Village of Somers
7511 12th Street
Somers, WI 53171

Village Board Meeting
Agenda
Tuesday, Nov. 10, 2026
5:30 p.m.

Village Board Meeting:	
Item #	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Regular meetings Oct. 13, 2026, Vouchers dated Oct. 15, 22 and 29, Nov. 5, & October ACH Payments, October Building Report, September Investment Statements
4	Correspondence:
5	President and Trustee Comments
6	Citizens Comments
7	Action on 12th Street Water Main Change Order #2 – Trench Patching Work by PTS Contractors, no cost
8	Action on 12th Street Water Main Change Order #4 – Final change order to zero out the contract and quantity final quantities and costs in the amount of in the amount of $103,903.20
9	Action on amendment to extend the contract with the Kenosha County Planning & Development department until December 31, 2028
10	Public Hearing on the 2027 Budget
11	Action on proposed Resolution 2026-022-, a Resolution authorizing the adoption of the 2027 Budget, authorizing positions authorizing fees, and setting the tax levy
12	Action on Resolution 2026-023, a Resolution Authorizing the Issuance and Sale of $5,000,000 General Obligation Promissory Note
13	Action on Resolution 2026-026, Authorizing to Allocate a Portion of 2027 Property Tax Payment from Ravine Park as Reimbursable Costs to the Developer
14	Action on proposed Ordinance 2026-012 to repeal and recreate Section 15.055 and 18.11; to create Sections 3.10 and 18.305; and to amend related provisions

	of chapter 18 of the Village's code of ordinances regarding site grading and drainage security.
15	Action on Resolution 2026 – 024, a resolution to set the refundable cash deposit in the amount $1,500 for a one- or two-family dwelling or accessory structure on a single lot of one acre or less.
16	Action on Village Board Trustee Vacancy
17	Action on Land Division (Certified Survey Map) and Rezoning request by: 929 22nd Avenue, Kenosha, WI 53140 (Owner), requesting a rezoning from A-2 General Agricultural Dist. & C-1 Lowland Resource Conservancy Dist. to R-4 Urban Single-Family Residential Dist. & C-1 Lowland Resource Conservancy Dist., and a Certified Survey Map on Tax Parcel # 83-4-223-073-0111, located in the SW 1/4 of Section 7, T2N, R23E, Village of Somers. *(For information use only, the property is located at 985 22nd Avenue).*
18	Action on proposed Ordinance No. 2026 – 014, an Ordinance to amend Section 1.10 of the code of ordinances of the Village of Somers relating to Municipal Judge's Qualifications.
19	Action on Resolution 2026-025, a Resolution in support of House Bill H.R. 10257 and Senate Bill S. 4505 to designate unique ZIP Code for municipalities including the Village of Somers
20	Action on 2027 Meeting Schedule
21	Action on request to the Public Service Commission of Wisconsin to use $72,465 to offset expenses in the 2027 Capital Improvement Plan
22	Action on proposed Ordinance 2026-013, an Ordinance to amend Section 20 of the code of ordinances of the Village of Somers relating to recycling
23	Action on Operator's Licenses: Alexis Bernhardt, Richard Besch, Megan Deacetis, Edie Hamilton, Aaron Huffman, Jeriah Martinez, Jada Mendez, Gianna O'Brien, James Osborne, Alexis Schoedl
24	Motion to convene in closed session per WI Statute 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session – Accountant Manager (Roll call required)
25	Motion to reconvene into open session
26	Reconvene in Open Session (Roll call vote required). The Village Board reserves the right to take action on items discussed in Closed Session
27	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the Nov. 10, 2026 Village Board Meeting Agenda in 3 public places & on the Village website.

Dated this 6th day of November, 2026. Wendy Burnette, Clerk-Treasurer

Original Post Date: November 6, 2026

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 October 13, 2026

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, Jack Aupperle, Joe Smith, Jackie Nelson, and Karl Ostby. Also present: Administrator Jim Hurley, Assistant Administrator Kevin Poirier, Clerk/Treasurer Wendy Burnette and Chief Andersen.

Consent and Approval of Minutes of Regular meetings on Sept. 8, Sept. 22, Special Meeting on Oct. 6, Vouchers dated Sept. 10, Sept 17, Sept. 24, Oct. 1, and Oct. 8, & September ACH Payments, September Building Report, August Investment Statements

Trustee Aupperle moved to approve Minutes of Regular meetings on Sept. 8, Sept. 22, Special Meeting on Oct. 6, Vouchers dated Sept. 10, Sept 17, Sept. 24, Oct. 1, and Oct. 8, & September ACH Payments, September Building Report, August Investment Statements

Seconded by Trustee Nelson

Trustee Ostby mentioned the building report is definitely a sign this has not been a good year for us. He mentioned we are down around 44%.

Motion carried. 6-0 vote

Correspondence: Mount Pleasant Ordinance 07-2026 to Amend the Comprehensive Plan, Mount Pleasant Ordinance 08-2026 to Amend the Comprehensive Plan, Letter from County Executive Kerkman congratulating the Village for receiving the 2026-2031 STP and Bridge project allocation awards from the Wisconsin Department of Transportation, Council of Government meeting invitation.

Motion to Adopt Proclamation 2026-002 recognizing former Trustee and Plan Commissioner Scott Fredrick for his service

Trustee Ostby motioned to Adopt Proclamation 2026-002 recognizing former Trustee and Plan Commissioner Scott Fredrick for his service

Seconded by Trustee Harbach

Administrator Hurley read the Proclamation. Motion carried. 6-0 vote

President and Trustee Comments

Trustee Ostby mentioned he would like to discuss at the next work session the continuation of only having 1 board meeting a month.

President Stoner reported that the new Somers Creek subdivision has received five building permits, with four foundations already in place. He also noted that dirt work is underway at the Maplecrest subdivision. He stated that development activity is beginning to pick up.

Citizens Comments: None

Motion to approve proposal from Clean Cut Tree Service for emergency work to remove timber under the 13th Avenue Bridge in the amount of $45,000.

Trustee Harbach moved to approve proposal from Clean Cut Tree Service for emergency work to remove timber under the 13th Avenue Bridge in the amount of $45,000.

Seconded by Trustee Ostby

The Trustees mentioned it is unbelievable how bad this situation is. Superintendent Sullivan stated that the pictures don't even do it justice.

Trustee Harbach asked if there was any damage to the bridge. Josh stated that from what they can see, no.

Trustee Nelson asked if the creek has changed at all with this weather Somers has been having.

Motion carried. 6-0 vote

Motion to approve the Village's Mailbox Replacement Policy, in relation to snowplowing operations

Trustee Harbach move to approve the Village's Mailbox Replacement Policy, in relation to snowplowing operations

Seconded by Trustee Aupperle

Motion carried. 6-0 vote

Motion to approve purchase of road salt from Compass Minerals in the amount of $32,606.68.

Trustee Aupperle moved to approve purchase of road salt from Compass Minerals in the amount of $32,606.68.

Seconded by Trustee Nelson

The Board discussed the winter road salt purchase. Staff explained that the amended budget included $40,000 for the purchase, which came in at approximately $32,000. The Village typically maintains 850 tons of salt in storage, and the purchase replenishes the 350 tons used last winter to maintain that inventory level

Motion carried. 6-0 vote

Motion to approve University of Wisconsin – Parkside sewer meter replacement reimbursement agreement in the amount of $42,985

Trustee Ostby moved to approve University of Wisconsin – Parkside sewer meter replacement reimbursement agreement in the amount of $42,985

Seconded by Trustee Nelson

The Board discussed replacing the sewer flow meter at Parkside, which monitors the university's sewer flow and provides readings. After the meter began failing, staff obtained quotes for replacement options. Parkside elected to replace the existing meter, as retrofitting the manhole with a flume would cost more. The Village will pay the cost upfront, and Parkside will reimburse the Village upon completion. A draft reimbursement agreement was presented

Motion carried. 6-0 vote

Motion to approve improvements to the Pike Creek Lift Station and junction vault in the amount of $3,835,000

Trustee Harbach moved to approve improvements to the Pike Creek Lift Station and junction vault in the amount of $3,835,000.

Seconded by Trustee Ostby

Trustee Nelson asked how much the TID's cover. It was stated about 75%.

Motion carried. 6-0 vote

Motion to approve Pay Request #1 from Lee Mechanical for the 12th Street Water Main Water Transfer Station in the amount of $234,881

Trustee Harbach moved to approve Pay Request #1 from Lee Mechanical for the 12th Street Water Main Water Transfer Station in the amount of $234,881

Seconded by Trustee Ostby

Motion carried. 6-0 vote

Motion to approve Change Order #3 from PTS Contractors for the 12th Street Water Main to lower water main casing in the amount of $17,084.69

Trustee Harbach moved to approve Change Order #3 from PTS Contractors for the 12th Street Water Main to lower water main casing in the amount of $17,084.69

Seconded by Trustee Ostby

Motion carried. 6-0 Vote

Motion to approve Final Change Order and project-closeout from PTS Contractors for the 12th Street Water Main in the amount of $103,903.20

Brett, Village Engineer, explained that Change Order No. 4 for the 12th Street water main project would close out the contract. The change is related to Change Order No. 2, which reduces asphalt trench patching from three lifts to two. Brett will confirm the cost reduction with PTS and reissuing both change orders. The item was tabled pending updated costs.

Trustee Harbach made a motion to table #15. Seconded by Trustee Nelson. Motion carried. 6-0 vote

Motion to approve Pay Request from PTS Contractors for the 12th Street Water Main in the amount of $334,058.69)

Trustee Harbach moved to approve Pay Request from PTS Contractors for the 12th Street Water Main in the amount of $334,058.69

Seconded by Trustee Smith Motion carried. 6-0 vote

Motion to Change Order #1 from Lee Mechanical to replace master meters at 4040 18th Street and 5901 Washington Avenue in the amount of $ 66,320

Trustee Aupperle moved to approve Change Order #1 from Lee Mechanical to replace master meters at 4040 18th Street and 5901 Washington Avenue in the amount of $ 66,320

Seconded by Trustee Smith

Trustee Harbach mentioned it wasn't Washington Avenue. It was clarified that it was Washington Street.

Motion carried. 6-0 vote

Motion to approve agreement with Short Elliott Hendrickson Inc. (SEH) for the design of the replacement of Fire Station #2

Trustee Aupperle moved to approve agreement with Short Elliott Hendrickson Inc. (SEH) for the design of the replacement of Fire Station #2.

Seconded by Trustee Ostby

The Board discussed the proposed design of Fire Station 2 and the scope of the architectural services. Questions were raised regarding whether the design would account for the entire site, including the existing Public Works building, park, cell tower, and maintaining operations during construction. It was clarified that the Public Works building is not currently planned to be relocated; however, the exact location of the new fire station has not yet been determined. The design process will evaluate site considerations, and any proposed changes affecting existing buildings will be presented to the Board for further review.

The Board also discussed oversight of the architectural design process and the anticipated timeline. An oversight committee consisting of Board members, Fire Department representatives, and staff will provide input and review major design decisions. The design process will include 30%, 60%, and 90% design reviews, with work expected to begin in the coming weeks and continue into 2027.

The Board then discussed potential financing for the project. Administrator Hurley proposed borrowing in late 2027 to fund the fire station design, along with other potential capital projects, including the Pike Creek lift station and an ambulance replacement planned for 2028. It was noted that these items were preliminary recommendations and had not yet been approved. The proposed borrowing would be considered as part of the upcoming budget discussions.

Motion carried. 6-0 vote

Motion to approve Site Plan Review & Exterior Fenestration: SRPF D/Burlington Road., LLC for approval of overall site plan and exterior fenestration on Tax parcels # 82-4-222-301-0040; 82-4-222-301- 0030; 82-4-222-194-0101 and 82-4-222-301-0050. (For information only, the property is located east of the Somers Highland Industrial warehouse on Burlington Road).

Trustee Harback moved to approve Site Plan Review & Exterior Fenestration: SRPF D/Burlington Road., LLC for approval of overall site plan and exterior fenestration on Tax parcels # 82-4-222-301-0040; 82-4-222-301- 0030; 82-4-222-194-0101 and 82-4-222-301-0050. (For information only, the property is located east of the Somers Highland Industrial warehouse on Burlington Road).

Trustee Nelson commented that the obligation on SRPF for cleaning out of the Kilborne Ditch needs to be in the minutes as well as the Developers Agreement. President Stoner mentioned the design of the building looks nice.

Seconded by Trustee Nelson Motion carried. 6-0 vote

Motion to approve proposed changes to Fire & EMS Billing Rates

Trustee Aupperle moved to approve proposed changes to Fire & EMS Billing Rates

Seconded by Trustee Harbach Motion carried. 6-0 vote

Motion to approve Cleaning Services Agreement with All Finish Remodeling LLC

Trustee Harbach moved to approved Cleaning Services Agreement with All Finish Remodeling LLC

Seconded by Trustee Aupperle

Administrator Hurley mentioned this is a $200.00 a week increase, however part of this we are requiring the cleaning service to provide proof of insurance.

Motion carried. 6-0 vote

Discuss the 2027 Annual Budget

The Board discussed the 2027 budget, including the timing of final budget figures, assessed values, tax levy limits, and tax incremental district (TID) revenues. Staff indicated that approximately 90% of the budget information was available, with final state assessment information expected in the coming weeks. Preliminary assessed values have increased significantly following the revaluation, which will affect property taxes and the Village's debt levy.

The Board also discussed TID increment projections, including a decrease projected for 2027 that would affect the 2028 budget rather than the upcoming 2027 budget. Staff indicated the Village was in a relatively favorable position for 2027 but expressed some concern about the 2028 budget. Potential measures to address future budget pressures include reducing reliance on the identified debt-related funding source, evaluating recycling cost allocations, and closing TID 2 when financially feasible. It was noted that TID 2 would not close in 2027 because it will help fund a portion of the Pike Creek lift station project. The Village will continue evaluating the district's closure timeline as part of future budget planning.

Motion to approve 2027 Capital Improvement Plan

Trustee Nelson moved to approve 2027 Capital Improvement Plan

Seconded by Trustee Aupperle

The Board discussed Public Works expenditures, particularly road paving costs, which have increased beyond the originally anticipated annual amount. Concerns were raised regarding the cost of paving subdivisions, including Whispering Meadows, and the use of other funding sources, including stormwater funds, to offset curb and gutter expenses. It was noted that recent project bids have generally come in below estimates, although future costs remain uncertain due to potential increases in oil prices.

The Board emphasized the importance of finalizing the General Fund budget while recognizing that the Capital Improvement Plan (CIP) offers some flexibility to adjust or delay projects as needed. The discussion included a preference to approve the proposed plan while allowing for future adjustments, if necessary, while providing Public Works with greater budget certainly. Appreciation was also expressed to Josh and the Public Works Department for securing grant funding for a tractor and for their work related to the bridge project.

Motion carried. 6-0 vote

Motion to approve Operator's Licenses: Akilah Benson, Lydia Bryant, Logan Hale, Brynn Hendrickson, Julie Horton, Thomas Ketchum, Kaitlynn Libricz, Michelle Northard, Myles Popa, Heath Reece, Anna Rocha, Jessica Rodriguez Marrero, Stella Ruffalo, Eric Shane, Nicole Schopp, John Seekings, Wendy Taylor

Trustee Harbach moved to approve Operator's Licenses: Akilah Benson, Lydia Bryant, Logan Hale, Brynn Hendrickson, Julie Horton, Thomas Ketchum, Kaitlynn Libricz, Michelle Northard, Myles Popa, Heath Reece, Anna Rocha, Jessica Rodriguez Marrero, Stella Ruffalo, Eric Shane, Nicole Schopp, John Seekings, Wendy Taylor

Seconded by Trustee Ostby

Motion carried. 6-0 vote

Motion to Adjourn at 6:08pm

Trustee Harbach moved to approve adjourning at 6:08pm. Seconded by Trustee Nelson.

Motion carried. 6-0 vote

These minutes are considered a draft and have not been approved by the Village Board. Wendy Burnette Clerk/Treasurer

CHECK REGISTER FOR VILLAGE OF SOMERS
CHECK DATE FROM 10/15/2026 - 10/15/2026

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
10/15/2026	POOL	410(E)	BCM1	BCM ONE INC	554.15
10/15/2026	POOL	411(E)	QUADIENT	QUADIENT FINANCE USA INC	505.00
10/15/2026	POOL	412(E)	QUADIENTLE	QUADIENT LEASING USA INC	217.83
10/15/2026	POOL	413(E)	SAMSMC	SAM'S CLUB MC/SYNCB	576.48
10/15/2026	POOL	414(E)	WEE001	WE ENERGIES	98.73
10/15/2026	POOL	415(E)	WEE002	WE ENERGIES	82.68
10/15/2026	POOL	416(E)	WEE002	WE ENERGIES	2,044.80
10/15/2026	POOL	417(E)	WID002	WI DEPT OF JUSTICE	126.00
10/15/2026	POOL	66725	AT&T001	AT&T	29.40
10/15/2026	POOL	66726	AMOCO	BP KENOSHA TRAVEL PLAZA LLC	2,678.72
10/15/2026	POOL	66727	COLUMNS	COLUMN SOFTWARE PBC	64.93
10/15/2026	POOL	66728	FAS001	FASTENAL COMPANY	16.14
10/15/2026	POOL	66729	FIRESERV	FIRE SERVICE INC	750.00
10/15/2026	POOL	66730	IAR001	IAR LLC	1,079.10
10/15/2026	POOL	66731	KCJOINT	KENOSHA COUNTY JOINT SERVICES	765.12
10/15/2026	POOL	66732	KWU002	KENOSHA WATER UTILITY	1,304.92
10/15/2026	POOL	66733	LEEMECH	LEE MECHANICAL INC	234,881.00
10/15/2026	POOL	66734	LOR001	LORENZ EXCAVATING & TOP-SOIL	150.00
10/15/2026	POOL	66735	MEN001	MENARDS INC - RACINE	79.86
10/15/2026	POOL	66736	MUNILAW	MUNICIPAL LAW & LITIGATION GROUP SC	6,966.10
10/15/2026	POOL	66737	PTSCONTRAC	PTS CONTRACTORS INC	334,058.69
10/15/2026	POOL	66738	R&RINS	R & R INSURANCE SERVICES INC	36,137.84
10/15/2026	POOL	66739	SHI001	SHERWIN INDUSTRIES INC	10,080.00
10/15/2026	POOL	66740	VONBRIES	VON BRIESEN & ROPER SC	2,232.50
10/15/2026	POOL	66741	WESTDUNN	WEST & DUNN LLC	1,050.00
10/15/2026	POOL	66742	WIHUMANE	WISCONSIN HUMANE SOCIETY	942.64

POOL TOTALS:

Total of 26 Checks:	637,472.63
Less 0 Void Checks:	0.00
Total of 26 Disbursements:	637,472.63

CHECK REGISTER FOR VILLAGE OF SOMERS
CHECK DATE FROM 10/22/2026 - 10/22/2026

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
10/22/2026	POOL	418(E)	WEE001	WE ENERGIES	267.66
10/22/2026	POOL	419(E)	WEE001	WE ENERGIES	11.67
10/22/2026	POOL	66743	AT&TMOB	AT&T MOBILITY	419.87
10/22/2026	POOL	66744	BAXTER	BAXTER & WOODMAN INC	24,095.42
10/22/2026	POOL	66745	BTM001	BOUND TREE MEDICAL LLC	1,316.30
10/22/2026	POOL	66746	CUMMINS	CUMMINS SALES & SERVICE	3,221.99
10/22/2026	POOL	66747	EHLERS	EHLERS	1,000.00
10/22/2026	POOL	66748	FIRESERV	FIRE SERVICE INC	2,730.00
10/22/2026	POOL	66749	NAP002	GENUINE PARTS COMPANY INC	1,024.64
10/22/2026	POOL	66750	GOVFORMS	GOVERNMENT FORMS AND SUPPLIES LLC	59.38
10/22/2026	POOL	66751	KWU002	KENOSHA WATER UTILITY	4,320.84
10/22/2026	POOL	66752	KWU002	KENOSHA WATER UTILITY	5,780.00
10/22/2026	POOL	66753	LEEMECH	LEE MECHANICAL INC	234,881.00
10/22/2026	POOL	66754	MEN001	MENARDS INC - RACINE	12.97
10/22/2026	POOL	66755	PAT001	PATS SERVICES INC	180.00
10/22/2026	POOL	66756	PSC001	PUBLIC SERVICE COMMISSION OF WI	2,226.38
10/22/2026	POOL	66757	RICOHUSA	RICOH USA, INC	365.36
10/22/2026	POOL	66758	NELSONR	RYAN NELSON	110.00
10/22/2026	POOL	66759	SCHIND	SCHINDLER ELEVATOR CORPORATION	2,994.53
10/22/2026	POOL	66760	LWALLEN	SJE	749.00
10/22/2026	POOL	66761	STRAND	STRAND ASSOCIATES INC	880.00
10/22/2026	POOL	66762	THOMASOUT	THOMAS OUTDOOR SUPPLY	323.29
10/22/2026	POOL	66763	UNDERGR	UNDERGROUND UTILITY SPECIALTIES INC	24,850.00
10/22/2026	POOL	66764	WDR001	WI DEPT OF REVENUE	550.82

POOL TOTALS:

Total of 24 Checks:	312,371.12
Less 0 Void Checks:	0.00
Total of 24 Disbursements:	312,371.12

CHECK REGISTER FOR VILLAGE OF SOMERS
CHECK DATE FROM 10/29/2026 - 10/29/2026

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
10/29/2026	POOL	420(E)	KWIKTRIP	KWIK TRIP INC	5,455.07
10/29/2026	POOL	421(E)	USBANK	US BANK NATIONAL ASSOCIATION	5,447.45
10/29/2026	POOL	422(E)	WEE001	WE ENERGIES	161.94
10/29/2026	POOL	423(E)	WEE001	WE ENERGIES	140.63
10/29/2026	POOL	424(E)	WEE001	WE ENERGIES	22.87
10/29/2026	POOL	425(E)	WEE001	WE ENERGIES	378.46
10/29/2026	POOL	426(E)	WEE001	WE ENERGIES	132.30
10/29/2026	POOL	427(E)	WEE001	WE ENERGIES	5,470.08
10/29/2026	POOL	66766	AT&TMOB	AT&T MOBILITY	2,330.28
10/29/2026	POOL	66767	CSC001	CENTURY SECURITY	35.00
10/29/2026	POOL	66768	SPECTRUM	CHARTER COMMUNICATIONS	199.86
10/29/2026	POOL	66769	SPECTRUM	CHARTER COMMUNICATIONS	39.47
10/29/2026	POOL	66770	COLUMNS	COLUMN SOFTWARE PBC	73.88
10/29/2026	POOL	66771	FIRESERV	FIRE SERVICE INC	4,653.49
10/29/2026	POOL	66772	STO001	GEORGE STONER	200.00
10/29/2026	POOL	66773	GOVFORMS	GOVERNMENT FORMS AND SUPPLIES LLC	74.58
10/29/2026	POOL	66774	JOHNS	JOHNS DISPOSAL SERVICE INC	54,495.10
10/29/2026	POOL	66775	PAT001	PATS SERVICES INC	6,572.50
10/29/2026	POOL	66776	PAY001	PAYNE & DOLAN INC	2,107.76
10/29/2026	POOL	66777	SHI001	SHERWIN INDUSTRIES INC	3,780.00
10/29/2026	POOL	66778	WCTC001	WAUKESHA COUNTY TECHNCAL COLLEGE	171.60
10/29/2026	POOL	66779	WBURNETTE	WENDY BURNETTE	144.93

POOL TOTALS:

Total of 22 Checks:	92,087.25
Less 0 Void Checks:	0.00
Total of 22 Disbursements:	92,087.25

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
11/05/2026	POOL	428(E)	T0000175	STEVEN KRAUSE	115.80
11/05/2026	POOL	66780	AED	AED ESSENTIALS INC	571.85
11/05/2026	POOL	66781	ALLFINISH	ALL FINISH REMODELING LLC	1,000.00
11/05/2026	POOL	66782	BRUM	ANN BRUMBACK	68.61
11/05/2026	POOL	66783	AAC001	ASSOCIATED APPRAISAL	4,968.69
11/05/2026	POOL	66784	AT&TMOB	AT&T MOBILITY	420.45
11/05/2026	POOL	66785	MCDEVITTS	ATLAS SERVICE CENTER INC	791.85
11/05/2026	POOL	66786	BTM001	BOUND TREE MEDICAL LLC	370.56
11/05/2026	POOL	66787	CGENTERPRI	C.G. ENTERPRISES	1,669.50
11/05/2026	POOL	66788	CONWAY	CONWAY SHIELD INC	575.00
11/05/2026	POOL	66789	CORE	CORE & MAIN LP	250.00
11/05/2026	POOL	66790	FIRESERV	FIRE SERVICE INC	5,324.82
11/05/2026	POOL	66791	UHS001	FROEDTERT SOUTH INC-PHARMACY	258.95
11/05/2026	POOL	66792	GENCOM	GENERAL COMMUNICATIONS INC	69.31
11/05/2026	POOL	66793	NAP002	GENUINE PARTS COMPANY INC	65.51
11/05/2026	POOL	66794	STO001	GEORGE STONER	17.60
11/05/2026	POOL	66795	SOR001	JOHN E SORENSEN	77.65
11/05/2026	POOL	66796	JOHNS	JOHNS DISPOSAL SERVICE INC	53,286.38
11/05/2026	POOL	66797	KCSHERIF	KENOSHA CO SHERIFF DEPT	81,211.57
11/05/2026	POOL	66798	KCSHERIF	KENOSHA CO SHERIFF DEPT	73,744.58
11/05/2026	POOL	66799	KENCNTIT	KENOSHA COUNTY INFORMATION	8,700.00
11/05/2026	POOL	66800	KEN002	KENOSHA COUNTY TREASURER	1,456.24
11/05/2026	POOL	66801	KWU001	KENOSHA WATER UTILITY	161,525.06
11/05/2026	POOL	66802	MCDON001	MCDONALD OVERHEAD DOOR INC	2,750.00
11/05/2026	POOL	66803	PAT001	PATS SERVICES INC	40.00
11/05/2026	POOL	66804	ULINE	ULINE	534.00
11/05/2026	POOL	66805	WELDSTAR	WELDSTAR COMPANY	243.00
11/05/2026	POOL	66806	WICOURT	WI COURT FINES & SURCHARGES	4,609.46
11/05/2026	POOL	66807	WAM001	WILLIAM A MORRIS	159.39

