby

President Stoner mentioned that this was asked by the building inspector Scott Seymour and would like Assistant Administrator to elaborate on this ordinance.

Assistant Administrator Poirier mentioned that the building inspector wanted the Ordinance changed to include the discharging of any stormwater on anyone's property.

Motion Carried. 6-0 vote

Action on approval of applications for "Class B" (Picnic) Beer License from Hyslop Foundation DBA Hawthorn Hollow Nature Sanctuary & Arboretum, located at 880 Green Bay Road for the Pike River Benefit Concert Series #3 on August 8, 2025, and their Walk in the Woods Art Fair on September 6, 2025, and a request to waive fees.

Trustee Harbach moved to approve the applications for "Class B" (Picnic) Beer License from Hyslop Foundation DBA Hawthorn Hollow Nature Sanctuary & Arboretum, located at 880 Green Bay Road for the Pike River Benefit Concert Series #3 on August 8, 2025, and their Walk in the Woods Art Fair on September 6, 2025, and a request to waive fees

Seconded by Trustee Smith

Motion carried. 6-0 vote

Action on approval of soil boring proposals

Trustee Harbach moved to approve the soil boring proposals

Seconded by Trustee Smith

Trustee Fredrick asked if we have done testing at station 2 in the past because it used to be a landfill.

Chief Andersen stated that as far as he is aware there has not been any formal boring. The reason this is being done is because when cell tower was put in there was a lot of debris and junk in that area and this testing will validate whether we can even build a Station 2 on the property.

Trustee Fredrick asked if there were any toxicity or releases identified.

Chief Andersen stated there was mainly farm increments and metal.

Trustee Harbach asked if the was \$5,150.00

President Stoner mentioned it would be \$5,616 complete.

Motion carried. 6-0 vote

Action on board's desire to post a sign at Walmart's entrances of the store informing shoppers of the Village of Somers Shoplifting Ordinance.

Trustee Ostby moved to approve board's desire to post a sign at Walmart's entrances of the store informing shoppers of the Village of Somers Shoplifting Ordinance.

Seconded by Trustee Fredrick

President Stoner mentioned that Walmart management would like to present this to corporate.

Trustee Fredrick mentioned due to the thief everywhere. Will this go to every business in Somers with high theft rate.

President Stoner would like to leave this for discussion.

Trustee Aupperle mentioned that there were 48 calls and only 22 documented thefts.

Trustee Harbach asked if Walmart agrees.

President Stoner stated this would be the first step that would be brought to corporate.

Motion carried. 6-0 vote

Action on Operator's Licenses: Joseph Alessi, Jennifer Epley, Audrey Kessler, Katherine Thompson, Katherine Bolander, Erin Willoughby, Corry, Williams and Nicole Eisenbraun, Haven Brunner, Wendy Bosco, Rhesana Marchese and Ronnell Wilkerson

Trustee Harbach moved to approve the Operator's Licenses: Joseph Alessi, Jennifer Epley, Audrey Kessler, Katherine Thompson, Katherine Bolander, Erin Willoughby, Corry, Williams and Nicole Eisenbraun, Haven Brunner, Wendy Bosco, Rhesana Marchese and Ronnell Wilkerson

Seconded by Trustee Ostby

Motion carried. 6-0 Vote

Adjourn

Trustee Harbach moved to Adjourn at 5:53pm.

Seconded by Trustee Fredrick

Motion carried. 6-0 vote

Drafted this 10th day of July by Wendy Burnette Clerk/Treasurer

These minutes are not official until approved by the Village Board.