POOL TOTALS:

Total of 29 Checks:	404,875.83
Less 0 Void Checks:	0.00
Total of 29 Disbursements:	404,875.83

Village of Somers			
ACH payments and checks from Payroll system during the month of October 2026			
DATE	**CHECK#**	**PAYABLE TO**	**AMOUNT**
10/2/2026	ACH	SOMERS PAYROLL	$ 87,896.39
10/2/2026	EFT1544	INTERNAL REVENUE SERVICE	$ 32,060.06
10/2/2026	EFT1545	WI DEPT. OF REVENUE	$ 5,223.28
10/2/2026	EFT1546	IL DEPT OF REVENUE	$ 222.21
10/2/2026	EFT1547	WISCONSIN DEFERRED COMP	$ 2,931.11
10/2/2026	EFT1548	WI SCTF	$ 219.23
10/2/2026	EFT1549	SOMERS FIRE FIGHTERS	$ 650.00
10/2/2026	66675	BRIGHTHOUSE FINANCIAL	$ 215.00
10/7/2026	ACH	DEPOSIT ADJ DEBIT	$ 600.00
10/8/2026	ACH	PNP BILLPAYMENT	$ 195.00
10/9/2026	ACH	DEPOSIT ITEM RTN'D	$ 359.73
10/14/2026	ACH	ANALYSIS LOSS FEE/MISC FEE	$ 404.97
10/14/2026	ACH	DEPOSIT ADJ DEBIT	$ 2.17
10/15/2026	ACH	PNP BILLPAYMENT	$ 616.35
10/16/2026	ACH	SOMERS PAYROLL	$ 82,852.07
10/16/2026	EFT1550	INTERNAL REVENUE SERVICE	$ 29,826.68
10/16/2026	EFT1551	WI DEPT. OF REVENUE	$ 4,907.42
10/16/2026	EFT1552	IL DEPT OF REVENUE	$ 222.21
10/16/2026	EFT1553	EMPLOYEE TRUST FUNDS	$ 63,537.46
10/16/2026	EFT1554	DELTA DENTAL	$ 406.22
10/16/2026	EFT1555	METLIFE VISION	$ 170.00
10/16/2026	EFT1556	WISCONSIN DEFERRED COMP	$ 2,870.69
10/16/2026	EFT1557	WI EMPLOYEE TRUST FUNDS	$ 41,323.05
10/16/2026	EFT1558	WI SCTF	$ 219.23
10/16/2026	EFT1559	SOMERS FIRE FIGHTERS	$ 650.00
10/16/2026	EFT1560	DELTA DENTAL	$ 3,484.98
10/16/2026	66722	SECURIAN FINANCIAL GROUP, INC	$ 75.42
10/16/2026	66723	BRIGHTHOUSE FINANCIAL	$ 215.00
10/16/2026	66724	SECURIAN FINANCIAL GROUP, INC	$ 969.74
10/21/2026	ACH	PNP BILLPAYMENT	$ 1,523.37
10/26/2026	ACH	PNP BILLPAYMENT	$ 754.00
10/26/2026	ACH	DEPOSIT ADJ DEBIT	$ 8.00
10/30/2026	ACH	SOMERS PAYROLL	$ 87,299.92
10/30/2026	EFT1561	INTERNAL REVENUE SERVICE	$ 31,583.38
10/30/2026	EFT1562	WI DEPT. OF REVENUE	$ 5,148.07
10/30/2026	EFT1563	IL DEPT OF REVENUE	$ 222.21
10/30/2026	EFT1564	AFLAC INSURANCE	$ 319.20
10/30/2026	EFT1565	WISCONSIN DEFERRED COMP	$ 2,897.81
10/30/2026	EFT1566	WI SCTF	$ 219.23
10/30/2026	EFT1567	SOMERS FIRE FIGHTERS	$ 650.00
10/30/2026	EFT1568	LIBERTY NATIONAL	$ 2,110.44
10/30/2026	66765	BRIGHTHOUSE FINANCIAL	$ 215.00
		TOTAL	**$ 496,276.30**
		2026 LOAN PAYMENTS	
10/28/2026	ACH	WIRE TRANSFER-CHASE BOND (2015A)	$ 8,750.00
10/28/2026	ACH	WIRE TRANSFER WELLS FARGO-BOND (2016A)	$ 39,375.00
10/28/2026	ACH	WIRE TRANSFER WELLS FARGO-BOND (2016B)	$ 17,400.00
10/28/2026	ACH	WIRE TRANSFER WELLS FARGO-BOND (2017A)	$ 2,250.00
10/28/2026	ACH	WIRE TRANSFER WELLS FARGO-BOND (2017B)	$ 43,712.50
10/28/2026	ACH	WIRE TRANSFER WELLS FARGO-BOND (2020A)	$ 5,000.00
10/28/2026	ACH	WIRE TRANSFER -TRICITY BOND (2022AGO)	$ 16,287.05
		TOTAL	**$ 132,774.55**

October 2026 Building Permit Report

Permit Types	October	YTD
Above Ground Pool	0	2
Accessory Buildings	2	25
Addition	2	5
Alterations	0	22
Commercial	0	3
Deck	2	14
Driveway Approach / Culvert	2	12
Dumpster	4	21
Electrical	13	105
Fence	3	27
Garage	0	8
In Ground Pool	0	1
Foundation Repairs	0	2
Land Disturbance	2	14
Mechanical	3	51
New House	2	18
Occupancy	0	1
Other	0	4
Plumbing	3	69
Residential Solar	0	1
Razing	0	3
Roofing	5	53
Service	0	1
Siding	2	6
Sign	0	6
Work in the Right of Way	8	32
Total	**53**	**506**

Total Revenue	**$ 28,861.50**	**$ 238,586.94**

2025 Revenue	**$ 53,058.71**	**$ 520,902.29**

2026 VILLAGE OF SOMERS MONTHLY INVESTMENT INCOME

SEPTEMBER	STATE BANK (WIN TRUST)	SCHWAB	EHLERS	LGIP-V	LGIP-T	TRI-CITY	JOHNSON BANK (CD ONLY)	TOTALS
INTEREST	$ 16,473.43	$ 399.66	$ -	$ 26,603.88	$ 2,417.47	$ 28,133.37	$ -	$ 74,027.81
TOTAL INCOME	**$ 16,473.43**	**$ 399.66**	**$ -**	**$ 26,603.88**	**$ 2,417.47**	**$ 28,133.37**	**$ -**	**$ 74,027.81**

SEPTEMBER	EHLERS	YEAR TO DATE
FEES	$ -	$ 413.34
	$ -	**413.34**

SEPTEMBER	STATE BANK (WIN TRUST)	SCHWAB	EHLERS	LGIP-V	LGIP-T	TRI-CITY	JOHNSON BANK (CD ONLY)	TOTALS
ENDING BALANCES	$ 5,127,879.27	$ 4,975,793.05	$ -	$ 8,519,445.29	$ 774,153.42	$ 9,327,067.65	$ 3,000,000.00	$ 31,724,338.68

*3 CD's-Cell Tower
$540,000 5/13/26

SEPTEMBER	EHLERS-BORROWING
ACCRUED INTEREST	$ -

SEPTEMBER	STATE BANK (WIN TRUST)	SCHWAB	EHLERS	LGIP-V	LGIP-T	TRI-CITY	JOHNSON BANK (CD ONLY)
INTEREST RATE	4.024%	3.84%-Average		3.81%	3.81%	3.625%	3.95%

SEPTEMBER	STATE BANK (WIN TRUST)	SCHWAB	EHLERS	LGIP-V	LGIP-T	TRI-CITY	TOTALS	PROJECTED FOR YEAR END
Year to date GF	$ 49,450.41	$ 35,037.67	$ -	Included in Tri-City total.	$ 20,558.34	$ 229,968.43	$ 335,014.85	$ 405,000.00
Year to date all Funds	$ 127,778.85	$ 90,536.61	$ 2,676.46	$ 235,035.65	$ 20,558.34	$ 387,215.31	$ 863,801.22	$ 900,000.00
GF INTEREST PERCENTAGE	38.70%	38.70%		Included in Tri-City Interest	100%	38%	39%	

LGIP = Local Government Investment Pool
V = Village
T = Town
Ehlers= 2023 borrowing for CIP
GF = General Fund

BAXTER & WOODMAN Consulting Engineers

Memo

To: Somers Village Board Members
7511 12th Street, P.O. Box 197
Somers, WI 53171

Date: October 27, 2026

From: Brett D. Biwer, P.E.

Project No.: 2500618.00

Subject: **12th Street Water Main Change Order #2 and #4**

Approval of Change Order #2 (change from three lifts of asphalt to two) and #4 (zero-out contract) was tabled at the October 13, 2026 Board meeting pending verification that the Village wasn't due a reduction in cost when the water main trench patch was reduced from three lifts of asphalt to two. PTS and Payne & Dolan have confirmed that the trench restoration was bid as two lifts of asphalt making Change Orders #2 and #4 correct as previously introduced to the Board.

Signed: Brett D. Biwer

Brett D. Biwer, P.E.

00 63 63

CHANGE ORDER #2

PROJECT:	12th Street Water Main	**DATE OF ISSUANCE:**	September 22, 2026
OWNER:	Village of Somers 7511 12th St. Somers, WI 53171	**ENGINEER:**	Baxter & Woodman, Inc. 500 E. Main St., Suite 101 Waterford WI, 53185
CONTRACTOR:	PTS Contractors, Inc. 4075 Eaton Road Green Bay, WI 54311	**ENGINEER's Project No.**	2500618.00

You are directed to make the following changes in the Contract Documents:

Description: Revise the trench patch detail from three lifts of asphalt to two, if approved by Kenosha County.

Purpose of Change Order: Requested by the paving contractor to reduce the time spent and traffic disturbance patching the trench. The trench will be paved with a 3 ¾-inch binder layer of 3MT 58-28 S asphalt and a 1 ¾-inch surface layer of 4MT 58-28 S asphalt. The layer thicknesses are within WisDOT specifications and nuclear density testing will be required to verify required densities.

Attachments: Contractor's email stating compliance with WisDOT specifications.

CHANGE IN CONTRACT PRICE:		**CHANGE IN CONTRACT TIME:**
Original Contract Price:	$2,672,655.00	Original Contract Time: Substantial Completion: August 31, 2026 Completion: December 31, 2026
Previous Change Orders: No. 0 to No. 1	$52,372.31	Change from previous Change Orders: None
Current Contract Price:	$2,725,037.31	Current Contract Time: Substantial Completion: August 31, 2026 Completion: December 31, 2026
Net increase of this Change Order:	$0.00	Net Increase of this Change Order: None
Contract Price with this Change Order:	$2,725,037.31	Contract Time with this Change Order: Substantial Completion: August 31, 2026 Completion: December 31, 2026

PREPARED BY:	**APPROVED:**	**ACCEPTED:**
BAXTER & WOODMAN, INC.	VILLAGE OF SOMERS, WI	PTS CONTRACTORS, INC.
By Brett D. Biwer	By	By
Brett D. Biwer, P.E. Project Manager	George Stoner Village President	Steve Horn President

CHANGE ORDER FORM
00 63 63-1

Brett D. Biwer

Subject: FW: 12th St Somers - 2 Lifts

From: Rachel Moore <rmoore@walbecgroup.com>
Sent: Monday, July 27, 2026 7:23 AM
To: Brett D. Biwer <BBiwer@baxterwoodman.com>
Cc: shawn kilgore <skilgore@ptscontractors.net>
Subject: Re: 12th St Somers - 2 Lifts

*** CAUTION: Think Security! This email originated from outside of Baxter & Woodman, Inc. Do not click on links or open attachments unless you recognize the sender and know that the content is safe.

Good morning,

Payne and Dolan will provide a density tester onsite, we will target 91% for the 3MT and 93% for the 4MT. We will be paving 2 lifts instead of 3 - 3 3/4" binder and 1 3/4" surface

Rachel Moore
Project Manager 2
Office - 262-859-3081
Mobile - 262-853-8163
walbecgroup.com
An Equal Opportunity & Affirmative Action Employer

From: Rachel Moore <rmoore@walbecgroup.com>
Sent: Friday, July 24, 2026 11:57 AM
To: Brett D. Biwer <BBiwer@baxterwoodman.com>; Douglas R. Snyder <dsnyder@baxterwoodman.com>; joshua.piggott@kenoshacountywi.gov; Joshua Fugate <jfugate@somerswi.gov>; skilgore@ptscontractors.net; kpoirer@somerswi.gov; Matt Gregg <MGregg@walbecgroup.com>
Subject: Re: 12th St Somers - 2 Lifts

*** CAUTION: Think Security! This email originated from outside of Baxter & Woodman, Inc. Do not click on links or open attachments unless you recognize the sender and know that the content is safe.

Good afternoon,

Following up to your email we will have a density tech onsite while paving to ensure we are hitting target density's and we will provide documentation afterwards.

One clarification per your email below:

When paving over aggregate the target density is lowered by 2% we will be targeting 91% for the 3MT lower layer and 93% for the 4MT upper layer per WISDOT spec 460.

Thank you,

Rachel Moore
Project Manager 2
Office - 262-859-3081
Mobile - 262-853-8163
walbecgroup.com
An Equal Opportunity & Affirmative Action Employer

From: Rachel Moore <rmoore@walbecgroup.com>
Sent: Thursday, July 23, 2026 2:59 PM
To: Douglas R. Snyder <dsnyder@baxterwoodman.com>; joshua.piggott@kenoshacountywi.gov; Joshua Fugate <jfugate@somerswi.gov>; Brett D. Biwer <BBiwer@baxterwoodman.com>; skilgore@ptscontractors.net; kpoirer@somerswi.gov; Matt Gregg <MGregg@walbecgroup.com>
Subject: 12th St Somers - 2 Lifts

> Some people who received this message don't often get email from rmoore@walbecgroup.com. Learn why this is important

***** CAUTION:** Think Security! This email originated from outside of Baxter & Woodman, Inc. Do not click on links or open attachments unless you recognize the sender and know that the content is safe.

Good afternoon,

To follow up on our conversation, the lift thickness per the plan sheet do not meet minimum thickness requirements per WisDOT specifications. The project plans (sheet 5) call for 3MT binder in 2 -2" lift and 4MT surface in 1 -1 ½" lift for a total of 5 ½" of asphalt. WisDOT specifications call for minimal thickness to be three times the largest nominal aggregate size. For a 3MT the minimal lift thickness would be 2 ¼" and for 4MT the minimal lift thickness would be 1 ¾". Using the WisDOT minimal thickness table and completing in 3 lift per the plans, asphalt thickness would need to be 6 ¼". These requirements are set to allow for proper compaction while not fracturing aggregate. If 5 ½" total asphalt thickness is desired, the lift thickness will need to be single lift of 3 ¾" of 3MT and single lift of 1 ¾" 4MT per 460.3.2 table listed below. Please let me know if the proposed lift thickness would be acceptable.

(2) Construct HMA pavement conforming to the general provisions of 460.3.

460.3.2 Thickness

(1) Provide the plan thickness for lower and upper layers limited as follows:

NOMINAL SIZE	MINIMUM LAYER THICKNESS (in inches)	MAX LOWER LAYER THICKNESS (in inches)	MAX UPPE LAYER THICKNES (in inches
No. 1 (37.5 mm)	4.5	6	4.5
No. 2 (25.0 mm)	3.0	5	4
No. 3 (19.0 mm)	2.25	4	3
No. 4 (12.5 mm)[1]	1.75	3[2]	2.5
No. 5 (9.5 mm)[1]	1.25	3[2]	2
No. 6 (4.75 mm)	0.75	1.25	1.25

[1] SMA mixtures use nominal size No. 4 (12.5 mm) or No. 5 (9.5 mm).

[2] SMA mixtures with nominal sizes of No. 4 (12.5 mm) and No. 5 (9.5 mm) have no n thickness specified.

[3] For use on cross-overs and shoulders.

(2) Place leveling layers using No. 4 (12.5 mm), No. 5 (9.5 mm), or No. 6 (4.75 mi layers may be thinner than the minimum lower layer thickness for the mixture u

Thank you,

Rachel Moore
Project Manager 2
Office - 262-859-3081
Mobile - 262-853-8163
walbecgroup.com
An Equal Opportunity & Affirmative Action Employer



00 63 63

CHANGE ORDER #4

PROJECT: 12th Street Water Main

DATE OF ISSUANCE: September 22, 2026

OWNER: Village of Somers
7511 12th St.
Somers, WI 53171

ENGINEER: Baxter & Woodman, Inc.
500 E. Main St., Suite 101
Waterford WI, 53185

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

ENGINEER's Project No. 2500618.00

You are directed to make the following changes in the Contract Documents:

Description: Final change order items and project-closeout.

Purpose of Change Order: Quantify completed work to zero out contract.

Attachments: List of final quantities and cost.

CHANGE IN CONTRACT PRICE:		**CHANGE IN CONTRACT TIME:**
Original Contract Price:	$2,672,665.00	Original Contract Time: Substantial Completion: August 31, 2026 Completion: December 31, 2026
Previous Change Orders: No. 1 to No. 3	$69,457.00	Change from previous Change Orders: None
Current Contract Price:	$2,742,122.00	Current Contract Time: Substantial Completion: August 31, 2026 Completion: December 31, 2026
Net increase of this Change Order:	$103,903.20	Net Increase of this Change Order: None
Contract Price with this Change Order:	$2,846,025.20	Contract Time with this Change Order: Substantial Completion: August 31, 2026 Completion: December 31, 2026

PREPARED BY:	**APPROVED:**	**ACCEPTED:**
BAXTER & WOODMAN, INC.	VILLAGE OF SOMERS, WI	PTS CONTRACTORS, INC.
By Brett D. Biwer	By	By
Brett D. Biwer, P.E. Project Manager	George Stoner Village President	Steve Horn President

FINAL QUANTITIES
12th STREET WATER MAIN
VILLAGE OF SOMERS

No.	Item	Bid Quantity	Unit	PTS Contractors, Inc. Bid Unit Price	PTS Contractors, Inc. Bid Total	Completed Total Final Quantity	Completed Total Total	Bid to Final Difference
	PART A -100TH AVENUE TO SHORELAND HS							
1	Mobilization	1	LS	$ 57,000.00	$ 57,000.00	1.0	$ 57,000.00	$ -
2	Clearing And Grubbing	1	LS	$ 9,000.00	$ 9,000.00	1.0	$ 9,000.00	$ -
3	Construction Layout & Staking	1	LS	$ 11,000.00	$ 11,000.00	1.0	$ 11,000.00	$ -
4	Water Main, 8-Inch (Open Cut)	40	LF	$ 280.00	$ 11,200.00	92.0	$ 25,760.00	$ 14,560.00
5	Water Main, 12-Inch (Open Cut)	2,727	LF	$ 134.00	$ 365,418.00	2589.0	$ 346,926.00	$ (18,492.00)
6	Water Main, 16-Inch (Open Cut)	15	LF	$ 560.00	$ 8,400.00	22.0	$ 12,320.00	$ 3,920.00
7	Water Main, 8-Inch (Directionally Drilled)	172	LF	$ 207.00	$ 35,604.00	180.0	$ 37,260.00	$ 1,656.00
8	Water Main, 12-Inch (Directionally Drilled)	700	LF	$ 153.00	$ 107,100.00	700.0	$ 107,100.00	$ -
9	Water Main, 16-Inch (Directionally Drilled)	96	LF	$ 1,220.00	$ 117,120.00	96.0	$ 117,120.00	$ -
10	Fire Hydrant Assembly	8	EACH	$ 8,540.00	$ 68,320.00	10.0	$ 85,400.00	$ 17,080.00
11	Gate Valve And Box, 8-Inch	3	EACH	$ 2,500.00	$ 7,500.00	3.0	$ 7,500.00	$ -
12	Gate Valve And Box, 12-Inch	6	EACH	$ 4,500.00	$ 27,000.00	6.0	$ 27,000.00	$ -
13	Butterfly Valve And Box, 16-Inch	1	EACH	$ 5,435.00	$ 5,435.00	1.0	$ 5,435.00	$ -
14	Connection to Water Main (Non-Pressure), 16-Inch	1	EACH	$ 4,285.00	$ 4,285.00	1.0	$ 4,285.00	$ -
15	Water Service Connection	28	EACH	$ 1,100.00	$ 30,800.00	26.0	$ 28,600.00	$ (2,200.00)
16	Water Service Pipe - Short Side, 1.5-Inch	72	LF	$ 256.00	$ 18,432.00	92.5	$ 23,680.00	$ 5,248.00
17	Water Service Pipe - Long Side, 1.5-Inch	1,748	LF	$ 43.00	$ 75,164.00	1551.0	$ 66,693.00	$ (8,471.00)
18	Culvert Replacement, 15-Inch CMP	214	LF	$ 75.00	$ 16,050.00	213.0	$ 15,975.00	$ (75.00)
19	Culvert Replacement, 18-Inch CMP	40	LF	$ 83.00	$ 3,320.00	40.0	$ 3,320.00	$ -
20	Replace Curb & Gutter	40	LF	$ 64.00	$ 2,560.00	0.0	$ -	$ (2,560.00)
21	Lawn Restoration	1	LS	$ 49,000.00	$ 49,000.00	1.0	$ 49,000.00	$ -
22	Erosion And Sedimentation Control	1	LS	$ 5,000.00	$ 5,000.00	1.0	$ 5,000.00	$ -
23	Traffic Control And Protection	1	LS	$ 8,500.00	$ 8,500.00	1.0	$ 8,500.00	$ -
	PART A TOTAL				**$ 1,043,208.00**		**$ 1,053,874.00**	**$ 10,666.00**
	PART B - SHORELAND HS TO POST OFFICE							
1	Mobilization	1	LS	$ 40,785.00	$ 40,785.00	1.0	$ 40,785.00	$ -
2	Construction Layout & Staking	1	LS	$ 12,000.00	$ 12,000.00	1.0	$ 12,000.00	$ -
3	Water Main, 6-Inch (Open Cut)	120	LF	$ 131.00	$ 15,720.00	120.0	$ 15,720.00	$ -
4	Water Main, 8-Inch (Open Cut)	144	LF	$ 171.00	$ 24,624.00	162.0	$ 27,702.00	$ 3,078.00
5	Water Main, 12-Inch (Open Cut)	4,180	LF	$ 161.00	$ 672,980.00	4167.5	$ 670,967.50	$ (2,012.50)
6	Water Main, 20-Inch (Open Cut)	10	LF	$ 1,060.00	$ 10,600.00	14.5	$ 15,370.00	$ 4,770.00
7	Water Main, 8-Inch (Directionally Drilled)	64	LF	$ 270.00	$ 17,280.00	50.0	$ 13,500.00	$ (3,780.00)
8	Water Main, 12-Inch (Jack & Bore)	140	LF	$ 665.00	$ 93,100.00	146.0	$ 97,090.00	$ 3,990.00
9	Fire Hydrant Assembly	12	EACH	$ 9,635.00	$ 115,620.00	13.0	$ 125,255.00	$ 9,635.00
10	Gate Valve And Box, 8-Inch	3	EACH	$ 2,500.00	$ 7,500.00	3.0	$ 7,500.00	$ -
11	Gate Valve And Box, 12-Inch	8	EACH	$ 4,500.00	$ 36,000.00	8.0	$ 36,000.00	$ -
12	Butterfly Valve And Box, 20-Inch	1	EACH	$ 7,200.00	$ 7,200.00	1.0	$ 7,200.00	$ -
13	Water Service Connection	60	EACH	$ 1,110.00	$ 66,600.00	61.0	$ 67,710.00	$ 1,110.00
14	Water Service Pipe - Short Side, 1.5-Inch	527	LF	$ 182.00	$ 95,914.00	549.5	$ 100,009.00	$ 4,095.00
15	Water Service Pipe - Long Side, 1.5-Inch	1,617	LF	$ 64.00	$ 103,488.00	1444.5	$ 92,448.00	$ (11,040.00)
16	Connection to Water Main (Non-Pressure), 20-Inch	3	EACH	$ 1,970.00	$ 5,910.00	2.0	$ 3,940.00	$ (1,970.00)
17	Crushed Concrete Backfill (*Accepted as Alternate Item)	4,163	LF	$ 24.00	$ 99,912.00	4167.5	$ 100,020.00	$ 108.00
18	Trench Restoration (CTH E)	4,071	LF	$ 34.00	$ 138,414.00	4213.0	$ 143,242.00	$ 4,828.00
19	Replace Curb & Gutter	320	LF	$ 63.00	$ 20,160.00	571.5	$ 36,004.50	$ 15,844.50
20	Lawn Restoration	1	LS	$ 10,150.00	$ 10,150.00	1.0	$ 10,150.00	$ -
21	Erosion And Sedimentation Control	1	LS	$ 4,900.00	$ 4,900.00	1.0	$ 4,900.00	$ -
22	Temporary Hot-Mix Asphalt Pavement	200	LF	$ 43.00	$ 8,600.00	225.0	$ 9,675.00	$ 1,075.00
23	Traffic Control And Protection	1	LS	$ 12,000.00	$ 12,000.00	1.0	$ 12,000.00	$ -
24	Railroad Charges Allowance	1	LS	$ 10,000.00	$ 10,000.00	5.7	$ 57,426.20	$ 47,426.20
	PART B TOTAL				**$ 1,629,457.00**		**$ 1,706,614.20**	**$ 77,157.20**
	PART A & B BID SUBTOTAL				**$ 2,672,665.00**		**$ 2,760,488.20**	**$ 87,823.20**
	Cost increase from 12" WM open cut to directional drill						$ 16,080.00	$ 16,080.00
	CHANGE ORDERS							
	Change Order #1: $52,372.31						$ 52,372.31	$ 52,372.31
	Change Order #2: $0.00						$ -	
	Change Order #3: $17,084.69						$ 17,084.69	$ 17,084.69
	TOTAL				**$ 2,672,665.00**		**$ 2,846,025.20**	**$ 173,360.20**

PROJECT SUMMARY	
Original Contract Sum:	$ 2,672,665.00
Net Change by Change Order:	$ 173,360.20
Final Contract Sum:	$ 2,846,025.20
Total Completed to Date	$ 2,846,025.20
Retainage:	$ 71,150.63
Total Earned Less Retainage:	$ 2,774,874.57

CHANGE ORDER SUMMARY	
Change Order #1:	$ 52,372.31
Change Order #2:	$ -
Change Order #3:	$ 17,084.69
Change Order #4:	$ 103,903.20
	$ 173,360.20

BAXTER & WOODMAN Consulting Engineers

Somers
ESTABLISHED 1843
www.somerswi.gov
P.O. Box 197, Somers, WI 53171 PH: 262-859-2822 FAX: 262-859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: Nov. 10, 2026

TO: Village President Stoner and Village Trustees

PREPARED BY: Kevin Poirier, Assistant Administrator

REVIEWED BY: Jim Hurley, Village Administrator

AGENDA ITEM: #9 Action on amendment to extend contract with Kenosha County for Planning & Development Services until Dec. 31, 2028

BACKGROUND:

The Village contracts with Kenosha County to provide Planning and Zoning services. The contract is set to expire at the end of the year. Administration has been working with the Kenosha County Director of Planning & Development Andy Buehler on a contract extension. For the last two years, the Village agreed to pay $103,000 annually. The contracts states that the county keeps the development fees it receives to go toward the contract. The Village pays the difference, which is typically $9,000 - $12,000 per year.