07/10/2025 12:49 PM
 User: HKRUK
 DB: Somers

CHECK REGISTER FOR VILLAGE OF SOMERS
 CHECK DATE FROM 07/10/2025 - 07/10/2025

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
07/10/2025	POOL	266(E)	BCM1	BCM ONE INC	498.16
07/10/2025	POOL	267(E)	VERIZON	VERIZON WIRELESS	227.48
07/10/2025	POOL	65014	AED	AED ESSENTIALS INC	212.50
07/10/2025	POOL	65015	HOP001	ANDREA & ORENDORFF LLP	22,320.63
07/10/2025	POOL	65016	AT&T001	AT&T	449.38
07/10/2025	POOL	65017	AT&TMOB	AT&T MOBILITY	394.10
07/10/2025	POOL	65018	BAT001	BATTERIES PLUS LLC	214.75
07/10/2025	POOL	65019	REFUND UB	BRIAN & RENA WEYRAUCH	308.79
07/10/2025	POOL	65020	CGENTERPRI	C.G. ENTERPRISES	615.00
07/10/2025	POOL	65021	SPECTRUM	CHARTER COMMUNICATIONS	139.98
07/10/2025	POOL	65022	LEKERC	CHRIS LEKER	250.00
07/10/2025	POOL	65023	ELARA	EUGENIA LARA	80.29
07/10/2025	POOL	65024	FIRESERV	FIRE SERVICE INC	6,212.62
07/10/2025	POOL	65025	GENERAL	GENERAL CODE	240.00
07/10/2025	POOL	65026	GX001	GX CONTRACTORS LLC	18,805.76
07/10/2025	POOL	65027	HLK001	HOERNEL LOCK & KEY INC	106.00
07/10/2025	POOL	65028	JACKPOT	JACKPOT PORTABLES	375.00
07/10/2025	POOL	65029	JOHNS	JOHNS DISPOSAL SERVICE INC	49,270.60
07/10/2025	POOL	65030	KWU001	KENOSHA WATER UTILITY	40,444.20
07/10/2025	POOL	65031	LWM001	LEAGUE OF WI MUNICIPALITIES	45.00
07/10/2025	POOL	65032	MCDEVITTS	MCDEVITTS TOWING & REPAIR	864.85
07/10/2025	POOL	65033	MEN001	MENARDS - RACINE	46.08
07/10/2025	POOL	65034	NAP002	NAPA AUTO PARTS	782.93
07/10/2025	POOL	65035	PUBLICADM	PUBLIC ADMINISTRATION ASSOCIATES	5,001.00
07/10/2025	POOL	65036	NAYLOR	SAMONE NAYLOR	21.96
07/10/2025	POOL	65037	SOUTHPORT	SOUTHPORT ENGINEERED SYSTEMS	286.50
07/10/2025	POOL	65038	THOMASOUT	THOMAS OUTDOOR SUPPLY	33.29
07/10/2025	POOL	65039	ULINE	ULINE	1,005.00
07/10/2025	POOL	65040	UNINS	UNEMPLOYMENT INSURANCE	28.93
07/10/2025	POOL	65041	WEE001	WE ENERGIES	109.56
07/10/2025	POOL	65042	WEE002	WE ENERGIES	87.02
07/10/2025	POOL	65043	WBURNETTE	WENDY BURNETTE	150.00
07/10/2025	POOL	65044	WILL/REID	WILLIAM/REID	760.00
07/10/2025	POOL	65045	WIHUMANE	WISCONSIN HUMANE SOCIETY	926.88

POOL TOTALS:

Total of 34 Checks:	151,314.24
Less 0 Void Checks:	0.00
Total of 34 Disbursements:	151,314.24

07/17/2025 11:09 AM
 User: HKRUK
 DB: Somers

CHECK REGISTER FOR VILLAGE OF SOMERS
 CHECK DATE FROM 07/17/2025 - 07/17/2025

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
07/17/2025	POOL	268(E)	SAMSMC	SAM'S CLUB MC/SYNCB	5,231.92
07/17/2025	POOL	65046	HOECHERL	AUSTIN HOECHERL	21.40
07/17/2025	POOL	65047	BAXTER	BAXTER & WOODMAN	5,000.00
07/17/2025	POOL	65048	BTM001	BOUND TREE MEDICAL LLC	1,003.33
07/17/2025	POOL	65049	CSC001	CENTURY SECURITY	723.00
07/17/2025	POOL	65050	DAV001	DAVISON LAW OFFICE, LTD	8,529.75
07/17/2025	POOL	65051	WILSONH	HARRY WILSON	104.00
07/17/2025	POOL	65052	KCSHERIF	KENOSHA CO SHERIFF DEPT	60.00
07/17/2025	POOL	65053	MCDEVITTS	MCDEVITTS TOWING & REPAIR	405.60
07/17/2025	POOL	65054	MEN001	MENARDS - RACINE	328.40
07/17/2025	POOL	65055	QUADIENT	QUADIENT FINANCE USA INC	1,003.00
07/17/2025	POOL	65056	R&RINS	R & R INSURANCE SERVICES INC	20,678.15
07/17/2025	POOL	65057	ROGUE	ROGUE FITNESS	9,083.98
07/17/2025	POOL	65058	SECUREFIRE	SECURE FIRE & SAFETY LLC	1,976.50
07/17/2025	POOL	65059	AMOCO	SOMERS AMOCO	993.46
07/17/2025	POOL	65060	STAFFORD	STAFFORD ROSENBAUM LLP	171.00
07/17/2025	POOL	65061	THOMASOUT	THOMAS OUTDOOR SUPPLY	395.29
07/17/2025	POOL	65062	WEE001	WE ENERGIES	173.03
07/17/2025	POOL	65063	WEE001	WE ENERGIES	11.70
07/17/2025	POOL	65064	WEE002	WE ENERGIES	2,014.11
07/17/2025	POOL	65065	WES001	WESTERN CULVERT & SUPPLY INC	3,550.00

POOL TOTALS:

Total of 21 Checks:	61,457.62
Less 0 Void Checks:	0.00
Total of 21 Disbursements:	61,457.62



**VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM**

MEETING DATE: July 22, 2025

TO: Village President Stoner and Village Trustees

PREPARED BY: Kevin Poirier, Assistant Administrator

AGENDA ITEM: #7 Approve request for First Payment from PTS Contractors, Inc. in the amount of \$229,418.25 for the Public Improvement for Golden Oil - Somers Gateway Center

BACKGROUND:

On May 22, 2025, the project was publicly bid. The Village received two bids and the Board awarded the contract to PTS Contractors, Inc. at the May 27 meeting in the amount of \$332,270.00.