The annual contract fee has been close to the three-year expense average. The renewal proposal sets the annual fee at $116,000 annually through the end of 2028.

COMMENTS:

Kenosha County Planning & Development has been a great partner for the Village. Staff is very pleased with the overall service and working relationship with Director Buehler and his staff. The proposed contract is a 2-year extension ending Dec. 31, 2028. No other terms of the contract have been changed.

PRIOR ACTION TAKEN:

This item was reviewed and discussed at the Nov. 4 Village Board 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 amendment to extend contract with Kenosha County for Planning & Development Services until Dec. 31, 2028"*

ATTACHMENTS:

Proposed Amendment #1 to extend the Planning and Zoning Contract until 12/31/2028

2024 Contract

Yearly Timesheet

KENOSHA COUNTY

Shelly Billingsley, Director
Department of Public Works & Development Services

Andy Buehler, Director
Planning & Development

AMENDMENT 1
Professional Services Agreement
between Kenosha County and Village of Somers for Zoning, Floodplain, Shoreland, Planning, Development and Related Permitting Administration

Amend C. TERM

Remove

The term of this Agreement shall be from January 1, 2025 until December 31, 2026 (the "**Term**"). The Agreement may be extended by mutual written agreement in one-year intervals with the consent of both parties. However, no interruption in service will occur by the County if there is a gap in the timing of a new agreement, as long as there is a good faith effort to maintain this arrangement for the sake of the continuous customer service for the Village.

Replace with:

The term of this Agreement shall be from January 1, 2027 until December 31, 2028 (the "**Term**"). The Agreement may be extended by mutual written agreement in one-year intervals with the consent of both parties. However, no interruption in service will occur by the County if there is a gap in the timing of a new agreement, as long as there is a good faith effort to maintain this arrangement for the sake of the continuous customer service for the Village.

Amend D. COMPENSATION

Remove

1. The total cost of services for the "Term" will be $103,000** to cover the cost of professional and administrative staff services for Village projects including permits, land use/land division inquiries, attendance at the Village Board, Planning Commission and other staff meetings as scheduled by the Village. To offset the costs associated with providing the professional services Kenosha County will retain the fees collected as referenced in section A sub 4. The Fees shall be based on the most current fee schedule.

   **$103,787 is the average of the last three years actual cost of services provided.

2. The Village agrees to pay Kenosha County the difference of any shortfall in revenues, generated by the fees collected, that are less than $103,000. An invoice for any shortfall in revenues will be sent to the Village no later than January 15th of the following year. Payment to Kenosha County for any revenue shortfall must be made no later than March 15th of the following year.

3. Kenosha County will retain 100% of any and all revenues which exceed the $103,000 contracted amount.

Replace with:

1. The total cost of services for the "Term" will be $116,000** to cover the cost of professional and administrative staff services for Village projects including permits, land use/land division inquiries, attendance at the Village Board, Planning Commission and other staff meetings as scheduled by the Village. To offset the costs associated with providing the professional services Kenosha County will retain the fees collected as referenced in section A sub 4. The Fees shall be based on the most current fee schedule.

   **$116,759 is the average of the last three years actual cost of services provided.

2. The Village agrees to pay Kenosha County the difference of any shortfall in revenues, generated by the fees collected, that are less than $116,000. An invoice for any shortfall in revenues will be sent to the Village no later than January 15th of the following year. Payment to Kenosha County for any revenue shortfall must be made no later than March 15th of the following year.

3. Kenosha County will retain 100% of any and all revenues which exceed the $116,000 contracted amount.

IN WITNESS WHEREOF, the parties hereto have executed this Professional Services Agreement as of the date first written above.

VILLAGE OF SOMERS **KENOSHA COUNTY**

By:_____ **_____**

George Stoner, President **Samantha Kerkman, County Executive**

Attest:_____

Wendy Burnette, Clerk/Treasurer

RESOLUTION No. 61

Presented to County Board

Date 11 - 19 - 2024

Action by County Board

- ☒ Adopted as presented 11 - 19 - 2024
- ☐ Adopted as amended ____ - ___ - ____
- ☐ Referred to _____ ____ - ___ - ____
- ☐ Defeated ____ - ___ - ____
- ☐ Withdrawn ____ - ___ - ____

County Board Chairman

Monica M. Yudas

Presented to County Executive 11 - 19 - 2024

By _____
County Clerk

Action by County Executive

- ☒ Approved 11 - 22 - 2024
- ☐ Vetoed ____ - ___ - ____
- ☐ Vetoed in part ____ - ___ - ___
- ☐ Effective without signature

By _____
County Executive

Veto action by County Board

- ☐ Overridden ____ - ___ - ____
  Vote ____ to ____
- ☐ Sustained ____ - ___ - ____
  Vote ____ to ____

KENOSHA COUNTY BOARD OF SUPERVISORS

RESOLUTION NO. 61

Subject: Resolution for Agreement of Professional Services between Kenosha County and Village of Somers for Kenosha County to administer the Village's Zoning and Shoreland Floodplain Ordinance and administer and issue the appropriate permits in accordance to the Village's General Permitting Ordinance.
Original ☒ Corrected ☐ 2nd Correction ☐ Resubmitted ☐
Date Submitted: November 6, 2024 Date Resubmitted:
Submitted by: Planning, Development & Extension Education Committee and Finance/Administration Committee
Fiscal Note Attached: ☒ Budget Modification Attached Legal Note Attached: ☐ No Fiscal Impact: ☐
Prepared by: Shelly Billingsley, Director of Public Works & Development Services *(Name, Title, Department or Division)* Signature: Shelly Billingsley

WHEREAS, Village of Somers is requesting the continued relationship with other Kenosha County to be the service provider for planning and zoning services in accordance with the Professional Services agreements, and

WHEREAS, Village of Somers has adopted a General Zoning and Shoreland/Floodplain Zoning Ordinance, which is substantially identical to the County's General Zoning and Shoreland/Floding Zoning Ordinance, which is administered by the County, and

WHEREAS, efficiency benefits accrue to counties and municipalities when cooperative agreements on service provisions are mutually agreeable, and

NOW, THEREFORE BE IT RESOLVED, that the Kenosha County Board of Supervisors authorizes the Kenosha County Executive or her designee, to take necessary action and authorizes the acceptance of revenue and expenditure for all funds associated to the general zoning process conducted through Planning and Development.

Dated at Kenosha County, Wisconsin, this 6th day of November 2024.

Approved by:

PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE

ONE BOX MUST ALWAYS BE CHECKED

	AYE	NAY	ABSTAIN	EXCUSED	UNEXCUSED
BROWN, GUIDA, Chair	☒	☐	☐	☐	☐
BROOKHOUSE, FREDERICK, Vice-Chair	☐	☐	☐	☒	☐
GEERTSEN, DAVID, 2nd Vice-Chair	☒	☐	☐	☐	☐
DECKER, ERIN	☒	☐	☐	☐	☐
KAROW, AARON	☒	☐	☐	☐	☐
MEADOWS, ERIC	☒	☐	☐	☐	☐
ROBINSON, JULIA	☒	☐	☐	☐	☐

Approved by:

FINANCE/ADMINISTRATION COMMITTEE

ONE BOX MUST ALWAYS BE CHECKED

	AYE	NAY	ABSTAIN	EXCUSED	UNEXCUSED
GENTZ, JEFFREY, Chair	☑	☐	☐	☐	☐
NUDO, GABE, Vice-Chair	☐	☐	☐	☑	☐
KIRBY, SARAH, 2nd Vice-Chair	☑	☐	☐	☐	☐
BROOKHOUSE, FREDERICK	☑	☐	☐	☐	☐
GAMA, ANDRES	☒	☐	☐	☐	☐
GASCHKE, DANIEL	☒	☐	☐	☐	☐
GEERTSEN, DAVID	☒	☐	☐	☐	☐

Kenosha County
Administrative Proposal Form

1. Proposal Overview

Division: Planning & Development Department: Public Works

Proposal Summary (attach explanation and required documents):

Resolution for Agreement of Professional Services between Kenosha County and Village of Somers for Kenosha County to administer the Village's Zoning and Shoreland Floodplain Ordinance and administer and issue the appropriate permits in accordance to the Village's General Permitting Ordinance.

Dept./Division Head Signature: Andy Buehler Date: 10/14/24

Andy Buehler

2. Department Head Review

Comments:

Recommendation: Approval ☑ Non-Approval ☐

Department Head Signature: Shelly Billingsley Date: 10-14-24

Shelly Billingsley

3. Finance Division Review

Comments:

Recommendation: Approval ☒ Non-Approval ☐

Finance Signature: Chris Walton Date: 10-14-24

Chris Walton

4. County Executive Review

Comments:

Action: Approval ☒ Non-Approval ☐

Executive Signature: Samantha Kerkman Date: 10/16/2024

Samantha Kerkman

Revised 01/11/2001

KENOSHA COUNTY PROFESSIONAL SERVICES AGREEMENT WITH THE VILLAGE OF SOMERS

This PROFESSIONAL SERVICES AGREEMENT entered into this 19th day of November, 2024 is by and between, the **Village of Somers**, 7511 12th Street, P.O. Box 197, Somers, WI 53171 (hereinafter referred to as "Village") and **Kenosha County**, a municipal corporation and political subdivision of the State of Wisconsin having its principal offices located at 1010 - 56th Street, Kenosha WI 53140, (hereinafter referred to as "the County").

RECITALS

WHEREAS, the Village has adopted a General Zoning and Shoreland/ Floodplain Zoning Ordinance, which is substantively identical to the County's General Zoning and Shoreland/Floodplain Zoning Ordinance which is administered by the County under Wis. Stat. §§ 59.69, 59.692 and 59.693.

WHEREAS, the County agrees to administer the Village's Zoning, Shoreland and Floodplain ordinance under certain terms and conditions;

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

A. SCOPE OF SERVICES:

1. The County agrees to furnish floodplain, shoreland, wetland, planning and zoning professional services, to the Village, as described in Appendix A, attached hereto.

2. The Kenosha County Department of Public Works and Development Services Director and the Planning and Development Division Director shall have supervisory control over the personnel providing these services. The Directors shall consider any requests or suggestions made by the Village, but the Directors shall retain final authority to make the final decision as to the manner in which such services shall be rendered.

3. The County shall have the authority to enforce the Village's zoning codes, including but not limited to, notices of zoning violation. In the event County staff deems it necessary to refer an enforcement action for citation, it will be referred to the Village. The County is not responsible for issuance of citations or prosecutions thereof but agrees to provide logistical support for enforcement actions and to appear in municipal and/or Circuit Court for prosecution of the same.

4. The County shall continue to collect fees for review of any Village rezoning, comprehensive plan amendment, conditional use permit, plat, certified survey map, variance, zoning and shoreland permit applications, including fees for written responses to zoning, shoreland or planning inquires as structured under the County/Village zoning relationship in accordance with the adopted Schedule of Permit Fees.

B. ENTIRE AGREEMENT:

This Agreement, along with Addendum A constitutes the complete understanding of the parties and supersedes any and all other agreements, either oral or in writing between the parties with respect to the subject matter hereof. No other agreement, statement or promise relating to the subject matter of this Agreement which is not contained herein will be valid or binding. No amendment to this Agreement will be effective unless in writing and signed by both parties.

C. CONTRACT TERM:

The term of this Agreement shall be from January 1, 2025 until December 31, 2026 (the "**Term**"). The Agreement may be extended by mutual written agreement in one-year intervals with the consent of both parties. However, no interruption in service will occur by the County if there is a gap in the timing of a new agreement, as long as there is a good faith effort to maintain this arrangement for the sake of the continuous customer service for the Village.

D. COMPENSATION:

1. The total cost of services for will be $103,000 per year of service, to cover the cost of professional and administrative staff services for Village projects including permits, land use/land division inquiries, attendance at the Village Board, Planning Commission and other staff meetings as scheduled by the Village. To offset the costs associated with providing the professional services Kenosha County will retain the fees collected as referenced in section A sub 4. The Fees shall be based on the most current fee schedule. This amount is subject to change upon Agreement extension.

2. The Village agrees to pay Kenosha County the difference of any shortfall in revenues, generated by the fees collected, that are less than $103,000. An invoice for any shortfall in revenues will be sent to the Village no later than January 15th of the following year. Payment to Kenosha County for any revenue shortfall must be made no later than March 15th of the following year.

3. Kenosha County will retain 100% of all revenues which exceed the contracted amount.

E. FORCE MAJEURE:

The County shall not be liable for failure or delay in performing its obligations hereunder if such failure or delay is due to a force majeure event or other circumstances beyond its reasonable control, including, without limitation, acts of any governmental body, war, insurrection, sabotage, embargo, fire, flood, labor disturbance, interruption of or delay in transportation, unavailability of third party services, failure of third party software or inability to obtain raw materials, supplies or power used in or equipment needed for provision of the services stated herein.

F. INDEMNITY:

Each party shall be responsible for the consequences of its own acts, errors, or omissions and those of its employees, officers, officials, agents, boards, committees, commissions, agencies, and representatives and shall be responsible for any losses, claims, and liabilities which are attributable to such acts, errors, or omissions including providing its own defense. In situations including joint liability, each party shall be responsible for the consequences of its own acts, errors, or omissions and those of its employees, officers, officials, agents, boards, commissions, committees, agencies, and representatives. It is not the intent of the parties to waive any statutory protections or impose liability beyond that imposed by state statutes.

G. CONTRACT REVISIONS AND/OR TERMINATIONS:

1. The Village may not assign, transfer, sell, contract, gift or otherwise convey any of the rights or obligations contained herein, without the express written consent of the County.

2. Any revision of this Agreement must be agreed by the County and the Village by an amendment signed by the authorized representative of both parties.

3. Unrestricted Right of Termination: The County and the Village reserve the right to terminate this Agreement at any time for any reason by giving the other party one hundred eighty (180) days written notice by ordinary U.S. Mail, first class post paid, of such termination. Upon such notice termination will not take place until the end of the term. In the event of said termination, the County shall be paid for all services rendered through the date of termination and the Village may be reimbursed an amount determined by mutual agreement of both parties.

H. RELATIONSHIP OF PARTIES:

The parties intend to create an independent contractor relationship by this contract pursuant to which the County or its employees will not be considered an agent or employees of the Village for any purpose. No acts or assistance given by the County pursuant to this Agreement shall be construed to alter this relationship. It is the intention of the parties that the County and its employees shall exercise control over the manner and means of the operation of its business pursuant to this Agreement. The County affirmatively asserts that all criteria necessary to be considered an independent contractor for all federal and state tax, worker's compensation, unemployment and employee benefit plan purposes, and that the County has possession of federal employer identification number, and the parties agree that the County should be considered an independent contractor for each of these purposes. In this regard, the parties make and/or acknowledge the following representations:

1. The County is free to and does contract to provide similar services for others;

2. The County maintains a separate business with a separate office, equipment and related materials and has reoccurring liabilities and obligations in connection with the County's other business;

3. The County has its own federal employer identification number and files its own tax documents with the Internal Revenue Service and the Department of Revenue;

4. It is not anticipated that the fees which the County may earn pursuant to this Agreement will be the sole or even a major source of the County's income relative to the duties discharged on behalf of the Village hereunder;

5. The County will be solely responsible to make appropriate payments for unemployment tax and income tax for County employees, if any, including, but not limited to, employment taxes and withholding taxes, social security taxes and unemployment taxes;

6. The County has extensive experience providing services of the type to be performed under this Agreement, and it is not anticipated that the County will require any significant instructions, oversight or training from the Village with respect to the methods and procedures to be used in performing the services contemplated by this Agreement;

7. The County is free to determine the hours that its employees will devote to completing the services contemplated by this Agreement and the methods and procedures that the County will be used to perform those services, so long as those methods are ethical and in compliance with applicable laws;

8. The County and its employees is not entitled to participate in any salary or benefit plans available to Village employees and not entitled to any other benefits provided to regular employees of the Village.

Further, nothing contained in this Agreement shall be construed so as to constitute a partnership or joint venture between the County and the Village, and the County shall have no right to contract for, or on behalf of, or otherwise obligate the Village in any manner.

I. GOVERNING LAW:

The validity, construction, enforcement and effect of this Contract shall be governed by the laws of the State of Wisconsin. All agreements and covenants contained herein are severable, and in the event any one of them shall be held invalid by any competent court or agency, this Contract shall be interpreted as if such invalid covenant was not contained herein.

J. PUBLIC RECORD LAW COMPLIANCE:

The County and the Village are both legally bound to comply with the Wisconsin Public Records Law and Open Meetings Law (see sections 19.32-19.39 & 19.81-19.98, Wis. Statutes) and that, unless otherwise clearly allowed by law to be an exception to the Public Record Law and confidential, all aspects of this agreement are subject to open disclosure and are a matter of public record. It is further agreed to that neither party will take any action to obstruct the operation of these laws.

K. MISCELLANEOUS:

1. Notices: All notices required or permitted under this Agreement shall be in writing and shall be deemed received when (a) delivered personally, (b) 3 days after having been sent by registered or certified mail, return receipt requested, postage prepaid, (c) 1 day after deposit with a commercial express courier specifying next day delivery, with written verification of receipt, or (d) sent by confirmed facsimile (followed by the actual document via U.S. mail). All communications shall be sent to the address set forth for each party below its signature hereto or to such other address as either party may provide to the other party in writing.

2. Severability: If any provision of this Agreement is held to be unenforceable or invalid for any reason, the remaining provisions will continue in full force and effect with such unenforceable or invalid provision to be changed and interpreted to best accomplish its original intent and objectives.

3. Each of the undersigned hereby represent and warrant that they have the requisite power and authority to execute this Agreement and that the execution and delivery of this Agreement by the undersigned has been approved by all action required by law.

IN WITNESS WHEREOF, the parties hereto have executed this Professional Services Agreement as of the date first written above.

VILLAGE OF SOMERS

By: _____

George Stoner, President

KENOSHA COUNTY

_____ 11/22/2024

Samantha Kerkman, County Executive

Attest: _____

Wendy Burnette, Clerk/Treasurer

APPENDIX A

Professional Services to be provided:

- County staff serves as planning liaison at various meetings, including monthly Village Board, Planning Commission and Board of Appeals (BOA) meetings; assist in preparing legal notices, agendas and minutes - online availability;
- Administration of the General Zoning and Shoreland/Floodplain Zoning Ordinance; Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 Ordinance, Non-Metallic Mining Restoration Ordinance, and Sanitary Code and Private Sewage System Ordinance**;
- Issuance of Zoning Permits for code compliant structures, review of Occupancy Permit for code compliant home occupations, temporary uses, new business uses;
- Conditional Use and Rezoning petitions, assist in processing petitions, assist in processing legal notices for petitions as public hearing items, draft proposed conditions and assist in drafting resolutions of approval for conditional use petitions and assist in drafting ordinances for rezoning approvals;
- Comprehensive Plan map and text amendments, assist in processing the petitions, assist in processing legal notices for all petitions as public hearing items and assist in drafting resolutions and ordinances;
- Variance petitions, temporary use permit applications and administrative appeal petitions, assist in processing the petitions, assist in processing legal notices for all petitions as public hearing items;
- Land Division by Subdivision Plat, Condominium Plat or Certified Survey Map (CSM) reviews (in compliance with State Statute Chapter 236), assist in processing the petitions, assist in processing legal notices for all petitions as public hearing items, assist in drafting resolutions and ordinances;
- Site Plan reviews, draft conditions of approval and all files attendant thereto;
- Issuance of Non-Metallic Mining & Reclamation permits;
- Zoning violations investigations and written orders;
- Issuance of Stipulated Shoreland Permits;
- Administration of Farmland Preservation and Soil and Water Resource Management Programs;
- Buildability, Re-Buildability, Zoning Verification, Floodplain Determination letters and Release of Waiver Liability reviews;
- Maintenance of all files thereto;
- Service Village residents by phone and on a walk-in basis, provide copies of topographic, aerial and zoning maps as well as special reports via the Kenosha County Department of Planning & Development office during regular business hours; Maintain parcel folder and parcel information repository. Digitally archive all new and historic parcel data using TrakIt – a permit and project tracking software;
- Housing Authority assistance related to grants and property buyouts;
- Interactive Mapping Zoning and Comprehensive Plan Data hosting;
- Other mapping services on a time and materials basis;
- Corporation Counsel assistance related to any of the above matters.

** (This service is provided by Kenosha County per State Codes).

APPENDIX B

KENOSHA COUNTY DIVISION OF PLANNING & DEVELOPMENT FEE SCHEDULE

(effective February 14, 2024)

"EXCERPT"

II. PLANNING AND DEVELOPMENT PERMIT FEES

a. Accessory bldg. over 150 sq. ft. in area 150.00
b. Accessory bldg. addition or alteration 80.00
c. Addition, alteration, or conversion of principal structure:
Commercial 1,000.00

Industrial 1,000.00

Institutional and Park 1,000.00

Residential 175.00

Any other structure 100.00

d. Advertising signs:
Portable 200.00

Permanent New Sign ≤ 150sq. ft. total 150.00

151-299 sq. ft. total 250.00

≥ 300sq. ft. total 500.00

Addition or alteration to Permanent Sign (Does not include re-facing of existing sign)

≤ 150sq. ft. total 100.00

151-299 ft. total 150.00

≥ 300sq. ft. total 300.00

e. Appeal to Board of Adjustments of administrative decision
not related to a variance request 500.00

f. Certificate of Compliance 250.00
g. Conditional Use Permit (excluding M-3 and M-4 Districts) 780.00
h. Conditional Use Permit Renewal (excluding M-3 and M-4 Districts) 330.00
i. Conditional Use Permit in M-3 and M-4 Districts 5,000.00
j. Decks ..... (each) 60.00
k. Fences ..... (each) 50.00
l. Planned Unit Development/Condominium Review Fee ..... (per building) 325.00
m. Principal Structure:
Commercial 2,000.00

Industrial 2,000.00

Institutional and Park 2,000.00

Residential:

Single-Family 300.00

Two-Family 600.00

Multi-Family ..... (per building) 300.00

Plus $50 per unit - Minimum $900.00 – Maximum $2,000.00

n. Rezoning (map or text amendments) 750.00
o. Comprehensive Plan Amendment 250.00
p. Stipulated Shoreland Permit (not including hydraulic Analysis) 250.00
q. Swimming Pool 60.00
r. Mobile Towers
Siting & Construction of a New Mobile Service Support Structure & Facility 3,000.00

Class 1 Collocation 1,500.00

Class 2 Collocation 500.00

s. Variances/Temporary Use 550.00
t. All Other Permits 200.00

IV. SUBDIVISION AND LAND DIVISION FEES

a. Preliminary Plat or Condo Plat:
Base Fee 3,000.00

Plus Fee per Lot (includes lots and stormwater outlots) 25.00

b. Final Plat or Condo Plat:
Base Fee 3,000.00

Plus Fee per Lot (includes buildable lots and stormwater outlots) 25.00

c. Certified Survey Review (Requires Stormwater Review Pursuant to 14.08-8) 400.00
d. Subdivision Plat Approval Extension 750.00
e. Recording Fees (set by Deeds Office) 30.00

V. DEVELOPMENT REVIEW FEES

a. Buildability, Re-Buildability, Zoning Verification and Floodplain Review Letters 65.00
additional parcels ..... (each) 10.00

b. Lot Line Adjustment Application 50.00
c. Release of Waiver of Liability 20.00
d. Site Plan Review (does not include stormwater)
3,000 or less square feet per building area 750.00

3,001 to 10,000 square feet per building area 1,000.00

10,001 to 50,000 square feet per building area 1,250.00

50,001 to 100,000 square feet per building area 1,500.00

100,001 – 200,000 sq. ft. 1,750.00

200,001 – 400,000 sq. ft. 2,000.00

400,001 – 800,000 sq. ft. 2,250.00

Over 800,000 sq. ft. 2,500.00

e. Erosion Control Plan Review (no engineered stormwater management required) 250.00
f. Stormwater Management and Erosion Control Plan Review..... (quote basis)
Administrative Fee ..... (10% of quote)

Preliminary Scoping Meeting..... 200.00

g. Hydraulic Analysis Engineering Review..... varies
h. FEMA (Conditional) Letter of Map Revision (CLOMR/LOMR) Submittal..... varies
i. FEMA CLOMR/LOMR Application Processing[1] 200.00
j. FEMA Letter of Map Amendment-Out as Shown (LOMA-OAS):
Application Processing Service..... 50.00

VIII. VILLAGE OF SOMERS

a. Rezone (includes $100 Publication)..... 1,450.00
b. Comprehensive Plan Amendment (includes $85 Publication)..... 1,435.00
c. Conditional Use Permit 1,350.00
d. Certified Survey Map (includes $150 Publication) 1,150.00
e. Variances/Temporary Use (includes $85 Publication)..... 985.00

[1] In accordance with National Flood Insurance Program (NFIP) Regulations

KENOSHA COUNTY EXPENSE/REVENUE BUDGET MODIFICATION FORM

DOCUMENT #		G/L DATE	1/1/2025
BATCH #		ENTRY DATE	

DEPT/DIVISION: Dept. Of Public Works

PURPOSE OF BUDGET MODIFICATION (REQUIRED):

(1) ACCOUNT DESCRIPTION **EXPENSES**	(2) FUND	DIVISION	SUB DIVISION	MAIN ACCOUNT	BUDGET CHANGE REQUESTED (3) EXPENSE INCREASE (+)	(4) EXPENSE DECREASE (-)	(5) ADOPTED BUDGET	(6) CURRENT BUDGET	(7) ACTUAL EXPENSES	AFTER TRANSFER (8) REVISED BUDGET	(9) EXPENSE BAL AVAIL
Other Professional Svcs	100	820	8200	521900	11,000					11,000	11,00
										-	-
										-	-
										-	-
										-	-
										-	-
										-	-
										-	-
										-	-
										-	-
EXPENSE TOTALS					11,000.00	-	-	-	-	11,000.00	11,000.00

REVENUES	FUND	DIVISION	SUB DIVISION	MAIN ACCOUNT	REVENUE DECREASE (+)	REVENUE INCREASE (-)	ADOPTED BUDGET	CURRENT BUDGET	REVISED BUDGET
Somers / Salem Revenue	100	820	8200	446605		11,000			(11,000)
									-
									-
									-
									-
									-
REVENUE TOTALS					-	11,000.00	-	-	(11,000.00)

COLUMN TOTALS (EXP TOTAL + REV TOTAL)	11,000.00	11,000.00

SEE BACK OF FORM FOR REQUIRED LEVELS OF APPROVAL FOR BUDGET MODIFICATION.

PREPARED BY: Chris Walton FINANCE DIRECTOR: Patricia Merrill Date 10-15-24

DIVISION HEAD: (required) Date 10/14/24

DEPARTMENT HEAD: Date 10-14-24

COUNTY EXECUTIVE: Date 11/22/2024

Please fill in all columns:
(1) & (2) Account information as required
(3) & (4) Budget change requested
(5) Original budget as adopted by the board
(6) Current budget (original budget w/past mods.)
(7) Actual expenses to date
(8) Budget after requested modifications
(9) Balance available after transfer (col 8 - col 7).

County Board Meeting November 19, 2024								
District	Last Name	Roll Call	R61	R62	R63	R64	R65	R66
1	Grady	1	1	1	1	1	1	1
2	Knezz	1	1	1	1	1	1	1
3	Gentz	1	1	1	2	1	1	1
4	Belsky	1	1	1	1	1	1	1
5	Robinson	1	1	1	1	1	1	1
6	Gama	1	1	1	1	1	1	1
7	Gaschke	1	1	1	1	1	1	1
8	Kirby	1	1	1	1	1	1	1
9	Morrissey	1	1	1	1	1	1	1
10	Garcia	1	1	1	1	1	1	1
11	Brown	1	1	1	1	1	1	1
12	Nudo							
13	Franco	1	1	1	1	1	1	1
14	Stocker	1	1	1	1	1	1	1
15	Geertsen	1	1	1	1	1	1	1
16	Brookhouse	1	1	1	1	1	1	1
17	Yuhas	1	1	1	1	1	1	1
18	Meadows	1	1	1	1	1	1	1
19	Gray	1	1	1	1	1	1	1
20	Poole	1	1	1	1	1	1	1
21	Nordigian	1	1	1	1	1	1	1
22	Decker	1	1	1	1	1	1	1
23	Karow	1	1	1	1	1	1	1
			PASSED	PASSED	PASSED	PASSED	PASSED	PASSED

	2017	2018	2019	2020	2021	Jun-22	2022	Jun-23	2023	24-Jun	2024	25-Jun	2025	26-Jun		Average
Revenue	$ 31,955	$ 44,640	$ 57,505	$ 55,210	$ 53,075	$40,740	$71,350	$36,275	$49,855	$21,210	$33,710	$23,265	$63,205	$26,915		$ 51,167
Expenses																
Meetings	$ 3,576	$ 5,942	$ 5,764	$ 7,410	$ 8,786	$4,011	$7,289	$3,302	$6,541	$3,049	$5,330	$2,268	$6,055	$2,177		$ 6,299
PC/Board	$ 363	$ 213	$ 1,054	$ 630	$ 2,467	$1,247	$1,977	$811	$1,123	$1,596	$1,902	$857	$700	$1,047		$ 1,159
COC	$ -	$ 605	$ 695	$ 577	$ 458	$246	$1,008	$834	$1,225	$548	$493	$219	$615	$225		$ 631
CSM										$493	$712		$363	$112		$ 538
Plats													$335	$449		$ 335
Site Plan	$ 594	$ 404	$ 314	$ 557	$ 1,180	$418	$983	$339	$625	$1,315	$548	$493	$503	$674		$ 634
Variances	$ 308	$ 135	$ -	$ -	$ -		$0		$0	$0	$0	$0	$0	$0		$ 49
Violation Issue	$ -	$ 269	$ -	$ -	$ -		$0		$0	$0	$0	$0	$0	$0		$ 30
Floodplain Ordinance Review	$ -	$ 3,761	$ -	$ -	$ -		$0			$0	$0	$0	$0	$0		$ 418
Shoreland Permit Reivew	$ -	$ 1,040	$ 1,080	$ -	$ 598	$112	$112	$0		$0	$0	$0	$0	$0		$ 314
Zoning Permit Review	$ 3,908	$ 4,004	$ 3,720	$ 5,537	$ 4,769	$2,703	$3,981	$1,563		$2,850	$5,316	$3,124	$5,311	$2,920		$ 4,495
Servicing Public	$ 72,540	$ 73,247	$ 74,231	$ 72,760	$ 82,971	$41,485	$85,325	$44,816		$47,206	$105,259	$53,689	$107,379	$53,879		$ 84,861
Overhead	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$1,000	$2,000	$1,000		$1,000	$2,000	$1,000	$2,000	$2,000		$ 2,000
Expense Total	$ 83,289	$ 91,620	$ 88,858	$ 89,471	$ 103,229	$ 51,222	$102,675	$52,665	$105,457	$58,057	$121,560	$61,650	$123,261	$63,483		$ 101,047
Balance	-$51,334	-$46,980	-$31,353	-$34,261	-$50,154	-$10,482	-$31,325	-$16,390	-$55,602	-$36,847	-$87,850	-$38,385	-$60,056	-$36,568		
Contract	$ 80,000	$ 80,000	$ 88,000	$ 88,000	$ 88,000		$88,000		$92,000		$92,000		$103,000			
Gain/Loss	-$3,289	-$11,620	-$858	-$1,471	-$15,229		-$14,675		-$13,457		-$29,560		-$20,261			-$80,860
Somers Owed	$48,045	$35,360	$30,495	$32,790	$34,925		$16,650		$42,145		$58,290		$39,795			

All Year Expense Average		$87,455	$87,922	$88,310	$91,293		$93,190	$94,943	$98,270	$101,047
5 Year Expense Average					$91,293		$95,171	$96,058	$104,478	$111,236
3 Year Expense Average			$87,922	$89,983	$93,853		$98,458	$103,787	$109,897	$116,759

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Somers
VILLAGE & TOWN
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VILLAGE OF SOMERS
VILLAGE BOARD
VILLAGE BOARD MEETING

MEETING DATE: November 10, 2026

TO: Village President Stoner and Village Trustees

PREPARED BY: Jim Hurley, Administrator

AGENDA ITEM: #10 2027 General Fund Budget

SUMMARY

This upcoming budget year, net new construction is down from nearly 2.47% to 0.8% in the Village. While there was an interim revaluation and property values are growing, it does not impact net new construction. Increased property values must accompany new development and new growth to contribute to an allowable increase in the levy. Total net new construction is estimated to be $27,241, which is $56,044 lower than last year.

Compounding the challenge is the growing cost of inflation. Generally, the cost of materials and services is growing between 3.5 to 4%. If inflation continues at this rate, then the Village will need more new construction to fund existing services.

EQUALIZED VALUES AND ASSESSED VALUES

Last year, the Village's mill rate grew largely due to a one-time correction in the Village's equalized values. In short, the mill rate in the 2025 budget was artificially low, so the rate grew despite applying $509,036 in surplus 2025 funds to the 2026 budget. This year, total equalized value is up by $158,480,600 or 9.1% (with TIDs), and up $225,112,100 or 18.8% (TID out). Due to the interim revaluation, total Village assessed value is preliminarily projected to increase by $246,612,400, or 14.88%, to a total of $1,903,898,500. The preliminary average residential property assessment will increase by 14.25%. This amount is subject to change until the equated statement of assessment is available in the next couple of weeks.

DEBT LEVY

As Jon Cameron noted earlier this year, the Village needs to develop a plan to reduce its reliance on abated debt to fund operations.

Public Fire Protection Conversion (PFP) Fee: following the September 22nd Village Board meeting, I spoke with Ehlers about the status on the Public Service Commission's (PSC) review of the Village's application to consider converting to a full PFP fee. Back in July, Ehlers estimated it would take two months. Due to a backlog of applications under review by the PSC, however, the date has been pushed back to late November or early December. This complicates the process because the Village's levy limit worksheet is due at the same time. The Village

should avoid levying for abated debt that would be offset by the PFP fee conversion because the PSC could approve it effective January 2027.

At the recommendation of Jon Cameron, the Village should adopt the 2027 Budget with the assumption that the water rate case is going to proceed and be approved with the PFP conversion approved.

Direct Recycling Collection Services Charge: Last month, the Village & Town Boards adopted a direct recycling charge for the 2026 year.

The Village/Town's abated debt levy for the 2027 Budget is estimated to be reduced from $540,805 to $130,425 due to the PFP fee conversion and recycling collection services charge.

Borrowing/General Obligations Debt: Per the memo to explain the Village's plan to borrowing, property taxes will remain nearly flat for the average Village homeowner if the Village's portion of the overall debt levy is approximately $1,300,000. The mill rate would be $3.41, down from $3.88 in 2026.

The Village Board should also keep in mind that a recycling collection services charge will be added to the tax bill, and the PFP fee will increase for current water customers, and a new fee for non-customers.

2027 GENERAL FUND BUDGET OVERVIEW

Key 2027 Updates

- The net new construction rate is 0.8%, down from 2.47%
- Village health insurance premium costs will increase by 4-4.1%
- With some case-by-case exceptions, 3% percent pay increase for non-contract employees.
- The Fire/EMS contract includes increases as follows:
  - 3.5% in 2027
  - 3.5% in 2028
- Increase in Sheriff's Contract by 4.2% or $37,225.
- Increase the Garbage & Recycling Contract by 1.6%, or $10,520.

- Municipal Court: At the August meeting, the Village Board, Court, and staff discussed future options for the court, including the possibility of abolishing it. Due to changes in State law and fees this year, Village staff no longer estimates a direct savings. The remaining question is what the qualifications should be for the municipal judge's position.

- Post-Retirement Income: Except for the Fire collective bargaining unit, the Village offers to pay a portion of post-retirement insurance for retired employees for the duration of their lives. In comparison with neighboring communities, the Village of Pleasant Prairie, Kenosha County, and Village of Sturtevant only offer it until Medicare insurance eligibility. The Village's Fire collective bargaining contract is also until Medicare insurance eligibility (if hired FT 1/11/2011 or earlier. Members hired after are ineligible). The original budget proposal included the same policy for the Village, which would've saved $5,748 in the 2027 budget. At the direction of the Village Board, the policy will remain unchanged, and the expense was added back into the budget.

<u>Key changes in revenue from 2026 budget to 2027:</u>

- Department property tax revenue increased by $116,755
  - Contributing factors:
    - Village property taxes increased by $116,638.
      - (101-41000-41111)
    - This increase reflects net new construction and total abated debt. Last year, the Village carried over 2025 surplus funds to reduce the Village's mill rate, which reduced the abated debt to under $32,000. Abated debt is offset by PFP fee conversion and recycling collection services fee.
    - Town property taxes increased by $2,136
      - (101-41000-41112)
      - Note: While total tax revenue in the Town is declining due to annexations into the City of Kenosha, the Town is budgeted to cover $9,260 in abated debt.
    - Voluntary donation remains unchanged.

- (101-42000-42180)
- Note: The Village is expecting voluntary donations for multiple projects, including Somers Creek, Truck Country, and possibly Maplecrest. However, contributions will be applied to the budget reserves, not the operating budget.

- Intergovernmental revenues increased by $710,986
  - Contributing factors:
    - SAFER Grant increased by $622,025
      - (101-43000-43219)
      - Note: The SAFER grant will fund 75% of the 8 additional full-time fire/ems positions.
    - State Shared Revenue increased by $8,764
      - (101-43000-43410)
    - Transportation Aid increased by $52,237
      - (101-43000-43531)
      - Note: The 2026 budget underestimated aid by over $18,000. The 2027 estimate was received at the end of September.
    - Payments for Municipal Services increased by $9,976
      - (101-43000-43691)
- Licenses and Permits revenue increased by $13,075
  - Contributing factors:
    - Building Permits increased by $30,000
      - (101-44000-44300)
      - Note: The Village estimates 20 building permits for Somers Creek, and construction of Truck Country, Eagle Chateau, and potentially Streets of Maplecrest phase 1.
    - Cable Franchise Fees decreased by $19,500

- (101-44000-44121)
- Note: Due to declining # of customers. Video services aid offsets a portion.

- Fines and Forfeitures increased by $4,975
  - Contributing factors:
    - Court Penalties increased by $5,000
      - (101-45000-45100)
      - 2026 revenue is in excess of $160,000 through September, and the Village/Town Board approved an increase in court fees from $38 to $48.

- Public Charges for Services increased by $337,503.
  - Contributing factors
    - Fire and Rescue Service increased by $105,000
      - (101-46000-46220 & 101-46000-46290)
      - Note: Recommended by the Fire/EMS Chief based on increase in EMS call volume and changes in fee schedule.
    - Fire Inspection fees declined by $18,000
      - (101-46000-46221)
      - Note: Estimate for inspections of Truck Country, and Eagle Chateau / Shoreland Ridge Townhomes.
    - Recycling Fees increased by $193,303
      - (101-46000-46435)
      - Recycling fee charge. This revenue will be offset by Village/Town's payment to John's Disposal.
    - Developer Fees increased by $60,000

- (101-46000-46852)
- Note: Increased based on expected projects for next year. Will offset expenses.

- Miscellaneous Revenue decreased by $10,276
  - Contributing factors
    - Interest income remained unchanged
      - (101-48000-48110)
    - Sale of Village property decreased by $16,452
      - (101-48000-48306)
      - Note: Sale of Fire equipment. No plans to sell DPW equipment.
    - Rental income increased by $5,576
      - (101-48000-48200)
      - Note: Increased rent per cell tower contract and other rental agreements.
- Financing Sources decreased by $301,694
  - Contributing factor
    - Continuing appropriations decreased by $301,694
      - (101-49000-49900)
      - Applied $509,036 in 2025 budget surplus funds in 2026. No planned surplus in 2026 budget. Applying $207,342 for Village's 25% cost share of 8 full-time firefighter/ems positions.
- Total Revenues in the 2027 budget total is $8,339,674. This represents an increase over 2026 by $871,324.

<u>Key changes in expenditures from 2026 budget to 2027:</u>

- Municipal Court expenditures increased by $7,697

- Contributing factors
    - Salaries increased by $2,869
        - (101-51210-50101)
    - Conferences & Training increased by $1,800
        - (101-51210-50701)
        - Additional training for new judge

- Village/Office expenditures decreased by $15,361
    - Contributing factors
    - Wages, insurance and retirement decreased by $1,383.
        - Converting FT Clerk I into two part-time positions
    - Equipment Lease & Rental decreased by $3,860
        - (101-51410-50503)
        - Note: No plans to install any new flock cameras
    - Computer & website decrease by $5,313
        - (101-51410-50405)
        - Note: Based on current schedule of subscriptions and allocations.
    - Conferences and Training increased by $3,225
        - (101-51410-50701)
        - Note: Reduction in individual training, added $5,000 for full staff training.

- Clerk/Treasurer expenditures increased by $3,853
    - Contributing factors
    - Salaries increased by $4,371

- (101-51420-50101)

- Conference & Training decreased by $1,500

  - (101-51420-50701)

- License Publication Fees increased by $2,421

  - Contributing factors

  - Other Supplies and Expenses increased by $2,121

  - (101-51421-50309)

  - Note: expenses were incorrectly applied to revenue item 101-44000-44111.

- Elections expenditures decreased by $13,212

  - Contributing factors

  - Salaries decreased by $10,000

  - (101-51430-50101)

  - Note: Reducing from four to two elections.

  - Postage decreased by $3,047

  - (101-51430-50303)

- Village/Town Hall increased by $13,905

  - Contributing Factors

  - Other Contracted Services increased by $8,700

    - (101-51610-50409)

    - Note: increase in cleaning expenses and requirement to meet the Village's insurance standards. Also added $3,500 to digitize a portion of former attorney files stored in the basement.

- Building and Grounds increased by $4,800
    - (101-51610-50501)

- Other General Government expenditures increased by $98,706
    - Contributing Factors
    - Engineering and inspections increased by $60,000
        - (101-51910-50403)
        - This portion is a pass through to developers. See revenue g/l 101-46000-46852
    - Collection expenses increased by $61,250
        - (101-51910-50803)
        - NOTE: Collection fee revenue is proportionate to increase in fire and rescue service fees. See revenue g/ls 101-46000-46220 and 101-46000-46290.
    - Other Miscellaneous Expenses decreased by $15,952
        - (101-51910-50809)
        - NOTE: Decrease primarily to reflect estimated revenue sharing credit with the Town of Paris to be retained by the Village. The formula requires approval from the intergovernmental commission.
    - Liability Insurance decreased by $4,610
        - (101-51910-50811)
        - NOTE: This is the Village's cost for property, liability, worker's compensation, and public officials. While property values increased, worker's compensation decreased due to lower claims.

- Payments for Municipal Services increased by $8,979
    - Contributing factors
        - Other Miscellaneous expenses increased $8,979
    - (101-51913-50809)

- NOTE: This is an estimate. Village pays out 90% to the City of Kenosha out of revenue. This line accounts for this amount.

- Contingency increased by $4,575
  - Contributing factors
  - (101-51999-50809)
- Law Enforcement increased by $37,225
  - Contributing factors
  - Law Enforcement increased by $37,225
    - (101-52100-50406)
    - NOTE Estimated 4.2% compensation increase per contract.
- Fire Department expenditures increased by $919,180
  - Contributing Factors
    - Village adding eight new full-time firefighter/ems positions. 75% of expenses to be covered by the SAFER Grant (g/l 101-43000-43219). Estimated annual cost to the Village is $207,342 (revenue g/l 101-49000-49900).
    - Multiple Accounts
  - Medical Supplies increased by $10,000
    - (101-52210-50306)
  - Vehicle maintenance increased by $15,000
    - (101-52210-50504)
    - Higher maintenance costs anticipated due to inflation and wait time for new ambulance, and fire apparatus.
  - Computer & website increased by $6,117

- (101-52210-50405)
- Due to eight additional full-time positions

- Fuel increased by $10,000
  - (101-52210-50601)
- Conferences & Trainings decreased by $5,000
  - (101-52210-50701)

- Public Fire Protection expenditures decreased $217,077
  - (101-52230-50609)
  - Converting to a direct public fire protection fee. Reduced abated debt by same amount.
- Building Inspection expenditures increased by $5,404
  - Contributing factors
  - Salaries increased by $7,155
    - (101-52400-50101)
  - Equipment Capital decreased by $3,500
    - (101-52400-50902)
- Public Works expenditures increased by $9,442
  - Contributing factors
  - Salaries & Wages increased by $13,453
    - Multiple Accounts
  - Health, dental and life insurance decreased by $16,149
    - Multiple accounts
    - Changed from two family insurance to single insurance

- Seasonal remained unchanged
    - (101-53100-50106)
- Computer & website increased by $3,996
    - (101-53100-50405)
- Road Maintenance increased by $2,450
    - (101-53100-50505)
- Equipment Capital Outlay remained unchanged.
    - (101-53100-50701)

- Solid Waste expenditures increased by $12,290
    - Contributing Factors
    - Garbage Collection increased by $7,520
        - (101-53620-50408)
    - Recycling increased by $5,303
        - (101-53620-50608)
        - Converted to a direct charge.

- Total Expenditures in the 2027 budget total is $8,339,674 including contingency. This represents an increase over 2026 by $871,324.

The General Fund budget as presented is in balance.

CAPITAL IMPROVEMENT PLAN / BUDGET RESERVES:

From June – August, Village staff presented proposed additions to the Village's capital improvement plan. Total proposed requests for the 2027 CIP are $6,654,895, including items considered for borrowing. Excluding the proposed borrowing, the portion from the General Fund is $886,669. This does not include the replacement of the Fire Station #2.

As of January 1, 2027, assuming the 2026 budget will be in balance, the Village's general fund reserves are estimated to be $6,507,522.

In 2027, the Village anticipates more than $1.5M in impact or fees in lieu from commercial and residential development, which will offset reserve funds committed to the proposed 2027 General Fund CIP and Fire/EMS staffing, and add approximately $400,000 to the general fund reserves. Please keep in mind that the Village Board approved $1M for the Fire Pumper Truck, which will be paid for in 2029 or later.

Project details are listed below by departments:

General Fund

Total requested for Paving is $625,000.

- Whispering Meadows Subdivision $625,000

Total requested for Equipment and Vehicle Replacement is $417,000.

- Replace 2008 Freightliner 12 YR Dump/Plow Truck $335,000
- Replace 1996 New Holland Tractor and Batwing Mower $82,000

Total requested from Public Works is $1,042,000.

Total requested by Public Safety and Buildings & Facilities is $183,000.

- Replace 2017 Chief SUV $100,000
- Training Room AV Upgrades $65,000
- Upgrade Fire Dept. Counter / Glass $18,000

Total requested by Administration is $286,669

- Voting Machine $47,669
- Replacement Computer Plan $20,000
- Village Buildings HVAC Repairs $5,000
- Badger Books $13,000
- Multi-Use Path Village Part $30,000

- Finance Software Implementation $35,000
- IT Firewall $6,000
- Phone System Replacement $45,000
- Zoning Code Updates $85,000

Sewer Fund CIP:

Total proposed requests for Sewer Fund CIP are $1,987,685

- I&I Inspections $24,000
- Whispering Meadows Televising & Design $70,250
- Pike Creek Sanitary Improvements $958,750
- Sanitary Sewer Lining / Replacement $915,000
- Field Staff Computer $1,352
- Utility Manager Vehicle $18,333

Water Fund CIP:

Total proposed requests for Water Fund CIP are $97,995

- 18th Booster Generator Connection $20,000
- Field staff computer $1,312
- Utilities Manager Vehicle $18,333
- Hydrant painting $14,350
- Valve Replacement Fund $10,000
- Water Meter replacements $25,000
- Replace hydrant fund $9,000

Stormwater Fund CIP:

Total proposed requests for Stormwater Fund CIP are $181,295

- Whispering Meadows stormwater improvement / televising $161,650
- Field Staff Computer $1,312
- Utility Manager Vehicle $18,333.33

TID CIP:

Total proposed requests for TID CIP are $2,876,250

- TID# 1: Pike Creek Sanitary Improvements 31% $1,188,850
- TID# 2: Pike Creek Sanitary Improvements 32% $1,227,200
- TID# 3: Pike Creek Sanitary Improvements 2% $76,700
- TID# 4: Pike Creek Sanitary Improvements 4% $153,400
- TID# 5: Pike Creek Sanitary Improvements 4% $153,400
- TID# 6: Pike Creek Sanitary Improvements 2% $76,700

ATTACHMENTS:

2027 Budget Resolution

Proposed 2027 Budget

2027 Consolidated CIP

Tax Impact by Mill Rate

RESOLUTION 2026 - 022

RESOLUTION AUTHORIZING THE ADOPTION OF THE 2027 BUDGET, AUTHORIZING POSITIONS, AUTHORIZING FEES AND SETTING THE TAX LEVY

WHEREAS, the Village of Somers requires the adoption of an annual budget appropriating monies to finance activities of the Village for the ensuing fiscal year, authorizing positions, fees and setting an annual tax levy; and

WHEREAS, the Village Board has reviewed and discussed the 2027 Budget as proposed by the Administrator; and

WHEREAS, the proposed budget was published in the official newspaper for the Village of Somers; and

WHEREAS, a public hearing on the proposed budget was held on November 10, 2026; and

WHEREAS, the 2027 Budget requires a tax levy to partially finance the appropriations.

NOW THEREFORE, the Village Board of the Village of Somers, Kenosha County, Wisconsin does hereby resolve:

1. That the Village's Proposed Budget as set forth in Exhibit A, which is attached hereto and incorporated herein, are authorized and approved, be and is hereby adopted as the Village of Somers 2027 Budget. A copy of the 2027 Budget shall be on file with the Village Clerk.