Staff has worked with Golden Oil’s engineers to design the project. These improvements will be paid for by the Developer and turned over to the Village once completed.

The Board will recall that PTS Contractors, Inc. was the contractor for the Water Main West of Continental Divide Phase 1 in 2021.

The public part of the project is fulling installed. For the Village’s information, the developer has installed the water main all the way to the north property line and it has been tested. The Sanitary sewer is almost completed to the north property line. As soon as it is completed, it will be tested as well.

The contractor has submitted a pay request for the first payment.

• 1 st request	July 1, 2025	\$ 229,418.25
Payments to date		\$ 0.00

COMMENTS:

This was discussed at the July 15 Work Session

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

“Motion to approve request for First Payment from PTS Contractors, Inc. in the amount of \$229,418.25 for the Public Improvement for Golden Oil - Somers Gateway Center”

ATTACHMENTS:

Engineer Brett Biwer’s Payment Recommendation letter dated July 8, 2025.

Payment Request

Partial Lien Waiver

July 8, 2025

Wendy Burnette, Clerk
Village of Somers
7511 12th Street
Somers, WI 53171

Subject: Proposed Public Improvement Plans for Golden Oil – Somers Gateway Center -- Payment Recommendation

Dear Wendy,

Enclosed is an Application for Payment from PTS Contractors, Inc., Contractor, for work performed for the Proposed Public Improvement Plans for Golden Oil – Somers Gateway Center Project. A partial lien waiver is also attached. The following is our opinion of the amount due and payable to the Contractor:

Contract Price	\$332,270.00
Work Completed to Date	\$237,725.00
Less Amount Retained	<u>(\$8,306.75)</u>
Subtotal	\$229,418.25
Less Previous Payments	<u>(\$0.00)</u>
Total Amount Due for Partial Payment 1	\$229,418.25

We recommend payment to PTS Contractors, Inc. for \$229,418.25.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Brett D. Biber, P.E.

BDB/bdb

Encs.

C/email: Chris Swartz, Interim Administrator (email)
Kevin Poirer, Assistant to the Administrator (email)
Doug Snyder, Village Engineer (email)
Casey Ashman, PTS Contractors (email)

P:\SOMEV\2325743-CTH E GOLDEN OIL REVIEW\CONSTRUCTION PUBLIC BID\PAY APPLICATIONS\PAY APP #1\PAY REQUEST #1 RECOMMENDATION 7-8-25.DOCX

Payment Request

Request for: Partial Payment No: 1 Date: 7/2/2025
 (Partial/Final)

Project: Public Improvement for Golden Oil - Somers Gateway Center

Owner: Village of Somers

Contractor: PTS Contractors, Inc. - 4075 Eaton Road - Green Bay, WI 54311

Original Contract Amount as Bid: \$ 332,270.00

Net Add (Deduct) by Revised Quantities: _____

Net Add (Deduct) by Change Order: _____

Total Contract This Date \$ 332,270.00

Value of Work Completed to Date: \$ 237,725.00

Less 5 Per Cent Retainage: (Of the first 50%) \$ 8,306.75

Net Total \$ 229,418.25

Project on Schedule: XX Yes No 72% Complete

Record of Previous Pay Requests:

- | | |
|---------|----------|
| 1 _____ | 6 _____ |
| 2 _____ | 7 _____ |
| 3 _____ | 8 _____ |
| 4 _____ | 9 _____ |
| 5 _____ | 10 _____ |

Amount Previously Billed \$ _____

Amount Due This Request \$ 229,418.25

This is to certify that, in accordance with the terms of the Contract, the Contractor is entitled to a payment in the amount requested.

By: 
 PTS Contractors, Inc.