2. That the ERU for the storm water utility shall be $43.32 for 2027, and such charge is authorized and approved.

3. That the amount of $4,866,114 be levied and assessed upon the taxable property for the 2027 budget year and that the Village Clerk is authorized to set and establish the appropriate mill rate based on the final assessed value of the Village.

Adopted by the Village Board of the Village of Somers, Kenosha County, Wisconsin, this 10th day of November, 2026.

Village of Somers

By_____
George Stoner, President

Attest_____
Wendy Burnette, Village Clerk

EXHIBIT “A”

Exhibit A

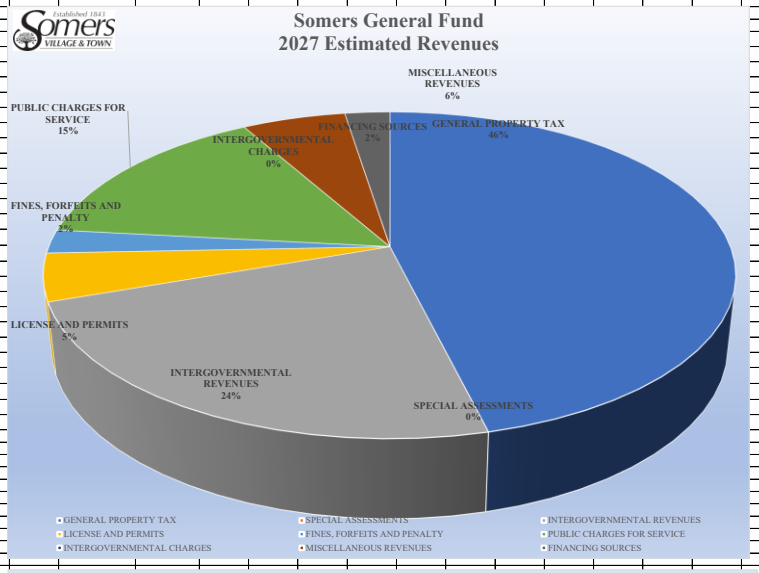


2027 Budget Booklet

Exhibit A

2027 GENERAL FUND BUDGET

		2027 PROPOSED BUDGET
		GENERAL FUND
REVENUES:		
	GENERAL PROPERTY TAX	3,848,896
	SPECIAL ASSESSMENTS	-
	INTERGOVERNMENTAL REVENUES	1,960,017
	LICENSE AND PERMITS	393,200
	FINES, FORFEITS AND PENALTY	195,000
	PUBLIC CHARGES FOR SERVICE	1,259,783
	INTERGOVERNMENTAL CHARGES	-
	MISCELLANEOUS REVENUES	475,436
	FINANCING SOURCES	207,342
	TOTAL REVENUES	$ 8,339,674
EXPENDITURES:		
	GENERAL GOVERNMENT	1,558,317
	PUBLIC SAFETY	5,403,516
	PUBLIC WORKS	627,946
	SOLID WASTE	672,277
	LEISURE/RECREATION	16,631
	PLANNING AND DEVELOPMENT	60,987
	TOTAL EXPENDITURES	$ 8,339,674
		-



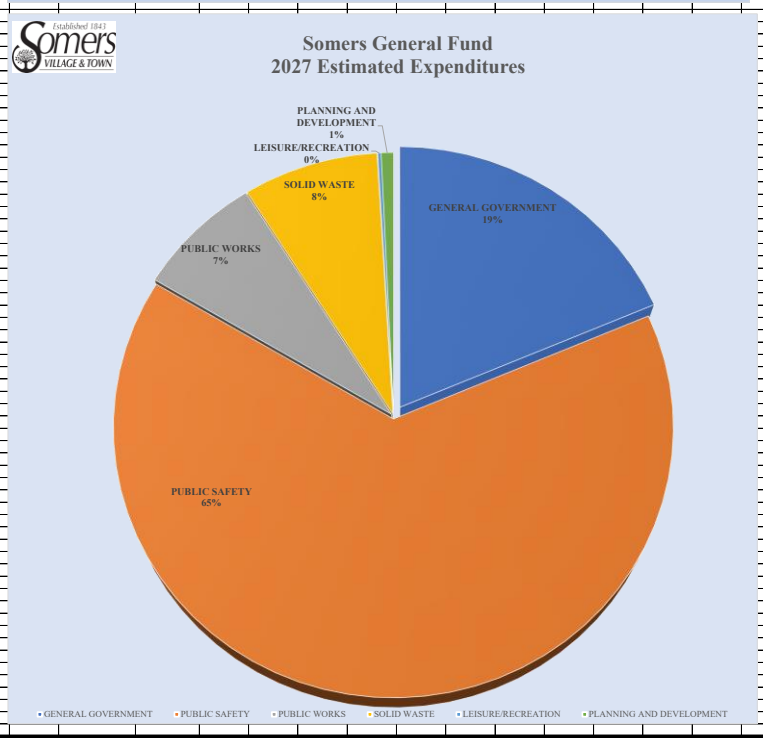


Exhibit A

BUDGET REPORT FOR SOMERS VILLAGE AND TOWN
Calculations as of 12/31/2026

GL NUMBER	DESCRIPTION	2023 ACTIVITY	2024 ACTIVITY	2025 ACTIVITY	2026 AMENDED BUDGET	2026 ACTIVITY THRU 12/31/26	2027 REQUESTED BUDGET
ESTIMATED REVENUES							
Dept 41000 - TAXES							
101-41000-41111	VILLAGE PROPERTY TAXES	3,315,695	3,570,366	3,854,331	3,449,476	3,449,058	3,566,114
101-41000-41112	TOWN PROPERTY TAXES	325,166	325,424	302,047	237,465	237,434	239,601
101-41000-41140	MOBILE HOME TAXES	79,626	43,142	40,390	40,000	42,494	42,000
101-41000-41150	PRIVATE AND MANAGED FOREST, WOODLAND TAX	200	202	181	200	132	181
101-41000-41320	TAXES FROM OTHER TAX EXEMPT ENTITIES	9,065	9,512	2,165			
101-41000-41800	INTEREST AND PENALTY ON TAXES						
101-41000-41910	OMITTED TAXES			2,639			
101-41000-41920	AG-USE PENALTY	72,625	17,952	10,521	5,000		1,000
101-41000-41930	BOUNDARY AGREEMENT						
Totals for dept 41000 - TAXES		3,802,377	3,966,598	4,212,274	3,732,141	3,729,118	3,848,896
Dept 42000 - SPECIAL ASSESSMENTS							
101-42000-42110	STREET IMPROVEMENT ASSESSMENTS						
101-42000-42180	VOLUNTARY DONATION	1,007,214	4,590	189,602			
101-42000-42190	OTHER SPECIAL ASSESSMENTS						
Totals for dept 42000 - SPECIAL ASSESSMENTS		1,007,214	4,590	189,602			
Dept 43000 - INTERGOVERNMENTAL							
101-43000-43212	FEMA GRANT	66,239					
101-43000-43219	SAFER GRANT						622,025
101-43000-43300	OTHER FEDERAL PAYMENTS						
101-43000-43410	STATE SHARED REVENUE	189,442	442,040	463,519	468,526	70,279	477,290
101-43000-43411	PERSONAL PROPERTY AID	16,851	16,851	40,941	40,943	40,943	40,943
101-43000-43420	FIRE INSURANCE DUES	48,546	54,599	69,028	75,000	74,192	80,000
101-43000-43431	EXEMPT COMPUTER AID	3,797	3,797	3,797	3,797	3,797	3,797

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101-43000-43432	EXPENDITURE RESTRAINT AID						
101-43000-43433	VIDEO SERVICE PROVIDER AID	24,485	24,485	24,485	24,485	24,485	24,485
101-43000-43529	AMBULANCE FUNDING	46,688	7,256	40,421	42,000	38,375	45,000
101-43000-43531	TRANSPORTATION AID	165,101	188,374	214,740	225,000	243,961	277,237
101-43000-43532	DISASTER DAMAGE AIDS						
101-43000-43534	LRIP FUNDING						
101-43000-43545	RECYCLING GRANT	29,810	29,854	29,833	30,000	29,833	29,833
101-43000-43690	OTHER STATE PAYMENTS						
101-43000-43691	PAYMENT FOR MUNICIPAL SERVICES	201,239	203,235	228,652	230,000	239,976	239,976
101-43000-43692	ENVIRONMENTAL IMPROVEMENT FUND	108,180	195,276	118,631	108,180	118,631	118,631
101-43000-43693	DNR GRANT - PW						
101-43000-43694	DNR GRANT - PS	1,006	3,213	996	1,100	764	800
101-43000-43791	OTHER LOCAL GOVERNMENT GRANTS - PS			1,872			
Totals for dept 43000 - INTERGOVERNMENTAL		901,384	1,168,980	1,236,915	1,249,031	885,236	1,960,017
Dept 44000 - LICENSES & PERMITS							
101-44000-44110	CLASS A LIQUOR LICENSES	5,410	5,400	6,320	6,000	6,000	6,000
101-44000-44111	CLASS B LIQUOR LICENSES	8,490	8,263	6,969	9,000	8,400	9,000
101-44000-44112	OPERATORS LICENSES	7,130	6,685	12,379	8,000	10,670	8,500
101-44000-44113	BUSINESS AND OCCUPATIONAL LICENSES	2,425	3,650	1,525	1,525	3,475	3,400
101-44000-44116	CIGARETTE LICENSES	1,400	1,000	1,250	1,200	1,200	1,200
101-44000-44121	CABLE FRANCHISE FEES	121,445	96,009	83,628	95,000	38,349	75,500
101-44000-44122	MOBILE HOME PARK LICENSES	700	200	100	500	700	700
101-44000-44130	DOG PARK LICENSES	(23)	128	111	400	360	400
101-44000-44131	DOG LICENSES	2,675	2,218	2,232	2,500	1,571	2,500
101-44000-44135	KENNEL LICENSES						
101-44000-44300	BUILDING PERMITS	997,762	241,756	546,531	250,000	231,480	280,000
101-44000-44900	OTHER LICENSES AND PERMITS	5,086	7,537	8,425	6,000	7,630	6,000
Totals for dept 44000 - LICENSES & PERMITS		1,152,500	372,846	669,470	380,125	309,835	393,200
Dept 45000 - FINES AND FORFEITURES							
101-45000-45100	COURT PENALTIES	124,590	189,564	233,726	190,000	167,718	195,000
101-45000-45102	ORDINANCE VIOLATION PENALTIES	37,500	(37,500)				
101-45000-45105	DOG PENALTIES	25	5		25		
101-45000-45210	OTHER COURT PENALTIES						
Totals for dept 45000 - FINES AND FORFEITURES		162,115	152,069	233,726	190,025	167,718	195,000

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Dept 46000 - PUBLIC CHARGES FOR SERVICES							
101-46000-46100	LICENSE PUBLICATION FEES	1,090	1,010	1,120	1,040	1,155	1,155
101-46000-46103	PREQUALIFICATION BID FEES	1,425	2,625	1,125	1,125	1,050	1,125
101-46000-46105	CHARGES FOR SERVICES	2,401	4,499	(173)	4,500	5,251	4,500
101-46000-46106	COURT SERVICE FEES						
101-46000-46220	FIRE AND RESCUE SERVICE FEES	820,213	939,153	1,012,090	1,100,000	600,337	1,250,000
101-46000-46221	FIRE INSPECTION FEES	2,741	43,355	8,650	33,000	15,579	15,000
101-46000-46222	BURN PERMITS	3,320	5,265	4,845	4,000	3,925	4,000
101-46000-46290	FIRE AND RESCUE ALLOWANCE	55,620	(272,778)	(292,109)	(330,000)	(246,615)	(375,000)
101-46000-46310	PUBLIC WORKS SERVICE FEES	2,687	10,397	5,712	4,500	5,713	3,000
101-46000-46431	LANDFILL PERMITS	50	130		150		
101-46000-46435	RECYCLING FEES					188	193,303
101-46000-46440	WEED CUTTING FEES	4,982	9,267	4,990	9,250	8,000	8,000
101-46000-46445	POND MAINTENANCE FEES	5,910	6,330	5,010	6,390	6,390	6,300
101-46000-46590	OTHER HEALTH SERVICES						
101-46000-46742	AUDITORIUM RENTAL	375	125	125	125	500	200
101-46000-46743	FIELD RENTAL	150	200	400	200	550	200
101-46000-46750	RECREATION FEES - BASKETBALL	20					
101-46000-46751	RECREATION FEES - SOCCER						
101-46000-46752	RECREATION FEES - SOFTBALL						
101-46000-46753	RECREATION FEES - GOLF						
101-46000-46754	RECREATION FEES - FLAG FOOTBALL						
101-46000-46765	CONCESSION RENTAL						
101-46000-46851	DEVELOPER FILING FEES	3,600	2,400	2,400	3,000	2,400	3,000
101-46000-46852	DEVELOPER FEES	219,826	121,322	134,230	85,000	168,716	145,000
101-46000-46853	PLAN COMMISSION FEES						
Totals for dept 46000 - PUBLIC CHARGES FOR SERVICES		1,124,410	873,300	888,415	922,280	573,139	1,259,783
Dept 47000 - INTERGOVERMENTAL CHARGES FOR SERVICES							
101-47000-47222	STATE HIGHWAY FIRES						
Totals for dept 47000 - INTERGOVERMENTAL CHARGES FOR SERVICES							
Dept 48000 - MISCELLANEOUS REVENUES							
101-48000-48110	INTEREST INCOME	544,750	642,250	513,126	400,000	358,034	400,000
101-48000-48111	UNREALIZED GAIN/LOSS IN INVESTMENTS		43,711	28,828		1,705	

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101-48000-48115	PENALTIES AND INTEREST INCOME	3,293	6,715	6,550	6,000	1,773	6,000
101-48000-48120	INTERFUND LOAN INTEREST INCOME						
101-48000-48130	SPECIAL ASSESSMENT INCOME						
101-48000-48200	RENTAL INCOME	60,291	41,996	36,004	35,160	3,000	40,736
101-48000-48303	SALE OF HIGHWAY PROPERTY						
101-48000-48306	SELL OF VILLAGE PROPERTY		496,634	49,015	28,452		12,000
101-48000-48307	SALE OF RECYLCLABLES	23,835	14,697	1,396	2,100	1,205	1,200
101-48000-48500	DONATIONS - OTHER	3,000	8,300	1,000	2,000	3,000	2,000
101-48000-48510	DONATIONS - PARADE	10,553	9,100	13,250	10,000	13,050	10,000
101-48000-48520	DONATIONS - RECREATION						
101-48000-48900	MISCELLANEOUS REVENUE	76,358	2,408	8,992	2,000	165,248	3,500
Totals for dept 48000 - MISCELLANEOUS REVENUES		722,080	1,265,811	658,161	485,712	547,015	475,436
Dept 49000 - FINANCING SOURCES							
101-49000-49200	TRANSFER FROM OTHER FUNDS			80,671		(10,163)	
101-49000-49900	CONTINUING APPROPRIATIONS		(4,918)		509,036		207,342
Totals for dept 49000 - FINANCING SOURCES			(4,918)	80,671	509,036	(10,163)	207,342
TOTAL ESTIMATED REVENUES		8,872,080	7,799,276	8,169,234	7,468,350	6,201,898	8,339,674
APPROPRIATIONS							
Dept 51110 - VILLAGE BOARD							
101-51110-50101	SALARIES	47,996	48,365	48,181	48,000	36,943	48,000
101-51110-50201	FICA	3,671	3,700	3,686	3,672	2,826	3,672
101-51110-50202	RETIREMENT						
101-51110-50204	DENTAL INSURANCE						
101-51110-50301	OFFICE SUPPLIES	25	41		50		
101-51110-50404	LEGAL					906	
101-51110-50701	CONFERENCES & TRAINING	228	110	659	300	471	400
101-51110-50702	TRAVEL	2,549	2,462	2,400	2,400	2,000	2,400
101-51110-50704	STRINGENT PLAN						
Totals for dept 51110 - VILLAGE BOARD		54,469	54,678	54,926	54,422	43,146	54,472
Dept 51120 - TOWN BOARD							
101-51120-50101	SALARIES	23,998	24,183	24,090	24,000	18,645	24,000

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101-51120-50201	FICA	1,836	1,850	1,843	1,836	1,426	1,836
101-51120-50202	RETIREMENT						
101-51120-50206	POST RETIREMENT BENEFITS						
101-51120-50404	LEGAL						
101-51120-50405	COMPUTER AND WEBSITE						
101-51120-50604	TELEPHONE						
101-51120-50801	NEWSLETTER						
Totals for dept 51120 - TOWN BOARD		25,834	26,033	25,933	25,836	20,071	25,836
Dept 51130 - CIVIC COMMITTEE							
101-51130-50309	OTHER SUPPLIES AND EXPENSE	11,120	9,610	9,850	10,000	13,755	10,000
Totals for dept 51130 - CIVIC COMMITTEE		11,120	9,610	9,850	10,000	13,755	10,000
Dept 51210 - MUNICIPAL COURT							
101-51210-50101	SALARIES	59,161	61,084	68,589	72,386	52,467	75,255
101-51210-50102	WAGES						
101-51210-50201	FICA	4,509	4,669	5,241	5,538	3,402	5,757
101-51210-50202	RETIREMENT	3,129	3,299	3,641	3,957	3,073	4,104
101-51210-50203	HEALTH INSURANCE	9,176	10,161	11,013	11,249	9,374	11,711
101-51210-50204	DENTAL INSURANCE	819	556	557	567	472	584
101-51210-50205	LIFE INSURANCE	142	158	185	292	199	357
101-51210-50301	OFFICE SUPPLIES	616	616	488	600	482	850
101-51210-50303	POSTAGE				795	333	600
101-51210-50309	OTHER SUPPLIES AND EXPENSE	6,031	7,442	5,783	6,000	6,045	6,650
101-51210-50402	CONSULTING AND FINANCIAL ADVISOR					1,200	
101-51210-50404	LEGAL						
101-51210-50405	COMPUTER AND WEBSITE				2,387	1,346	3,800
101-51210-50701	CONFERENCES & TRAINING	959	1,754	1,143	1,700	999	3,500
101-51210-50702	TRAVEL						
101-51210-50806	CODE ENFORCEMENT						
101-51210-50902	EQUIPMENT CAPITAL OUTLAY	160					
Totals for dept 51210 - MUNICIPAL COURT		84,702	89,739	96,640	105,471	79,392	113,168
Dept 51410 - VILLAGE/TOWN OFFICE							
101-51410-50101	SALARIES	159,825	196,732	171,661	179,417	139,088	188,241
101-51410-50102	WAGES	57,415	52,824	53,929	56,070	36,133	50,001

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101-51410-50104	OVERTIME				498		500
101-51410-50201	FICA	16,294	18,969	17,189	18,053	13,370	18,264
101-51410-50202	RETIREMENT	14,120	18,279	14,668	16,955	12,266	16,392
101-51410-50203	HEALTH INSURANCE	54,301	49,641	47,567	46,002	34,769	42,595
101-51410-50204	DENTAL INSURANCE	4,082	3,108	3,252	3,148	2,444	2,980
101-51410-50205	LIFE INSURANCE	419	538	387	566	346	638
101-51410-50206	POST RETIREMENT BENEFITS	2,423	2,458	2,620	2,689	2,230	2,949
101-51410-50207	UNEMPLOYMENT						
101-51410-50301	OFFICE SUPPLIES	5,562	7,017	5,953	8,000	5,427	6,200
101-51410-50302	COPIER	2,240	2,181	2,174	2,700	880	2,340
101-51410-50303	POSTAGE	4,236	4,202	3,801	1,590	809	4,500
101-51410-50309	OTHER SUPPLIES AND EXPENSE	12,112	19,127	12,475	20,852	6,876	14,500
101-51410-50404	LEGAL	20,419	24,539	34,570	35,000	30,515	45,000
101-51410-50405	COMPUTER AND WEBSITE	34,293	30,630	32,570	38,444	16,642	33,131
101-51410-50503	EQUIPMENT LEASE AND RENTAL	1,560	13,015	28,560	29,575	16,225	25,715
101-51410-50701	CONFERENCES & TRAINING	2,580	5,807	10,527	10,000	6,400	13,225
101-51410-50702	TRAVEL	2,539	1,800	300	1,800		200
101-51410-50801	NEWSLETTER						
101-51410-50805	ADMINISTRATIVE CHARGE	(111,692)	(115,255)	(115,590)	(118,311)	(87,136)	(129,684)
101-51410-50902	EQUIPMENT CAPITAL OUTLAY	359					
Totals for dept 51410 - VILLAGE/TOWN OFFICE		283,087	335,612	326,613	353,048	237,284	337,687
Dept 51420 - CLERK/TREASURER							
101-51420-50101	SALARIES	47,125	49,156	69,977	81,821	67,057	86,192
101-51420-50201	FICA	3,573	3,749	5,353	6,259	5,094	6,594
101-51420-50202	RETIREMENT	3,203	3,361	4,870	5,891	4,828	6,249
101-51420-50203	HEALTH INSURANCE	14,683	8,453	23,300	25,295	21,078	26,318
101-51420-50204	DENTAL INSURANCE	1,047	503	1,236	1,437	1,197	1,480
101-51420-50205	LIFE INSURANCE	30	131	218	287	214	414
101-51420-50206	POST RETIREMENT BENEFITS	291	73		306		
101-51420-50301	OFFICE SUPPLIES	460		460	500	(2)	500
101-51420-50309	OTHER SUPPLIES AND EXPENSE		5	495	500		500
101-51420-50701	CONFERENCES & TRAINING	1,620	1,409	743	4,000	1,128	2,500
101-51420-50702	TRAVEL	1,800	1,758	1,875	2,598	1,179	2,000
101-51420-50902	EQUIPMENT CAPITAL OUTLAY			530		(530)	
Totals for dept 51420 - CLERK/TREASURER		73,832	68,598	109,057	128,894	101,243	132,747

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Dept 51421 - LICENSE PUBLICATION FEES							
101-51421-50305	PRINTING AND PUBLISHING	153	591	856	700	903	1,000
101-51421-50309	OTHER SUPPLIES AND EXPENSE					1,043	2,121
Totals for dept 51421 - LICENSE PUBLICATION FEES		153	591	856	700	1,946	3,121
Dept 51430 - ELECTIONS							
101-51430-50101	SALARIES	7,420	22,765	9,843	20,000	15,185	10,000
101-51430-50104	OVERTIME						
101-51430-50201	FICA	568	1,742	753	1,530	1,162	765
101-51430-50202	RETIREMENT						
101-51430-50203	HEALTH INSURANCE						
101-51430-50204	DENTAL INSURANCE						
101-51430-50303	POSTAGE	510	3,606	2,015	4,747	3,544	2,200
101-51430-50309	OTHER SUPPLIES AND EXPENSE	1,822	5,757	2,938	3,500	2,874	3,600
101-51430-50409	OTHER CONTRACTED SERVICES						
101-51430-50701	CONFERENCES & TRAINING						
101-51430-50902	EQUIPMENT CAPITAL OUTLAY	2,538	1,404	1,677	1,800	1,677	1,800
Totals for dept 51430 - ELECTIONS		12,858	35,274	17,226	31,577	24,442	18,365
Dept 51510 - ASSESSOR							
101-51510-50301	OFFICE SUPPLIES	977	7,887	2,469	1,000	5,421	1,000
101-51510-50407	ASSESSMENT	190,600	59,500	59,500	59,500	49,583	59,500
Totals for dept 51510 - ASSESSOR		191,577	67,387	61,969	60,500	55,004	60,500
Dept 51520 - BOARD OF REVIEW							
101-51520-50101	SALARIES				400		
101-51520-50201	FICA				31		
101-51520-50202	RETIREMENT						
101-51520-50309	OTHER SUPPLIES AND EXPENSE		101				
101-51520-50404	LEGAL			456	500		600
101-51520-50701	CONFERENCES & TRAINING		56				50
Totals for dept 51520 - BOARD OF REVIEW			157	456	931		650
Dept 51610 - VILLAGE/TOWN HALL							
101-51610-50309	OTHER SUPPLIES AND EXPENSE	3,621	1,501	1,052	2,445	584	1,500

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101-51610-50409	OTHER CONTRACTED SERVICES	5,244	5,300	5,100	5,200	4,950	13,900
101-51610-50501	BUILDINGS AND GROUNDS	25,035	23,657	31,288	30,000	90,634	34,800
101-51610-50602	ELECTRICITY	12,733	12,827	10,921	14,000	9,170	13,000
101-51610-50603	GAS	4,446	4,541	4,717	5,900	4,926	7,750
101-51610-50604	TELEPHONE	4,088	4,282	10,502	8,000	7,897	9,400
101-51610-50606	WATER AND SEWER	7,836	6,837	5,195	6,900	2,814	6,000
101-51610-50902	EQUIPMENT CAPITAL OUTLAY						
Totals for dept 51610 - VILLAGE/TOWN HALL		63,003	58,945	68,775	72,445	120,975	86,350
Dept 51910 - OTHER GENERAL GOVERNMENT							
101-51910-50304	MEMBERSHIPS	4,954	5,428	1,353	6,560	6,526	7,123
101-51910-50305	PRINTING AND PUBLISHING	2,053	1,319	469	1,000	699	1,100
101-51910-50401	AUDITING AND ACCOUNTING	25,163	23,546	23,982	25,195	27,400	24,570
101-51910-50402	CONSULTING AND FINANCIAL ADVISOR	4,721	48,132	45,667	10,000	12,706	5,080
101-51910-50403	ENGINEERING AND INSPECTION	190,015	44,268	72,406	15,000	149,042	75,000
101-51910-50404	LEGAL	87,843	92,468	94,171	70,000	28,663	70,000
101-51910-50409	OTHER CONTRACTED SERVICES		5,294	74,393	5,000	57,335	4,900
101-51910-50412	LEGAL-PROSECUTOR				30,000	25,294	33,000
101-51910-50802	ILLEGAL AND UNCOLLECTIBLE TAXES						
101-51910-50803	COLLECTION EXPENSE	54,006	49,900	63,733	70,000	62,378	131,250
101-51910-50804	UNCOLLECTIBLE ACCOUNTS			120			
101-51910-50808	PRIOR YEAR EXPENSES		10,536	(2,379)	5,000		5,000
101-51910-50809	OTHER MISCELLANEOUS EXPENSES	5,637	50,833	9,933	161,549	6,750	145,597
101-51910-50811	LIABILITY INSURANCE	197,039	185,880	190,777	212,836	134,621	208,226
101-51910-50812	WORKER'S COMPENSATION INSURANCE						
101-51910-50813	PROPERTY INSURANCE						
101-51910-50913	PAYING AGENT FEES						
Totals for dept 51910 - OTHER GENERAL GOVERNMENT		571,431	517,604	574,625	612,140	511,414	710,846
Dept 51911 - UNION							
101-51911-50404	LEGAL						
Totals for dept 51911 - UNION							
Dept 51912 - INTERGOVERNMENTAL AGREEMENTS							
101-51912-50404	LEGAL						
Totals for dept 51912 - INTERGOVERNMENTAL AGREEMENTS							