Engineers Approval: By:  7/8/25

Date: 7/2/2025

Owner's Approval for Payment: By: _____

*See Attachments

PTS Contractors, Inc.
 4075 Eaton Road - Green Bay, WI 54311
 Phone#: (920) 468-5217-Fax#: (920) 468-4087

Village of Somers
 Public Improvement for Golden Oil - Somers Gateway Center
 Payment Request

Payment Request: 1
 Date: 7/2/2025

Total Completed \$237,725.00

Bid Item #	Description	Units	Scheduled			Previous Request Totals		This Request Totals		Completed to Date			Balance to Finish	
			Qty	Unit Price	Amount	Qty	Amount	Qty	Amount	%	Qty	Amount	Amount	Qty
1	Mobilization	LS	1.00	\$ 16,000.00	\$ 16,000.00		\$ -	0.50	\$ 8,000.00	50%	0.50	\$ 8,000.00	\$ 8,000.00	0.50
2	Construction Layout and Staking	LS	1.00	\$ 2,650.00	\$ 2,650.00		\$ -	1.00	\$ 2,650.00	100%	1.00	\$ 2,650.00	\$ -	-
3	Utility Investigation Pothole	EA	12.00	\$ 1.00	\$ 12.00		\$ -		\$ -			\$ -	\$ 12.00	12.00
4	12-Inch Sanitary Sewer (Open Cut)	LF	316.00	\$ 180.00	\$ 56,880.00		\$ -	316.00	\$ 56,880.00	100%	316.00	\$ 56,880.00	\$ -	-
5	10-Inch Sanitary Sewer (Trenchless)	LF	201.00	\$ 675.00	\$ 135,675.00		\$ -	206.00	\$ 139,050.00	102%	206.00	\$ 139,050.00	\$ (3,375.00)	(5.00)
6	Sanitary Sewer Manhole Connection	EA	1.00	\$ 9,000.00	\$ 9,000.00		\$ -	1.00	\$ 9,000.00	100%	1.00	\$ 9,000.00	\$ -	-
7	48-Inch Sanitary Sewer Manhole	EA	2.00	\$ 14,245.00	\$ 28,490.00		\$ -	1.00	\$ 14,245.00	50%	1.00	\$ 14,245.00	\$ 14,245.00	1.00
8	Televise Sanitary Sewer	LF	517.00	\$ 4.00	\$ 2,068.00		\$ -		\$ -			\$ -	\$ 2,068.00	517.00
9	12-Inch Water Main (Trenchless)	LF	195.00	\$ 236.00	\$ 46,020.00		\$ -		\$ -			\$ -	\$ 46,020.00	195.00
10	12-Inch Connect to Water Main (Non-Pressure)	EA	1.00	\$ 8,375.00	\$ 8,375.00		\$ -		\$ -			\$ -	\$ 8,375.00	1.00
11	12-Inch Gate Valve and Box	EA	2.00	\$ 5,000.00	\$ 10,000.00		\$ -		\$ -			\$ -	\$ 10,000.00	2.00
12	Erosion and Sedimentation Control	LS	1.00	\$ 2,600.00	\$ 2,600.00		\$ -	1.00	\$ 2,600.00	100%	1.00	\$ 2,600.00	\$ -	-
13	Restoration of Lawns and Parkways	LS	1.00	\$ 9,200.00	\$ 9,200.00		\$ -		\$ -			\$ -	\$ 9,200.00	1.00
14	Traffic Control and Protection	LS	1.00	\$ 5,300.00	\$ 5,300.00		\$ -	1.00	\$ 5,300.00	100%	1.00	\$ 5,300.00	\$ -	-
				\$ -	\$ -		\$ -		\$ -			\$ -	\$ -	-
	TOTALS				\$ 332,270.00		\$ -		\$ 237,725.00	72%	-	\$ 237,725.00	\$ 94,545.00	-

PARTIAL WAIVER of LIEN

DATE: July 8, 2025

For value received, we hereby waive partial rights and claims for
lien on land and on buildings about to be erected, being erected, altered or repaired
and to the appurtenances thereunto,

for Village of Somers owner,
by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,
for Proposed Public Improvements for Golden Oil -

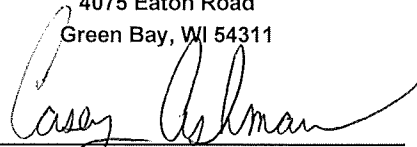
same being situated in Kenosha County, State of Wisconsin, described as

Sewer/Water Utility Work

for pay request #1

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, _____

PTS Contractors, Inc.
4075 Eaton Road
Green Bay, WI 54311



Signature

Title: Controller

Date: 07/08/2025

**Please email signed lien waiver to cashman@ptscontractors.net



**VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM**

MEETING DATE: July 22, 2025

TO: Village President Stoner and Village Trustees

PREPARED BY: Kevin Poirier, Assistant Administrator

AGENDA ITEM: #10 Action on Operator's Licenses: Aminah Williams

BACKGROUND:

Aminah Williams has applied for operator's licenses for the Village of Somers.

No discrepancies with the application.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Staff recommends approval. In the event that the Village Board agrees with the recommendation to approve: Operators' applications, a suggested motion would be as follows:

"Motion to approve Operator License for Aminah Williams."

ATTACHMENTS:

None