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Dept 51913 - PAYMENTS FOR MUNICIPAL SERVICES							
101-51913-50809	OTHER MISCELLANEOUS EXPENSES	176,389	182,912	205,787	207,000	215,979	215,979
Totals for dept 51913 - PAYMENTS FOR MUNICIPAL SERVICES		176,389	182,912	205,787	207,000	215,979	215,979
Dept 51999 - CONTINGENCY							
101-51999-50809	OTHER MISCELLANEOUS EXPENSES						4,575
Totals for dept 51999 - CONTINGENCY							4,575
Dept 52100 - LAW ENFORCEMENT							
101-52100-50406	LAW ENFORCEMENT	744,709	801,462	878,176	886,294	596,375	923,519
Totals for dept 52100 - LAW ENFORCEMENT		744,709	801,462	878,176	886,294	596,375	923,519
Dept 52210 - FIRE DEPARTMENT							
101-52210-50101	SALARIES	909,146	1,028,815	1,116,821	1,304,149	950,189	1,947,376
101-52210-50103	PART-TIME	204,636	181,243	225,150	250,000	169,660	255,000
101-52210-50104	OVERTIME	171,357	171,815	143,902	150,000	117,221	190,000
101-52210-50107	OFFICERS	17,755	17,897	17,854	18,000	12,955	17,000
101-52210-50108	PAID ON CALL	110,303	121,401	138,019	130,000	76,386	108,000
101-52210-50109	PAID ON PREMISES	1,338	111,819	96,815	115,000	57,248	95,000
101-52210-50201	FICA	107,825	124,185	132,052	150,487	105,792	199,847
101-52210-50202	RETIREMENT	158,960	192,122	215,262	252,948	176,794	334,914
101-52210-50203	HEALTH INSURANCE	248,603	317,468	401,569	424,965	350,544	518,692
101-52210-50204	DENTAL INSURANCE	16,138	18,439	21,767	23,573	19,264	27,842
101-52210-50205	LIFE INSURANCE	1,071	2,055	1,657	2,677	1,500	3,062
101-52210-50206	POST RETIREMENT BENEFITS	892	3,074	2,376	2,174	1,917	2,516
101-52210-50207	UNEMPLOYMENT			84	100		
101-52210-50208	LENGTH OF SERVICE						
101-52210-50302	COPIER	609	59	334	500		500
101-52210-50303	POSTAGE	114	144	142	200	11	200
101-52210-50306	MEDICAL SUPPLIES	43,278	42,748	49,490	55,000	38,952	65,000
101-52210-50307	GEAR AND CLOTHING	34,148	36,024	38,443	38,000	7,950	38,000
101-52210-50309	OTHER SUPPLIES AND EXPENSE	11,393	13,355	12,945	13,000	9,789	13,000
101-52210-50405	COMPUTER AND WEBSITE	16,445	18,844	15,945	21,483	13,134	27,600
101-52210-50502	EQUIPMENT MAINTENANCE	11,833	13,667	15,294	18,000	23,180	23,000
101-52210-50503	EQUIPMENT LEASE AND RENTAL	348	348	252	348	279	400

Exhibit A

101-52210-50504	VEHICLE MAINTENANCE	36,588	45,270	55,053	50,000	62,559	65,000
101-52210-50601	FUEL - GASOLINE AND DIESEL	30,353	31,649	32,398	35,000	27,682	45,000
101-52210-50602	ELECTRICITY	17,978	18,906	16,364	20,000	15,044	21,500
101-52210-50603	GAS	6,342	6,203	6,407	7,500	7,697	12,050
101-52210-50604	TELEPHONE	6,684	6,580	10,225	12,000	7,336	10,120
101-52210-50606	WATER AND SEWER	9,159	11,415	10,989	11,985	7,175	11,150
101-52210-50609	PUBLIC FIRE PROTECTION						
101-52210-50701	CONFERENCES & TRAINING	22,967	31,788	25,208	30,000	8,549	25,000
101-52210-50703	FIRE PREVENTION	5,292	3,697	4,382	6,000	2,536	6,500
101-52210-50809	OTHER MISCELLANEOUS EXPENSES	18,171	21,086	19,412	18,000	22,327	18,000
101-52210-50812	WORKER'S COMPENSATION INSURANCE						
101-52210-50902	EQUIPMENT CAPITAL OUTLAY	75,973	33,444	36,731	33,000	19,975	32,000
Totals for dept 52210 - FIRE DEPARTMENT		2,295,699	2,625,560	2,863,342	3,194,089	2,313,645	4,113,269
Dept 52220 - FIRE COMMISSION							
101-52220-50101	SALARIES						
101-52220-50201	FICA						
101-52220-50701	CONFERENCES & TRAINING		160				
Totals for dept 52220 - FIRE COMMISSION			160				
Dept 52230 - PUBLIC FIRE PROTECTION							
101-52230-50609	PUBLIC FIRE PROTECTION	217,077	217,077	217,077	217,077	162,808	
Totals for dept 52230 - PUBLIC FIRE PROTECTION		217,077	217,077	217,077	217,077	162,808	
Dept 52300 - AMBULANCE							
101-52300-50804	UNCOLLECTIBLE ACCOUNTS						
Totals for dept 52300 - AMBULANCE							
Dept 52400 - BUILDING INSPECTIONS							
101-52400-50101	SALARIES	110,905	77,885	85,291	89,253	71,707	96,408
101-52400-50102	WAGES	7,418	6,950	7,098	7,432	4,987	6,855
101-52400-50201	FICA	9,058	6,485	7,027	7,396	5,851	7,900
101-52400-50202	RETIREMENT	6,384	5,855	6,428	6,961	5,483	7,389
101-52400-50203	HEALTH INSURANCE	10,478	2,182	2,411	2,585	1,758	2,104
101-52400-50204	DENTAL INSURANCE	699	128	130	139	96	114
101-52400-50205	LIFE INSURANCE	369	288	231	302	202	360

Exhibit A

101-52400-50206	POST RETIREMENT BENEFITS				1,325		
101-52400-50207	UNEMPLOYMENT						
101-52400-50309	OTHER SUPPLIES AND EXPENSE	2,298	2,032	2,635	2,683	1,996	2,683
101-52400-50403	ENGINEERING AND INSPECTION	3,711	4,253	2,820	4,725	2,425	4,725
101-52400-50405	COMPUTER AND WEBSITE	1,067	1,101	1,103	1,941	1,404	3,918
101-52400-50504	VEHICLE MAINTENANCE		58	81	210		1,400
101-52400-50601	FUEL - GASOLINE AND DIESEL			1,656	1,906	1,401	1,906
101-52400-50701	CONFERENCES & TRAINING	1,275	2,226	4,268	3,150	1,241	3,150
101-52400-50702	TRAVEL	2,570	1,756				
101-52400-50806	CODE ENFORCEMENT	200	169	277	525		525
101-52400-50902	EQUIPMENT CAPITAL OUTLAY		793		3,500	2,904	
Totals for dept 52400 - BUILDING INSPECTIONS		156,432	112,161	121,456	134,033	101,455	139,437
Dept 53100 - PUBLIC WORKS							
101-53100-50101	SALARIES	32,849	37,733	41,476	41,045	31,849	43,658
101-53100-50102	WAGES	178,179	182,983	166,724	193,629	149,603	204,469
101-53100-50104	OVERTIME	3,607	3,724	6,230	7,250	9,207	7,600
101-53100-50105	SNOW REMOVAL	4,320	5,628	20,314	10,500	4,355	10,500
101-53100-50106	SEASONAL	21,293	26,818	27,349	35,000	20,559	35,000
101-53100-50201	FICA	18,296	19,315	19,811	21,988	16,412	23,044
101-53100-50202	RETIREMENT	14,839	15,668	15,705	18,174	14,041	19,301
101-53100-50203	HEALTH INSURANCE	66,399	68,414	66,159	76,389	47,163	60,690
101-53100-50204	DENTAL INSURANCE	4,839	5,121	3,889	3,901	2,753	3,464
101-53100-50205	LIFE INSURANCE	647	275	169	277	151	264
101-53100-50206	POST RETIREMENT BENEFITS	1,428	139	139	146	176	283
101-53100-50207	UNEMPLOYMENT	48		173		475	
101-53100-50307	GEAR AND CLOTHING		1,000	1,750	2,250	2,250	2,250
101-53100-50309	OTHER SUPPLIES AND EXPENSE	15,268	17,525	22,792	22,000	7,927	22,000
101-53100-50403	ENGINEERING AND INSPECTION						
101-53100-50405	COMPUTER AND WEBSITE				1,479	294	5,475
101-53100-50501	BUILDINGS AND GROUNDS						
101-53100-50504	VEHICLE MAINTENANCE	12,530	14,339	14,119	14,700	7,802	15,400
101-53100-50505	ROAD MAINTENANCE	65,010	70,630	83,321	57,050	21,058	59,500
101-53100-50506	DITCHING AND DRAINAGE						
101-53100-50509	SALT PURCHASE				40,000	38,763	40,000
101-53100-50601	FUEL - GASOLINE AND DIESEL	13,176	23,558	15,336	15,750	13,617	16,500

Exhibit A

101-53100-50602	ELECTRICITY	10,986	11,068	9,422	11,000	7,911	11,300
101-53100-50603	GAS	3,836	3,918	4,069	5,000	4,249	6,676
101-53100-50604	TELEPHONE	660	574	1,002	1,016	511	800
101-53100-50606	WATER AND SEWER	13,425	9,385	7,984	9,500	5,629	8,590
101-53100-50607	STREET LIGHTS	23,246	23,712	24,889	26,460	17,225	27,182
101-53100-50701	CONFERENCES & TRAINING	2,657	1,000	2,936			
101-53100-50702	TRAVEL	146					
101-53100-50902	EQUIPMENT CAPITAL OUTLAY	1,950	3,000	3,500	4,000		4,000
Totals for dept 53100 - PUBLIC WORKS		509,634	545,527	559,258	618,504	423,980	627,946
Dept 53620 - SOLID WASTE							
101-53620-50102	WAGES	10,646	9,308	9,308	10,069	7,753	10,371
101-53620-50201	FICA	803	698	707	771	591	793
101-53620-50202	RETIREMENT	717	642	635	725	558	752
101-53620-50203	HEALTH INSURANCE	4,383	3,669	3,069	2,767	2,164	2,878
101-53620-50204	DENTAL INSURANCE	299	235	183	164	129	169
101-53620-50205	LIFE INSURANCE	30	11	7	11	6	11
101-53620-50301	OFFICE SUPPLIES				1,000		
101-53620-50408	GARBAGE COLLECTION	522,056	532,797	403,886	426,480	269,515	434,000
101-53620-50504	VEHICLE MAINTENANCE						
101-53620-50601	FUEL - GASOLINE AND DIESEL						
101-53620-50608	RECYCLING AND TIPPING FEES	251,278	267,280	204,314	218,000	147,960	223,303
Totals for dept 53620 - SOLID WASTE		790,212	814,640	622,109	659,987	428,676	672,277
Dept 54100 - ANIMAL CONTROL							
101-54100-50409	OTHER CONTRACTED SERVICES	9,790	11,756	11,123	11,898	8,484	11,312
Totals for dept 54100 - ANIMAL CONTROL		9,790	11,756	11,123	11,898	8,484	11,312
Dept 55200 - PARKS							
101-55200-50101	SALARIES				500		
101-55200-50201	FICA				38		
101-55200-50309	OTHER SUPPLIES AND EXPENSE	5,072	2,965	2,327	3,000	2,147	3,150
101-55200-50409	OTHER CONTRACTED SERVICES	50					
101-55200-50501	BUILDINGS AND GROUNDS		755				
101-55200-50902	EQUIPMENT CAPITAL OUTLAY		4,000	4,000	4,000	347	4,000
Totals for dept 55200 - PARKS		5,122	7,720	6,327	7,538	2,494	7,150

Exhibit A

Dept 55300 - RECREATION							
101-55300-50102	WAGES	5,072	5,792	5,933	6,968	5,279	7,177
101-55300-50104	OVERTIME						
101-55300-50106	SEASONAL				500		
101-55300-50201	FICA	385	429	445	571	404	549
101-55300-50202	RETIREMENT	345	400	384	502	380	520
101-55300-50203	HEALTH INSURANCE	603	225	1,709	2,767	89	1,171
101-55300-50204	DENTAL INSURANCE	85	160	102	164	5	58
101-55300-50205	LIFE INSURANCE	3	4	3	6	3	6
101-55300-50309	OTHER SUPPLIES AND EXPENSE						
101-55300-50902	EQUIPMENT CAPITAL OUTLAY						
Totals for dept 55300 - RECREATION		6,493	7,010	8,576	11,478	6,160	9,481
Dept 56910 - PLAN COMMISSION							
101-56910-50101	SALARIES	36,197	38,104	39,028	41,600	32,177	43,472
101-56910-50102	WAGES	640	840	880	3,360	960	1,120
101-56910-50201	FICA	2,815	2,980	3,053	3,439	2,535	3,411
101-56910-50202	RETIREMENT	2,442	2,627	2,202	2,995	2,317	3,152
101-56910-50203	HEALTH INSURANCE	4,518	5,001	1,802			
101-56910-50204	DENTAL INSURANCE	322	349	430	329	274	339
101-56910-50205	LIFE INSURANCE	39	49	37	76	35	63
101-56910-50206	POST RETIREMENT BENEFITS						
101-56910-50305	PRINTING AND PUBLISHING	289	254	347	428	71	400
101-56910-50309	OTHER SUPPLIES AND EXPENSE	30	24		30	30	30
101-56910-50403	ENGINEERING AND INSPECTION						
101-56910-50409	OTHER CONTRACTED SERVICES	8,481	11,658	7,960	11,800		9,000
Totals for dept 56910 - PLAN COMMISSION		55,773	61,886	55,739	64,057	38,399	60,987
Dept 56920 - BOARD OF APPEALS							
101-56920-50102	WAGES				400		
101-56920-50201	FICA				31		
101-56920-50202	RETIREMENT						
101-56920-50309	OTHER SUPPLIES AND EXPENSE						
Totals for dept 56920 - BOARD OF APPEALS					431		

Exhibit A

Dept 59100 - TRANSFER OUT							
101-59100-50000	TRANSFER TO OTHER FUNDS	1,800,754	332,373	514,757		240,537	
Totals for dept 59100 - TRANSFER OUT		1,800,754	332,373	514,757		240,537	
TOTAL APPROPRIATIONS		8,140,150	6,984,472	7,410,653	7,468,350	5,747,664	8,339,674
NET OF REVENUES/APPROPRIATIONS - FUND 101		731,930	814,804	758,581		454,234	

Exhibit A

2027 Consolidated CIP

	2027 total proposed CIP budget	2027 proposed General fund	2027 proposed Sewer fund CIP	2027 proposed Water fund CIP	2027 proposed Stormwater fund CIP	2027 proposed TID #1,2,3,4,5,6 CIP	Use of funds: Carried over from 2026	2023A borrowing	2026A borrowing	2027 cash	2028 cash	ATC funds	TIDS	Use of carry over funds from previous borrowings
General fund:														
Paving:														
Total 2027 Paving		-												
Whispering Meadows paving-Construction cost	490,810	490,810								490,810				
Whispering Meadows paving-Engineering cost	49,081	49,081								49,081				
Whispering Meadows paving-Contingency cost	85,109	85,109								85,109				
		$0						-						
	$625,000	625,000		-	-		-	-		625,000	-	-	-	-
Public works:														
54-43 - 2008 - Freightliner 12 YR Dump/Plow Truck	$335,000	335,000								$247,904		87,096		
54-11 - 1996 - New Holland Tractor and Batwing Mower	$82,000	82,000								$82,000				
		-								$0				
	$417,000	$417,000					-	-	-	$329,904	-	87,096	-	-
Parks:														
	-	-								-	-			
	-	-					-			-	-	-	-	
Public Safety:														
		-								-	-			
Replacement for 2017 chiefs suv	$100,000	100,000								100,000	-			
Training Room AV update	65,000	65,000								65,000	-			
Replace Fire Department Transaction Counter & Operable Glass Transaction Window	18,000	18,000								18,000	-			
		-					-							
	183,000	183,000		-	-		-	-	-	183,000	-	-	-	
Administration:														
Replacement Computer Plan	20,000	20,000								20,000				
Village Buildings HVAC Repairs	5,000	5,000								5,000	-			
Voting Machines-5 tabulators machines 2 express votes	47,669	47,669								47,669				
Badger Books	13,000	13,000								13,000				
Multi-Use Path Village-wide Plan	30,000	30,000								30,000				
Finance Software Implementation	35,000	35,000								35,000				
IT Firewall	6,000	6,000								6,000				
Phone System Replacement	45,000	45,000								45,000				
Zoning Code Updates	85,000	85,000								85,000				
	286,669	286,669		-	-		-	-	-	286,669	-	-	-	
TOTAL GENERAL FUND	$1,511,669	1,511,669		-	-		-	-	-	1,424,573	-	87,096	-	-
Sewer fund:														
Quickview 360 for I & I inspections	$ 24,000.00		24,000							24,000	-			
Whipering Meadows Televising	$ 3,750.00		3,750							3,750	-			
Whipering Meadows Manholes-Paving	$ 55,000.00		55,000							55,000				
Whipering Meadows Manholes-Engineering & Contingency	$ 11,500.00		11,500							11,500				
Pike Creek Sanitary Improvements 25%	$ 958,750.00		958,750							958,750				
Sanitary Sewer Lining	$ 915,000.00		915,000							915,000				
Field Staff Computer	$ 1,352.00		1,352							1,352				
Utilities Manager Vehicle	$ 18,333.33		18,333							18,333				
			$0							-				
TOTAL SEWER FUND	1,987,685		1,987,685	-	-		-	-	-	1,987,685	-	-	-	-
Water fund:														
18th Booster Generator Connection	$ 20,000.00			20,000						20,000				
Hydrant Painting	$ 14,350.00			14,350						14,350				
Field Staff Computer	$ 1,312.00			1,312						1,312				
Utilities Manager Vehicle	$ 18,333.33			18,333						18,333				
Water Meter Replacements	$ 25,000.00			25,000						25,000				
Valve Replacement Fund	$ 10,000.00			10,000						10,000				
Replacement Hydrant Fund	$ 9,000.00			9,000						9,000				
TOTAL WATER FUND	97,995			97,995	-		-	-	-	97,995	-	-	-	
Storm water fund:														
Whipering Meadows Televising	$ 18,250.00				18,250					18,250	-			
Whipering Meadows Stormwater Improvements and Curb & Gutter	$ 119,500.00				119,500					119,500				
Whispering Meadows - Engineering and Contingency	$ 23,900.00				23,900					23,900				
Field Staff Computer	$ 1,312.00				1,312					1,312				
Utilities Manager Vehicle	$ 18,333.33				18,333					18,333				
2026 Paving portion					-					-				
TOTAL STORM WATER FUND	181,295			-	181,295		-	-	-	181,295	-	-	-	
TID# 1, 2, 3, 4, 5, & 6: 75%														
TID# 1: Pike Creek Sanitary Improvements 31%	1,188,850					1,188,850							1,188,850	
TID# 2: Pike Creek Sanitary Improvements 32%	1,227,200					1,227,200							1,227,200	
TID# 3: Pike Creek Sanitary Improvements 2%	76,700					76,700							76,700	
TID# 4: Pike Creek Sanitary Improvements 4%	153,400					153,400							153,400	
TID# 5: Pike Creek Sanitary Improvements 4%	153,400					153,400							153,400	
TID# 6: Pike Creek Sanitary Improvements 2%	76,700					76,700							76,700	
TOTAL TID # FUND	2,876,250			-	-	2,876,250	-	-	-	-	-	-	2,876,250	
TOTAL	$6,654,895	1,511,669	1,987,685	97,995	181,295	2,876,250	-	-	-	3,691,549	-	87,096	2,876,250	-

Exhibit A

2027 Budget Property Tax Impact by Mill Rate - Village

Average Residential Assessed Value Increase	14.25%

Option 1: Both Recycling Fee & PFP Estimated $410,380 (Village & Town)			
2025	$ 350,000.00	$ 1,358.29	
2026	$ 399,885.29	$ 1,229.34	$ (128.95)
2025	$ 500,000.00	$ 1,940.41	
2026	$ 571,264.70	$ 1,756.20	$ (184.21)
2025	$ 650,000.00	$ 2,522.53	
2026	$ 742,644.11	$ 2,283.06	$ (239.47)

Year	Mill Rate
2025	3.88082
2026	3.07423

Option 2: 2026 Budget G.O Debt Levy Level $1,067,912			
2025	$ 350,000.00	$ 1,358.29	
2026	$ 399,885.29	$ 1,279.00	$ (79.29)
2025	$ 500,000.00	$ 1,940.41	
2026	$ 571,264.70	$ 1,827.14	$ (113.27)
2025	$ 650,000.00	$ 2,522.53	
2026	$ 742,644.11	$ 2,375.29	$ (147.25)

Year	Mill Rate
2025	3.88082
2026	3.19842

Option 3: Option 2 + $1.3M G.O. Debt to the Village			
2025	$ 350,000.00	$ 1,358.29	
2026	$ 399,885.29	$ 1,364.51	$ 6.22

Year	Mill Rate
2025	3.88082
2026	3.41225

Exhibit A

2025	$ 500,000.00	$ 1,940.41	
2026	$ 571,264.70	$ 1,949.30	$ 8.89
2025	$ 650,000.00	$ 2,522.53	
2026	$ 742,644.11	$ 2,534.09	$ 11.55

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VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: Nov. 10, 2026

TO: Village President Stoner and Village Trustees

PREPARED BY: Jim Hurley, Administrator

REVIEWED BY: Kevin Poirier, Assistant Administrator

AGENDA ITEM: #12 Action on Resolution 2026- 023, A Resolution Authorizing the Issuance and Sale of $5,000,000 General Obligation Promissory Notes

BACKGROUND:

The last time the Village borrowed was over three years ago. If the Village does not borrow and levy a portion from property taxes, then the annual debt payment will decline and create volatility in the tax levy going forward. The goal of the Village is to maintain a stable tax levy to provide predictability to taxpayers and ensure that the Village has adequate funds to pay for one-time expenses, such as capital improvement projects.

The 2027 capital improvement plan (CIP) includes but is not limited to the following expenses:

A. $1,265,550 for the Pike Creek Lift Station (For the non-TID portion, and TIDs 3, 5 & 6 due to negative or low cash flow). *The non-TID portion will be repaid by the sewer fund so it will not be included in the tax levy.*
B. $2,500,000 Three-Year Road Improvements
C. $800,000 for Fire Station #2 Replacement Design
D. $464,939 Replacement of the Ambulance in 2028

TOTAL: $5,030,489

At the September budget workshop, the proposed projects and tentative borrowing plan were discussed by the Village Board. At the October 13th meeting, the Board approved the 2027 CIP.

In consultation with Ehlers, Trustee Ostby & I contacted several banks regarding a $5 Million general obligations note for the above stated projects. The Village received three proposals. The lowest interest rate was from State Bank of the Lakes (Wintrust).

The plan is to amortize $650,000 to be paid in 2027 from a combination of the tax levy, TIDs, and sewer funds. The remaining amount matures in 2028, with plans to roll into the borrowing for the replacement of fire station #2. The Village expects to have the design completed and a construction estimate by mid-2027.

PRIOR ACTION TAKEN:

This item was reviewed and discussed at the Nov. 4 Village Board Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Staff recommends approval of proposed Resolution 2026-023. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

> "*Motion to approve Resolution 2026-023, A Resolution Authorizing the Issuance and Sale of $5,000,000 General Obligation Promissory Notes"*

ATTACHMENTS:

Proposed Resolution 2026-023

Excerpt of Minutes Certification

Excerpts of Minutes of Meeting
of the
Village Board of the
Village of Somers

A meeting of the Village Board of the Village of Somers, Kenosha County, Wisconsin, was duly called, noticed, held and conducted in the manner required by the Village Board and the pertinent Wisconsin Statutes on November 10, 2026. The President called the meeting to order at _____ __.m.

The following members were present:

The following members were absent:

(Here occurred other business.)

The following resolution was then moved by _____ and seconded by _____:

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF
A $5,000,000 GENERAL OBLIGATION PROMISSORY NOTE

(A true copy of the resolution as adopted is attached hereto and incorporated herein by reference.)

Upon the vote being taken, the following voted

Aye:

Nay:

Abstaining:

and the resolution was declared adopted.

(Here occurred other business.)

Upon motion made and seconded, the Village Board adjourned.

* * * * * * * * * * * * * * * * * * *

Certification of Minutes Excerpt

I, Wendy Burnette, am the duly qualified and acting Village Clerk of the Village of Somers, Wisconsin. I hereby certify that the foregoing is a true and correct excerpt of the official minutes of the Village Board meeting of November 10, 2026.

I further certify that the attached is a true and correct copy of the resolution adopted by the Village Board at such meeting.

IN WITNESS WHEREOF, I have executed this Certificate in my official capacity on November 10, 2026.

(SEAL)

_____
Wendy Burnette
Village Clerk

Quarles

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Chicago
Denver
Indianapolis
Madison
Milwaukee
Minneapolis
Naples
Phoenix
St. Louis
San Diego
Tampa
Tucson
Washington, D.C.

November 6, 2026

VIA UPS (WITH COPY VIA EMAIL)

Jim Hurley
Village Administrator
Village of Somers
7511 - 12th Street
Kenosha, WI 53144

Re: Village of Somers
$5,000,000 General Obligation Promissory Note

Dear Jim:

Enclosed please find the closing documents for the above-referenced financing we have prepared for your review and signature.

These closing documents contain certifications which we are relying upon in providing our opinion as to the validity and tax-exempt status of the Note. These certifications are based on information you and/or State Bank of the Lakes, N.A. (the "Purchaser") have provided to us. Please review all of the certifications carefully and confirm that the information is correct. If you have questions about any of the certifications, please call us to discuss them.

We request that ALL of the copies of the documents enclosed in this package be reviewed, signed, sealed, and returned to us by no later than **Friday, November 13, 2026**, so that we can prepare the closing transcript for the closing with the Purchaser which has been scheduled for November 23, 2026. The documents are as follows:

1. **Closing Certificate**: This Certificate sets forth various facts in connection with the proceedings authorizing the borrowing and the issuance of the Note. It also contains a no-litigation certification which is very important to the Purchaser. We have obtained the Certificate of Equalized Value from the Department of Revenue which has been attached as Exhibit A to this Certificate. **Please add the Village's outstanding general obligation indebtedness in Section 4.2. One copy** of this Certificate is to be signed by the President and Village Clerk-Treasurer, and sealed with the official seal of the Village.

2. **Tax Exemption Certificate**: This Certificate is needed to determine that the interest on the Note is exempt from federal income taxation. It sets forth facts and estimates of the Village necessary to establish that the Village has complied with the applicable tax law, including the federal arbitrage regulations which require that the Village state its reasonable expectations as, among other matters, to the cost and timetable for the Project and the use of the proceeds of the Note. **One copy** of this Certificate is to be signed by an officer of the Village who has knowledge of the facts.

3. **Facts and Estimates in Support of Tax Exemption Certificate**: This worksheet sets forth the information used to prepare the Tax Exemption Certificate which an officer of the Village must execute as of the closing date. Please complete the Facts and Estimates with the help of financial professionals, engineers, construction managers or any other professional you wish. **One copy** is to be signed by an officer of the Village who has knowledge of the facts pertinent to the completion of the worksheet.

4. **Form 8038-G**: The Internal Revenue Code of 1986 requires that issuers of tax-exempt obligations file a one-time information report as a condition of tax-exempt status. We have completed most of this form with information available to us. We will take care of the necessary filing. **One copy** of this form is to be signed by the President.

5. **General Obligation Promissory Note**: This Note is payable to State Bank of the Lakes, N.A. It must be signed by the President and Village Clerk **and sealed with the seal of the Village**. The Assignment form does not need to be signed.

6. **Municipal Information Questionnaire**: Please review, correct, if necessary, complete and sign one copy of this document and return it with the closing documents.

7. **Private Activity and Other Tax Matters Questionnaire**: Please review, correct, if necessary, complete and sign one copy of this document and return it with the closing documents.

8. **Documents from the Meeting Approving the Sale of the Note**: Enclosed is one execution copy of the Resolution, Excerpts of Minutes and Certificate of Compliance With Open Meeting Law Public Notice Requirements previously sent to you. Please complete and sign **one copy of each** of these documents where indicated and return them to us along with the above-described closing documents.

As previously mentioned, it will be necessary for you to sign and impress the official or corporate seal, if any, where indicated on the enclosed copies of each of these documents and return them to us so that they can be included in the closing transcript.

On the closing date, we will confirm the information certified in the closing documents (particularly the no-litigation certification) with the Village. We will then call the Purchaser to release our legal opinion. The Purchaser will then wire funds in accordance with the Village's directions. Following the closing date, the Village will receive one hard copy via regular mail and one PDF copy via email of the transcript for its records. The transcript is the "record book" required by Section 67.05(12), Wisconsin Statutes, to be kept on file in the Village office.

Please feel free to contact me at (414) 277-5790 or any member of the Quarles & Brady LLP public finance team if you have any questions or comments.

Very truly yours,

QUARLES & BRADY LLP

Bridgette Keating /TAB

Bridgette Keating

BJK:TAB
Enclosures
#157788.00034
cc: Wendy Burnette (w/enc. via email)
Kevin Poirier (w/enc. via email)
Karl Ostby (w/enc. via email)
Thomas Mahoney (w/enc. via email)
Steven Suycott (w/enc. via email)
Tracy Berrones (w/enc. via email)

CLOSING CERTIFICATE

The undersigned hereby certify that we are the duly qualified and acting President and Village Clerk-Treasurer of the Village of Somers, Kenosha County, Wisconsin (the "Village"), and further certify the following:

1. Organization.

1.1. Now and at all times mentioned in this Certificate, the Village was duly organized, validly existing and operating under and by virtue of the laws of the State of Wisconsin.

1.2. The Village is governed by a Village Board composed of the President and six other members.

1.3. The duly qualified and acting officers and administrators of the Village pertinent to this transaction are as follows:

Officers and Administrators

George Stoner, President
Wendy Burnette, Village Clerk-Treasurer
Jim Hurley, Village Administrator

Said officers and administrators were each duly qualified and acting at all times material to the authorization, issuance, sale and delivery of the $5,000,000 General Obligation Promissory Note, dated November 23, 2026 (the "Note").

1.4. There are no resolutions in effect which require any officers of the Village, other than the President and Village Clerk, to execute the Note or documents evidencing indebtedness of the Village.

2. Record Book; Certification of Transcript; Legal Opinion.

2.1. In accordance with Section 67.05(12), Wisconsin Statutes, the Village Clerk-Treasurer has provided and kept a separate record book (the "Transcript") in which the Village Clerk-Treasurer has recorded a full and correct statement of every step or proceeding had or taken by the Village in the course of issuing the Note referred to in this Certificate. The Transcript attached hereto and made a part hereof is the true and complete transcript of proceedings.

2.2. Pursuant to Sections 67.025 and 893.77, Wisconsin Statutes, the Village Clerk-Treasurer has submitted a certified copy of the proceedings preliminary to this issue (i.e., the Transcript of which this Certificate is a part) including a sample of the Note to Quarles & Brady LLP for its examination and certification. By execution of its Legal Opinion it has certified that the proceedings are regular and valid. The Village Clerk-Treasurer has also caused the Legal Opinion to be recorded at length in the Transcript.

3. Authorization; Open Meeting Law Compliance.

3.1. At an open, lawful public meeting of the Village Board held on November 10, 2026, at which a quorum of the members of the Village Board was present, a resolution entitled: "Resolution Authorizing the Issuance and Sale of a $5,000,000 General Obligation Promissory Note" was duly adopted by the Village Board.

3.2. The resolution listed above and included in the Transcript was duly adopted by the Village Board of the Village at an open, lawful public meeting of the Village Board called, noticed, held and conducted in the manner established by the Village Board and required by pertinent Wisconsin Statutes.

3.3. The resolution listed above and included in the Transcript was on the agenda for said meeting and public notice thereof was given not less than twenty-four (24) hours prior to the commencement of said meeting by (i) posting notice of the meeting; (ii) providing notice to those news media which have filed a written request for notice of meetings; and (iii) providing notice to the official newspaper of the Village or, if none exists, a news medium likely to give notice in the area.

3.4. The resolution listed above has been duly recorded in the minutes of the proceedings of said meeting, has not been amended or revoked, and in all other respects is in full force and effect on the date of this Certificate. A true copy of said resolution is attached hereto as a part of the Transcript.

4. Equalized Value; Indebtedness.

4.1. The full value of all the taxable property located within the Village, as determined by the State of Wisconsin Department of Revenue as the equalized valuation of such property, is $1,897,258,000 as verified by the Certificate of Equalized Value attached hereto as Exhibit A.

4.2. The total outstanding general obligation indebtedness of the Village, howsoever evidenced or incurred, including the issuance of the Note, aggregates not more than $_____.

5. No Litigation, Repeal, Revocation or Rescission; No Charter Ordinance.

5.1. No controversy or litigation of any nature is now pending or threatened restraining or enjoining the issuance, execution or delivery of the Note; challenging the levy and collection of taxes or appropriations to pay the principal of and interest on the Note; or in any manner questioning the proceedings and authority by which the same have been issued or affecting the validity of the same.

5.2. No authority or proceedings for the issuance of the Note has been repealed, revoked or rescinded.

5.3. No litigation is now pending or threatened with respect to the corporate existence, organization, or boundaries of the Village, or the right or title of any officer of the Village to his

or her respective office. No proceedings are now pending with respect to a change in the form of government of the Village or the detachment of territories therefrom.

5.4. No charter ordinance under Section 66.0101, Wisconsin Statutes or direct legislation under Section 9.20, Wisconsin Statutes restricting borrowing by the Village has been adopted by the Village Board or electors of the Village and no proceedings for such purposes are now pending.

6. Execution of the Note.

6.1. As President and Village Clerk we did officially execute and seal the Note in the aggregate principal amount of $5,000,000, and bearing interest as designated thereon.

6.2. The manual or facsimile signatures of the President and Village Clerk as shown on the Note are hereby acknowledged, approved and adopted as our own. The seal as shown on the Note is a printed facsimile or an actual impression of the official or corporate seal of the Village.

7. Delivery; Receipt.

7.1. The Village has delivered the Note to State Bank of the Lakes, N.A. (the "Purchaser").

7.2. The Village has received the agreed purchase price for the Note.

7.3. The Purchaser has complied in all respects with its contract for the purchase of the Note.

IN WITNESS WHEREOF, we have executed this Certificate in our official capacities effective the 23rd day of November, 2026.

_____
George Stoner
President

_____
Wendy Burnette
Village Clerk-Treasurer

(SEAL)

Exhibit A

State of Wisconsin • DEPARTMENT OF REVENUE

DIVISION OF STATE AND LOCAL FINANCE • BUREAU OF LOCAL GOVERNMENT SERVICES • 2135 RIMROCK RD MADISON, WI 53713

Mailing Address:
PO Box 8971 #6-97
Madison, WI 53708-8971
FAX (608) 264-6887
lgs@wisconsin.gov

August 15, 2026

WENDY BURNETTE
VILLAGE OF SOMERS
PO BOX 197
SOMERS WI 53171

Certificate of Equalized Value - Village of Somers

Under state law (secs. 70.57 and 67.03, Wis. Stats.), the Wisconsin Department of Revenue's State and Local Finance Division is certifying the equalized value for all taxable property in your municipality as of January 1, 2026.

Equalized Value Information			
Municipality	VILLAGE OF SOMERS	**Co-muni code**	30182
County	KENOSHA		
Equalized value	$1,897,258,000	**Taxation district**	1993
Effective date	August 15, 2026 - August 14, 2027		

Sincerely,

Brenda M. Ayers

Brenda M. Ayers
Local Government Services Bureau
Brenda.Ayers@wisconsin.gov
(608)261-5360

VILLAGE OF SOMERS, WISCONSIN

TAX EXEMPTION CERTIFICATE

DATED NOVEMBER 23, 2026

$5,000,000
GENERAL OBLIGATION PROMISSORY NOTE

TAX EXEMPTION CERTIFICATE

THIS TAX EXEMPTION CERTIFICATE (the "Certificate") is being executed effective November 23, 2026, by the Village of Somers, Wisconsin (the "Issuer" or "Village") in connection with the issuance by the Issuer on the date of this Certificate of its $5,000,000 General Obligation Promissory Note (the "Obligations").

The Obligations are being issued pursuant to a resolution adopted on November 10, 2026 (the "Resolution") and are being sold to State Bank of the Lakes, N.A. (the "Purchaser").

The proceeds of the Obligations will be used for the following purposes:

(i) to pay all or a portion of the costs of capital projects, including the Pike Creek Lift Station, street improvement projects, design of Fire Station #2 replacement and replacement of an ambulance (collectively, the "Project");

(ii) to pay any capitalized interest associated with the Project (the "Capitalized Interest") and any Funded Interest (defined herein); and

(iii) to pay certain costs associated with the issuance of the Obligations (the "Issuing Expenses").

WHEREAS, it is the purpose of this Certificate and the Purchaser's Certificate attached as Exhibit B (the "Purchaser's Certificate") to set forth the facts, circumstances, estimates and expectations as to future events of the Issuer and the Purchaser upon which it may be concluded that the Obligations are not "private activity bonds" under Section 141 of the Internal Revenue Code of 1986, as amended (the "Code") and the related regulations of the Internal Revenue Service (the "Regulations") and are not Arbitrage Bonds.

The Issuer certifies, represents and agrees as follows:

ARTICLE 1
PROCEEDS

Section 1.1. Purchase Price. The Obligations will be purchased by the Purchaser in exchange for the Total Purchase Price determined as follows:

Face amount of the Obligations/Sale Proceeds	$5,000,000.00
Plus Accrued Interest	0.00
Total Purchase Price	$5,000,000.00

Section 1.2. Deposit of the Sale Proceeds. Upon receipt, the Issuer will cause the Sale Proceeds to be deposited in the Borrowed Money Fund and used for the Project.

On the date of this Certificate, except as provided in this Section, no money from any source is being deposited in any fund or account created by the Resolution. Except for the amounts described in this Section and except for amounts that may be described on the "Facts and Estimates in Support of Tax Exemption Certificate" attached as Exhibit A to this Certificate (the "Facts and Estimates"), the Issuer does not have or expect to receive, from any source whatever, any funds the use of which is restricted, legally or by contract or otherwise, to the same purposes for which the Obligations are being issued.

Section 1.3. Investment Proceeds. Investment Proceeds have been estimated based upon the assumed investment rate set forth in the Facts and Estimates and disbursement of the Borrowed Money Fund according to the schedule set forth in the Facts and Estimates. The assumed investment rate and disbursement schedule are reasonable. The Investment Proceeds will be applied as provided in the Resolution.

ARTICLE 2
THE PROJECT

Section 2.1. Estimated Cost of the Project. The Estimated Total Cost of the Project to be financed in whole or in part from Sale Proceeds, Investment Proceeds or funds provided by the Issuer is comprised of the estimated or actual costs set forth in the Facts and Estimates.

Capitalized Interest, if any, is interest on the Obligations for a period beginning on the Closing Date and ending on a date which is not later than the estimated completion date of the Project and does not include interest on any part of the Obligations allocated to any discrete portion of the Project after that portion of the Project has been completed.

Funded Interest, if any, is any interest on the Obligations, which is not Capitalized Interest, for a period beginning on the Closing Date and ending on the date that is the later of three years from the Closing Date or one year after the date the Project is placed in service.

Section 2.2. Sources of Payment for the Costs of the Project. The Estimated Total Cost of the Project is expected to be paid from the sources of funds set forth in the Facts and Estimates.

The Issuer does not have or expect to have any property, including cash and securities that must be used or, except to the extent that the sources described in the Facts and Estimates are insufficient to pay the Estimated Total Cost of the Project, are expected to be used, directly or indirectly, to pay any of the Estimated Total Cost of the Project.

Section 2.3. Project Diligence. The Issuer has commenced the construction and acquisition of the Project and either has incurred on the date of this Certificate or expects to incur within 6 months of the date of this Certificate substantial binding obligations (which are not subject to contingencies within the control of the Issuer) to third parties to expend at least 5% of

the Net Proceeds of the Obligations allocable to the Project on the Project. The completion of the Project and the allocation of the Net Proceeds to expenditures related to the Project are expected to proceed with due diligence. The assumed construction and acquisition schedules set forth in the Facts and Estimates are reasonable and will result in at least 85% of the Net Proceeds allocable to the Project being allocated to expenditures on the Project within a period ending three years from the date of this Certificate.

Section 2.4. Obligations Not Hedge Bonds. None of the Proceeds of the Obligations allocated to the Project are being invested in nonpurpose investments having a substantially guaranteed yield for a period of four years or more.

Section 2.5. No Restricted Working Capital Expenditures. All of the Gross Proceeds of the Obligations allocated to the Project which are not applied to the payment of costs which are properly chargeable to a capital account (or would be so chargeable with a proper election to do so) will be applied to the payment of (a) Issuing Expenses, (b) interest on the Obligations for a period commencing on the date of this Certificate and ending on the date that is the later of three years from the date of this Certificate or one year after the Project is placed in service ("Funded Interest"), (c) rebate or yield reduction payments, (d) working capital costs, other than those described in (a) and (b) of this Section, not exceeding 5% of the Sale Proceeds of the Obligations and that are directly related to capital expenditures financed by the Obligations and (e) principal or interest on the Obligations to the extent they are unexpected excess Sale Proceeds or Investment Proceeds that are deposited in a bona fide debt service fund.

Section 2.6. Reimbursement. Any costs of the Project which the Issuer has paid prior to the date of this Certificate for which the Issuer expects to be reimbursed from the Proceeds of the Obligations are described in the Facts and Estimates (and referred to in this Certificate as the "Reimbursable Expenditures"). The Issuer certifies that each Reimbursable Expenditure was, and agrees that it will not reimburse itself for a Reimbursable Expenditure unless it was, (a) paid by the Issuer from its own cash and either has been or could be capitalized by the Issuer for accounting purposes and (b) not paid prior to the sixtieth day before the adoption by the Issuer of the resolution authorizing the issuance of the Obligations (the "Reimbursement Resolutions") except for (i) those representing Issuing Expenses, (ii) those which are Preliminary Expenditures and which, in the aggregate, represent not more than 20% of the Issue Price of the portion of the Obligations that are expected to finance the portion of the Project for which the Preliminary Expenditures were incurred and (iii) those which do not exceed in the aggregate the lesser of $100,000 or 5% of the Proceeds. On the date the Reimbursement Resolutions were adopted, the Issuer reasonably expected that it would reimburse itself for the expenditures described in the Reimbursement Resolutions from the proceeds of an obligation. The Reimbursement Resolutions were not blanket resolutions routinely adopted as a matter of course. Any reimbursement allocation to be made with respect to the Reimbursable Expenditures will be made in writing not later than 18 months after the later of the date a Reimbursable Expenditure was paid or the date the property provided by a Reimbursable Expenditure was placed in service, but in no event more than 3 years after the Reimbursable Expenditure was paid. All of the expenditures for which the Issuer will be reimbursed from the Proceeds of the Obligations were described in the Reimbursement Resolutions. Proceeds of the Obligations in an amount equal to the amount of expenditures relating to the Project which have been paid from other funds of the

Issuer prior to receipt of the proceeds of the Obligations are hereby allocated to the reimbursement of those original expenditures.

No portion of the proceeds of the Obligations allocable to the Reimbursable Expenditures will, upon receipt by the Issuer, be used, directly or indirectly, (i) within one year of the date of its allocation, to refund an issue of governmental obligations or to create or increase the balance in, or replace funds that have been, are being or will be on deposit in, a sinking fund (other than a bona fide debt service fund) or a reserve or replacement fund or in any manner which results in the creation of Replacement Proceeds of the Obligations or any other bonds or (ii) in any abusive arbitrage device designed to avoid, in whole or in part, arbitrage yield restrictions, arbitrage rebate requirements or any other provision of Sections 142 through 147 of the Code.

Section 2.7. Allocation of Proceeds. The Issuer may establish any allocation and accounting method for the Proceeds of the Obligations that is permitted under the Code so long as the allocation is not inconsistent with the provisions of the Resolution. The Issuer acknowledges that it must account for the allocation of Proceeds to expenditures not later than 18 months after the later of (a) the date the expenditure is paid or (b) the date the project to be financed, if any, is placed in service, but in no event later than the date 60 days after the fifth anniversary of the Issue Date or the date 60 days after the retirement of the Obligations, if earlier (as set forth in Regulations Section 1.148-6(d)(1)(iii)).

ARTICLE 3
COVENANTS AND CERTIFICATIONS REGARDING OWNERSHIP AND USE OF THE FINANCED PROPERTY AND CERTAIN OTHER GENERAL FEDERAL INCOME TAX MATTERS

Section 3.1. Ownership of the Financed Property. All of the property which is to be provided by the Proceeds of the Obligations (collectively, the "Financed Property") is and will be owned by the Issuer. The Issuer agrees that it will not cease to own any portion of the Financed Property unless the Issuer complies with the applicable provisions of the Resolution and either (i) all property financed directly or indirectly with the Proceeds of the Obligations which the Issuer no longer owns was property which had become inadequate, obsolete or worn out and that the property had been owned and used by the Issuer for a period not less than its reasonably expected economic life or (ii) it obtains an opinion of bond counsel to the effect that the disposition will not adversely affect the validity of the Obligations or cause an Event of Taxability to occur. The Issuer agrees that any proceeds realized from the disposition of any Financed Property as provided in the preceding sentence will be treated as Financed Property for purposes of this Certificate or in any other manner which, based upon an opinion of bond counsel, will not adversely affect the validity of the Obligations or cause an Event of Taxability to occur.

Section 3.2. Use of the Project and the Financed Property. No person other than the Issuer, employees of the Issuer and members of the general public currently uses any portion of the Financed Property except pursuant to the contracts described in Exhibit 3.2 ("Private Use Contracts"). Except for the Private Use Contracts, there are and will be no leases, management

or incentive payment contracts, take-or-pay or other output contracts or similar arrangements between the Issuer and any nongovernmental person with respect to the Financed Property.

The Issuer agrees that no portion of the Proceeds of the Obligations will be used for a Private Business Use except pursuant to the Private Use Contracts and that payment of the principal of or interest on the Obligations will not directly or indirectly (a) be secured by any interest in property used or to be used for a Private Business Use or payments in respect of property used or to be used for a Private Business Use or (b) be derived from payments in respect of property or borrowed money used or to be used for a Private Business Use to the extent necessary to maintain the tax-exempt status of the interest on the Obligations. The Issuer agrees that it will not lease or otherwise permit others to use any portion of the Financed Property, whether pursuant to an extended or renewed Private Use Contract, a new lease or management contract or otherwise, if the property to be leased or otherwise used, when aggregated with other Financed Property then subject to lease or other use, represents more than 5% of the Proceeds of the Obligations, unless prior to the lease or other permitted use the Issuer obtains an opinion of bond counsel to the effect that the proposed lease or other use will not adversely affect the validity of the Obligations or cause an Event of Taxability to occur.

Section 3.3. Loans of Proceeds. Not more than 5% of the Proceeds of the Obligations has been or will be loaned, directly or indirectly, in whole or in part, by the Issuer to any other person.

Section 3.4. No Federal Guaranty. The Obligations are not "federally guaranteed" within the meaning of Section 149(d) of the Code. Neither the payment of the principal of or interest on the Obligations, nor any credit enhancement or liquidity facility relating to the Obligations is guaranteed, in whole or in part, by the United States or any agency or instrumentality of it. No portion of the Proceeds of the Obligations will be used to make a loan, the payment of principal or interest with respect to which is to be guaranteed, in whole or in part, by the United States or any agency or instrumentality of it. No Proceeds of the Obligations will be invested, directly or indirectly, in federally insured deposits or accounts except for Proceeds invested for an initial temporary period until such Proceeds are needed for the purpose for which the Obligations were issued, Proceeds invested as a part of a bona fide debt service fund or Proceeds invested in bonds issued by the United States Treasury.

ARTICLE 4
FUNDS AND ACCOUNTS

Section 4.1. Funds and Accounts under the Resolution.

(a) Debt Service Account. The Resolution provides for a Debt Service Fund Account (the "Debt Service Account"). The Debt Service Account will be used primarily to achieve a proper matching of revenues with principal and interest payments on the Obligations within each bond year. The Issuer expects that the Debt Service Account will be depleted at least once each bond year to pay debt service on the Obligations (except for a reasonable carryover amount not to exceed the greater of the earnings on the Debt Service Account, in the

aggregate, for the immediately preceding bond year or one-twelfth of the principal and interest payments on the Obligations for the immediately preceding bond year).

(b) Borrowed Money Fund. The Resolution creates a Borrowed Money Fund (the "Borrowed Money Fund"). Amounts on deposit in the Borrowed Money Fund are reasonably expected to be allocated to expenditures for the Project and will be held in the Borrowed Money Fund until they are applied to the Project.

Section 4.2. No Sinking Fund. Other than the Debt Service Account, no funds have been established, or are expected to be established, regardless of where they are located or by whom they are owned, which are reasonably expected to be used, directly or indirectly, to pay the principal of or interest on the Obligations.

Section 4.3. No Pledged Funds. Except for amounts on deposit in the Debt Service Account, there are no amounts which have been pledged or are expected to be pledged or otherwise restricted, regardless of where they are located or by whom they are owned, directly or indirectly, to pay the principal of or interest on the Obligations or to pay amounts due to a guarantor of the Obligations and as to which there is a reasonable assurance that they will be available to pay the principal of or interest on the Obligations even if the Issuer encounters financial difficulties.

Section 4.4. No Negative Pledges. No amounts are or are expected to be held under an agreement to maintain the amount at a particular level for the direct or indirect benefit of the owners of the Obligations.

Section 4.5. No Replacement Proceeds. Neither the Issuer nor any other substantial beneficiary of the Obligations has any property or amounts, regardless of where they are located or by whom they are owned, which have a sufficiently direct nexus to the Obligations or the purposes for which the Obligations are being issued to conclude that those amounts would have been used for the purposes for which the Proceeds of the Obligations are being used if the Proceeds of the Obligations were not so used. The mere availability or preliminary earmarking of amounts for those purposes does not in itself establish a sufficient nexus. Amounts described in this Section include, but are not limited to, sinking funds, pledged funds and other replacement proceeds described in the preceding three Sections to the extent that those funds or amounts are held by or derived from a substantial beneficiary of the Obligations, including the Issuer.

Section 4.6. No Other Replacement Proceeds. The term of the Obligations is not longer than is reasonably necessary for the governmental purpose for which the Obligations are being issued. The Obligations have a weighted average maturity that does not exceed 120% of the average reasonably expected economic life of the Financed Property, determined as provided under Section 147(b) of the Code based on the information set forth in the Facts and Estimates. None of the Proceeds of the Obligations will be used to finance restricted working capital expenditures or a working capital reserve.

ARTICLE 5
YIELD AND YIELD RESTRICTIONS

Section 5.1. Yield on the Obligations. The Yield on the Obligations is 4.1365%, as shown in the Schedule attached hereto as Exhibit 5.1. The Obligations are not subject to mandatory early redemption in full or contingent redemptions which are expected to be exercised. The Obligations are subject to optional early redemption within 5 years of the issue date, but the Yield on the Obligations computed by assuming the Obligations are redeemed at maturity is not more than 1/8 of 1% higher than the Yield on the Obligations computed by assuming the Obligations are redeemed at their earliest possible date. None of the Obligations are subject to optional redemption and are issued at an Issue Price that exceeds the stated redemption price at maturity by more than 1/4 of 1% multiplied by the product of the stated redemption price at maturity and the number of complete years to the first optional redemption date for the Obligations. None of the Obligations bear interest at increasing interest rates.

Section 5.2. No Hedging Transactions. The Issuer has not entered an interest rate swap, interest rate cap, futures contract, forward contract, option or other contract designed primarily to modify the Issuer's risk of interest rate changes (collectively, an "Interest Rate Hedge") with respect to the Obligations and the Issuer will not enter an Interest Rate Hedge with respect to the Obligations without obtaining an opinion of bond counsel to the effect that the Interest Rate Hedge will not adversely affect the validity of the Obligations or cause an Event of Taxability to occur.

Section 5.3. No Other Obligations. The Obligations were sold on the Sale Date. The Issuer has not sold in the 15 days immediately preceding the Sale Date, and the Issuer will not sell within 15 days after the Sale Date, any other tax-exempt obligations that will be sold pursuant to the same plan of financing as the Obligations and which are reasonably expected to be paid from substantially the same source of funds as the Obligations.

Section 5.4. Temporary Periods; Yield Restrictions. The Issuer agrees that it will not make investments with money on deposit in the funds and accounts established under the Resolution which do not meet the following limitations:

(a) Proceeds to be used to pay Issuing Expenses may be invested without regard to the Yield on the investment until one year after the date of this Certificate.

(b) Proceeds on deposit in the Borrowed Money Fund which are to be used to pay costs of the Project, the Capitalized Interest and the Funded Interest, including earnings on them, may be invested without regard to the Yield on the investment until the earlier of (i) three years after the date of this Certificate, (ii) the completion or abandonment of the Project or (iii) the date on which the Obligations are advance refunded.

(c) Amounts on deposit in the Debt Service Account or any other fund or account, to the extent they are reasonably expected to be expended to pay debt service on the Obligations on or prior to the March 31 immediately succeeding the date of their deposit, may be invested without regard to the Yield on the investment for not more than thirteen months. Other

amounts on deposit in the Debt Service Account, except as provided in (d) below, may not be invested in a manner which produces a Yield greater than the Yield on the Obligations.

(d) Except as otherwise provided in this Section above, amounts on deposit in any fund or account representing earnings on any other fund or account established under the Resolution may be invested without regard to the Yield on the investment for a one-year period beginning on the date of the receipt of those earnings.

Section 5.5. Investments in Certificates of Deposit. The Issuer agrees that it will not invest amounts on deposit in the funds and accounts established under the Resolution in Certificates of Deposit without complying with the provisions of Regulations Section 1.148-5(d)(6)(ii).

Section 5.6. No Investments in Guaranteed Investment Contracts. No amounts on deposit in the funds and accounts established under the Resolution are expected to be invested in an escrow float contract, debt service fund forward agreement, debt service reserve fund agreement or any other nonpurpose investment that has specifically negotiated withdrawal or reinvestment provisions and a specifically negotiated interest rate or any agreement to supply investments on two or more future dates (a "Guaranteed Investment Contract"). In addition, the Issuer agrees that it will not invest amounts on deposit in the funds and accounts established under the Resolution in a Guaranteed Investment Contract without complying with the provisions of Regulations Section 1.148-5(d)(6)(iii).

Section 5.7. Records Relating to Investments. The Issuer agrees to keep adequate records with respect to its investment and reinvestment of any money it holds in any of the funds and accounts established under the Resolution or otherwise, with respect to the Obligations. For purposes of this Section, adequate records with respect to investments include (a) purchase price, (b) purchase date, (c) type of investment, (d) accrued interest paid, (e) interest rate, if applicable, (f) principal amount, (g) maturity date, (h) interest payment date, if applicable, (i) date of liquidation and (j) receipts upon liquidation.

ARTICLE 6
REBATE

Section 6.1. Rebate. (a) The Issuer has general taxing powers, all of the Net Proceeds of the Obligations are to be used for local governmental activities of the Issuer and the aggregate face amount of all tax-exempt obligations issued by the Issuer and all subordinate entities of the Issuer in the current calendar year (excluding current refunding obligations which are not taken into account in determining small issuer status under Section 148(f)(4)(D)(iii) of the Code) will not exceed $5,000,000.

(b) Unless the Obligations are exempt from the arbitrage rebate requirements, the Issuer will take the following actions in order to provide for payment to the United States Treasury of amounts required to be paid to it pursuant to Section 148 of the Code:

(i) Not later than 30 days after each Installment Computation Date the Issuer or a bond counsel, a financial consultant, an accountant or another person or entity experienced in calculating arbitrage rebate retained by the Issuer will determine the amount with respect to the Obligations required to be paid to the United States Treasury pursuant to Section 148 of the Code as of the relevant Installment Computation Date.

(ii) The Issuer will make payment to the United States Treasury on the dates (generally, 60 days after each Installment Computation Date and the Final Computation Date), in the amounts and in the manner required by Section 148 of the Code.

(iii) The Issuer agrees to keep the records necessary to make the calculations described in this Section and records of the calculations made under this Section until six years after the final payment of the Obligations.

Section 6.2. In General. The Issuer acknowledges that failure to comply with the provisions of Section 148(f) of the Code, whether or not mentioned in this Certificate, may result in the occurrence of an Event of Taxability or a liability to the United States under Section 148 of the Code. The representations, certifications and elections made in this Article, and the terms used in this Article, are based upon the provisions of Section 148 of the Code and Section 1.148-7 of the Regulations. The Code and Regulations should be consulted for further information regarding the content of this Article.

ARTICLE 7
DEFINITIONS

Section 7.1. Definitions. As used in this Certificate, the following terms have the following meanings unless the context clearly requires another meaning. Other capitalized terms used but not defined in this Certificate have the same meanings as are attributed to them in the Resolution.

"Accrued Interest" means the interest, if any, accrued on the Obligations from the date of the Obligations to the date of this Certificate (which does not exceed one year) and which will be paid within one year of the date of this Certificate.

"Arbitrage Bonds" has the meaning used in Section 148 of the Code and the Regulations.

"Capitalized Interest" has the meaning given to that term in Section 2.1 of this Certificate.

"Closing Date" means November 23, 2026.

"Estimated Total Cost of the Project" means the estimated total cost of the Project as described in Section 2.1 and the Facts and Estimates.

"Event of Taxability" means any act, omission or event which results in the interest paid or payable on any Obligations becoming includable for federal income tax purposes in the gross income of any Registered Owner.

"Final Computation Date" means the date the last Obligation is discharged; provided, however, if the Obligations are retired within 3 years of the issue date, the Final Computation Date need not occur before the end of 8 months after the issue date or during the period in which the Issuer reasonably expects that any of the spending exceptions under Section 1.148-7 of the Regulations will apply to the Obligations.

"Financed Property" has the meaning specified in Section 3.1.

"First Required Rebate Payment Date" means a date which is not later than five years and 60 days after the date on which the Obligations were issued.

"Funded Interest" has the meaning given to that term in Sections 2.1 and 2.5 of this Certificate.

"Gross Proceeds" means any Proceeds and Replacement Proceeds.

"Installment Computation Date" means, initially, any date selected by the Issuer pursuant to Section 1.148-3(e) of the Regulations which is not later than five years after the Closing Date (and, if no date is selected by the Issuer, shall be the date which is five years after the Closing Date). Thereafter, but prior to the Final Computation Date, Installment Computation Date means any date selected by the Issuer which is not later than five years after the previous Installment Computation Date. On or before the First Required Rebate Payment Date, the Issuer may treat the last day of any bond year as the Installment Computation Date but then cannot change that treatment after the First Required Rebate Payment Date. After the First Required Rebate Payment Date, the Issuer must consistently select either the end of each bond year or the fifth bond year as the Installment Computation Date.

"Investment Proceeds" means any amounts actually or constructively received from investing Proceeds of the Obligations. Investment Proceeds as of the date of this Certificate are reasonably expected to be as set forth in the Facts and Estimates.

"Issue Price" means in the case of the Obligations the price paid by the Purchaser for the Obligations pursuant to Section 1.148-1(f)(2) of the Regulations because the Purchaser is a single buyer that is not an underwriter. See Section 1.1 and Exhibit B.

"Issuing Expenses" means the costs incurred to issue the Obligations.

"Net Proceeds" means the Sale Proceeds less the amount of Sale Proceeds deposited in a debt service reserve fund ($0).

"Preliminary Expenditures" means architectural, engineering, surveying, soil testing, reimbursement bond issuance and similar costs (not including land acquisition, site preparation and similar costs incident to the commencement of construction) with respect to the Project.

"Private Business Use" means use (directly or indirectly) in a trade or business carried on by any person other than a governmental unit.

"Proceeds" means the Sale Proceeds and the Investment Proceeds.

"Replacement Proceeds" means amounts of the type described in Sections 4.2 through 4.6.

"Sale Date" means November 10, 2026.

"Sale Proceeds" means any amounts actually or constructively received from the sale of the Obligations, including amounts used to pay Underwriter's Discount or other compensation to the Underwriter and accrued interest other than Accrued Interest. See Section 1.1.

"U.S. Government Obligations" means obligations which are direct, full faith and credit obligations of the United States of America or are obligations with respect to which the United States of America has unconditionally guaranteed the timely payment of all principal or interest or both, but only to the extent of the principal or interest so guaranteed.

"Yield" means yield computed under Section 1.148-4 of the Regulations for the Obligations and computed under Section 1.148-5 of the Regulations for an investment.

ARTICLE 8
QUALIFIED TAX-EXEMPT OBLIGATIONS

The Issuer designated the Obligations as "qualified tax-exempt obligations." The amount of the Obligations plus the aggregate principal amount of all other tax-exempt obligations to be issued by the Issuer and all subordinate entities in the current calendar year (including obligations issued on behalf of organizations described in Section 501(c)(3) of the Code but excluding current refunding obligations which are not taken into account in determining small issuer status pursuant to Section 265(b)(3)(C)(ii)(III) of the Code) is not reasonably expected to exceed $10,000,000. The Issuer will not designate more than $10,000,000 of obligations as "qualified tax-exempt obligations" in the current calendar year.

ARTICLE 9
MISCELLANEOUS

Section 9.1. No Overissuance. Based on the information contained in the Facts and Estimates, it is expected that the sum of the Sale Proceeds allocated to the Project, the Investment Proceeds and any funds of the Issuer to be used to pay Project costs will not exceed amounts needed to pay the Estimated Total Cost of the Project. Therefore, no Obligations are being issued for purposes other than financing the costs of the Project and no Obligations are being issued solely for the purpose of investing the proceeds derived from their sale in investments having a Yield greater than the Yield on the Obligations.

Section 9.2. Short Term Borrowings. If any short term borrowings have been incurred in anticipation of the issuance of the Obligations, those borrowings will be fully paid and retired within 30 days of the date of this Certificate.

Section 9.3. No Abusive Arbitrage Device. No action has been taken in connection with the issuance of the Obligations which has the effect of enabling the Issuer to exploit the difference between tax-exempt and taxable interest rates to obtain a material financial advantage and overburdening the tax-exempt bond market by issuing more bonds, issuing bonds earlier or allowing bonds to remain outstanding longer than is otherwise reasonably necessary to accomplish the governmental purposes of the Obligations.

Section 9.4. Opinion of Bond Counsel. The Issuer may deviate from the provisions of this Certificate if it is furnished with an opinion of bond counsel to the effect that the proposed deviation will not adversely affect the validity of the Obligations or cause an Event of Taxability to occur. The Issuer further agrees to comply with any further or different instructions provided to it in an opinion of bond counsel to the effect that the further or different instructions need to be complied with in order to maintain the validity of the Obligations or prevent the occurrence of an Event of Taxability.

Section 9.5. Responsibility for Retaining Records. THE ISSUER ACKNOWLEDGES THAT IT IS RESPONSIBLE FOR MAINTAINING ALL RECORDS IN COMPLIANCE WITH THE RULES AND REGULATIONS APPLICABLE TO THE OBLIGATIONS PURSUANT TO THE CODE, INCLUDING THE FOLLOWING:

(a) the bond transcript;

(b) information showing how the Proceeds of the Obligations are spent, which may include invoices and checks or other verifiable information;

(c) records of all investments of Proceeds of the Obligations and any other Gross Proceeds of the Obligations;

(d) records establishing the use of all Financed Property, including management contracts, leases, and any trade or business use; and

(e) records, certifications, and opinions relating to any change of use of any of the Financed Property, including remedial action certificates and opinions.

THE ISSUER AGREES TO RETAIN SUCH RECORDS UNTIL AT LEAST THREE YEARS FOLLOWING THE FINAL PAYMENT OF THE OBLIGATIONS OR THE FINAL PAYMENT OF ANY ISSUE OR ISSUES OF TAX-EXEMPT BONDS REFUNDING THE OBLIGATIONS.

Section 9.6. General Covenants. The Issuer agrees for the benefit of the registered owners of the Obligations that it will not use or direct the use of the Proceeds of the Obligations in a manner which would cause the Obligations to become Arbitrage Bonds.

Section 9.7. Representations Reasonable. The Issuer is not aware of any facts or circumstances which would cause it to question the accuracy of the facts, circumstances, estimates or expectations of the Purchaser and, to the best of its knowledge, those facts, circumstances, estimates and expectations are reasonable.

Section 9.8. Expectation. On the basis of the foregoing, it is not expected that the Proceeds of the Obligations will be used in a manner that will cause the Obligations to become Arbitrage Bonds.

Section 9.9. Person Responsible. The person signing this Certificate on behalf of the Issuer is an officer of the Issuer responsible for issuing the Obligations on behalf of the Issuer.

Section 9.10. Form 8038-G. To the best of the Issuer's knowledge and belief, the information contained in the Information Return (Form 8038-G) attached in the transcript is complete and accurate.

IN WITNESS WHEREOF, the Issuer has executed this Tax Exemption Certificate by its duly authorized officer.

VILLAGE OF SOMERS, WISCONSIN

By:_____
Title:_____

[Signature Page of Tax Exemption Certificate]

EXHIBIT A
TO
TAX EXEMPTION CERTIFICATE

Facts and Estimates in Support of Tax Exemption Certificate

(See attached)

EXHIBIT B
TO
TAX EXEMPTION CERTIFICATE

Purchaser's Certificate

(See attached)

EXHIBIT 3.2
TO
TAX EXEMPTION CERTIFICATE

Schedule of Private Use Contracts

NONE

EXHIBIT 5.1
TO
TAX EXEMPTION CERTIFICATE

Yield Calculation

(See attached)

VILLAGE OF SOMERS

$5,000,000 GENERAL OBLIGATION PROMISSORY NOTE
DATED/CLOSING 11/23/2026

Proof of Bond Yield @ 4.1365265%

Date	Cashflow	PV Factor	Present Value	Cumulative PV
11/23/2026	-	1.0000000x	-	-
03/01/2027	325,000.00	0.9889162x	321,397.77	321,397.77
03/31/2027	15,500.97	0.9855478x	15,276.95	336,674.71
09/01/2027	231,994.18	0.9688773x	224,773.89	561,448.60
09/30/2027	93,005.81	0.9656870x	89,814.50	651,263.10
03/31/2028	4,596,919.27	0.9460112x	4,348,736.90	5,000,000.00
Total	**$5,262,420.23**	-	**$5,000,000.00**	-

Derivation Of Target Amount

Par Amount of Bonds	$5,000,000.00
Original Issue Proceeds	$5,000,000.00

FACTS AND ESTIMATES IN SUPPORT
OF
TAX EXEMPTION CERTIFICATE
FOR
$5,000,000
VILLAGE OF SOMERS
GENERAL OBLIGATION PROMISSORY NOTE
DATED NOVEMBER 23, 2026
CLOSING NOVEMBER 23, 2026

1. Cost of the Project:

The elements of the Project and the respective costs are estimated to be at least as follows:

PURPOSE	ESTIMATED COST
a) Project	$_____
b) Issuing Expenses	7,500
ESTIMATED TOTAL:	$_____

2. Source of funds for the Project:

The estimated total cost of the Project is expected to be financed from:

Sale Proceeds	$5,000,000
Estimated Investment Earnings on Temporary Investment of Sale Proceeds (See Paragraph 6)	_____
Other Sources (If Any) Itemize:	
_____	_____
ESTIMATED TOTAL:	$_____

3. Schedule of the Project:

The schedule of the various elements of the Project financed with Proceeds including the contemplated completion and final payment dates, is as follows:

CONSTRUCTION PROJECTS	DATE
a) Pike Creek Lift Station projects	
1. hire architect/engineer	_____, 20___
2. bid projects	_____, 20___
3. sign contracts	_____, 20___
4. commence construction	_____, 20___
5. complete construction	_____, 20___
6. final payment on construction contracts	_____, 20___
b) Street improvement projects	
1. hire architect/engineer	_____, 20___
2. bid projects	_____, 20___
3. sign contracts	_____, 20___
4. commence construction	_____, 20___
5. complete construction	_____, 20___
6. final payment on construction contracts	_____, 20___
c) Fire Station #2 replacement	
1. hire architect/engineer	_____, 20___
2. final payment on contracts	_____, 20___
EQUIPMENT/LAND PURCHASE PROJECTS	
a) ambulance	
1. purchase order/offer	_____, 20___
2. contract of purchase	_____, 20___
3. delivery/closing	_____, 20___
4. final payment on contract of purchase	_____, 20___

4. Reimbursement of Project Costs:

Sale Proceeds in the amount of $_____ are allocated to reimburse expenditures made on the Project prior to the date of issuance of the Obligations. These expenditures were made on or after _____, ____ for the following purposes:

_____.

5. Reasonably Expected Economic Life:

Element of the Project	Economic Life
Pike Creek Lift Station projects	_____ years
Street improvement projects	_____ years
Fire Station #2 replacement	_____ years
Replacement of an ambulance	_____ years
_____	_____ years

6. Investment of Funds:

Some of the Sale Proceeds will be invested between the time of borrowing and actual expenditure for the various elements of the Project. Investment Proceeds have been estimated at $_____ as described in Section 2 above, based on an assumed interest rate of ____% and disbursement of funds in accordance with the Project schedules set forth in Section 3.

Prepared and submitted by:

_____
Name: _____
Title: _____
Effective Date: November 23, 2026

Form **8038-G** (Rev. October 2021)

Department of the Treasury
Internal Revenue Service

Information Return for Tax-Exempt Governmental Bonds

▶ Under Internal Revenue Code section 149(e)
▶ See separate instructions.
Caution: *If the issue price is under $100,000, use Form 8038-GC.*
▶ Go to *www.irs.gov/F8038G* for instructions and the latest information.

OMB No. 1545-0047

Part I Reporting Authority

Check box if **Amended Return** ▶ ☐

1 Issuer's name
Village of Somers

2 Issuer's employer identification number (EIN)
47-4090653

3a Name of person (other than issuer) with whom the IRS may communicate about this return (see instructions)

3b Telephone number of other person shown on 3a

4 Number and street (or P.O. box if mail is not delivered to street address) | Room/suite
7511 - 12th Street, P.O. Box 197

5 Report number *(For IRS Use Only)*
3

6 City, town, or post office, state, and ZIP code
Somers, WI 53171

7 Date of issue
11/23/2026

8 Name of issue
General Obligation Promissory Note

9 CUSIP number
None

10a Name and title of officer or other employee of the issuer whom the IRS may call for more information
Jim Hurley, Village Administrator

10b Telephone number of officer or other employee shown on 10a
262-859-2822

Part II Type of Issue (Enter the issue price.) See the instructions and attach schedule.

11	Education	11	
12	Health and hospital	12	
13	Transportation	13	
14	Public safety	14	
15	Environment (including sewage bonds)	15	
16	Housing	16	
17	Utilities	17	
18	Other. Describe ▶ capital projects	18	5,000,000
19a	If bonds are TANs or RANs, check only box 19a ▶ ☐		
b	If bonds are BANs, check only box 19b ▶ ☐		
20	If bonds are in the form of a lease or installment sale, check box ▶ ☐		

Part III Description of Bonds. Complete for the entire issue for which this form is being filed.

	(a) Final maturity date	(b) Issue price	(c) Stated redemption price at maturity	(d) Weighted average maturity	(e) Yield
21	03/31/2028	$ 5,000,000	$ 5,000,000	1.271 years	4.1365 %

Part IV Uses of Proceeds of Bond Issue (including underwriters' discount)

22	Proceeds used for accrued interest			22	0
23	Issue price of entire issue (enter amount from line 21, column (b))			23	5,000,000
24	Proceeds used for bond issuance costs (including underwriters' discount)	24	7,500		
25	Proceeds used for credit enhancement	25	0		
26	Proceeds allocated to reasonably required reserve or replacement fund	26	0		
27	Proceeds used to refund prior tax-exempt bonds. Complete Part V	27	0		
28	Proceeds used to refund prior taxable bonds. Complete Part V	28	0		
29	Total (add lines 24 through 28)			29	7,500
30	Nonrefunding proceeds of the issue (subtract line 29 from line 23 and enter amount here)			30	4,992,500

Part V Description of Refunded Bonds. Complete this part only for refunding bonds.

31	Enter the remaining weighted average maturity of the tax-exempt bonds to be refunded ▶	years
32	Enter the remaining weighted average maturity of the taxable bonds to be refunded ▶	years
33	Enter the last date on which the refunded tax-exempt bonds will be called (MM/DD/YYYY) ▶	
34	Enter the date(s) the refunded bonds were issued ▶ (MM/DD/YYYY)	

Part VI Miscellaneous

35	Enter the amount of the state volume cap allocated to the issue under section 141(b)(5)	35	0
36a	Enter the amount of gross proceeds invested or to be invested in a guaranteed investment contract (GIC). See instructions	36a	0
b	Enter the final maturity date of the GIC ▶ (MM/DD/YYYY)		
c	Enter the name of the GIC provider ▶		
37	Pooled financings: Enter the amount of the proceeds of this issue that are to be used to make loans to other governmental units	37	0
38a	If this issue is a loan made from the proceeds of another tax-exempt issue, check box ▶ ☐ and enter the following information:		
b	Enter the date of the master pool bond ▶ (MM/DD/YYYY)		
c	Enter the EIN of the issuer of the master pool bond ▶		
d	Enter the name of the issuer of the master pool bond ▶		
39	If the issuer has designated the issue under section 265(b)(3)(B)(i)(III) (small issuer exception), check box ▶		☑
40	If the issuer has elected to pay a penalty in lieu of arbitrage rebate, check box ▶		☐
41a	If the issuer has identified a hedge, check here ▶ ☐ and enter the following information:		
b	Name of hedge provider ▶		
c	Type of hedge ▶		
d	Term of hedge ▶		
42	If the issuer has superintegrated the hedge, check box ▶		☐
43	If the issuer has established written procedures to ensure that all nonqualified bonds of this issue are remediated according to the requirements under the Code and Regulations (see instructions), check box ▶		☑
44	If the issuer has established written procedures to monitor the requirements of section 148, check box ▶		☑
45a	If some portion of the proceeds was used to reimburse expenditures, check here ▶ ☐ and enter the amount of reimbursement ▶		
b	Enter the date the official intent was adopted ▶ (MM/DD/YYYY)		

Signature and Consent

Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that I consent to the IRS's disclosure of the issuer's return information, as necessary to process this return, to the person that I have authorized above.

Signature of issuer's authorized representative	Date	Type or print name and title
	11/23/2026	George Stoner, President

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
Frank C. DeGuire		11/23/2026		P02534697

Firm's name ▶ Quarles & Brady LLP		Firm's EIN ▶	39-0432630
Firm's address ▶ 411 East Wisconsin Avenue, Milwaukee, WI 53202		Phone no.	(414) 277-5000

REGISTERED	UNITED STATES OF AMERICA	DOLLARS
	STATE OF WISCONSIN	
NO. R-1	KENOSHA COUNTY	$5,000,000
	VILLAGE OF SOMERS	

GENERAL OBLIGATION PROMISSORY NOTE

MATURITY DATE:	ORIGINAL DATE OF ISSUE:	INTEREST RATE:
March 31, 2028	November 23, 2026	4.13%

REGISTERED OWNER: STATE BANK OF THE LAKES, N.A.

PRINCIPAL AMOUNT: FIVE MILLION DOLLARS ($5,000,000)

FOR VALUE RECEIVED, the Village of Somers, Kenosha County, Wisconsin (the "Village"), hereby acknowledges itself to owe and promises to pay to the registered owner identified above (or to registered assigns), the principal amount identified above, in installments of principal and interest on the dates and in the amounts set forth on the schedule attached hereto, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable until the aforesaid principal amount is paid in full.

Both the principal of and interest on this Note are payable in lawful money of the United States by the Village Clerk or Village Treasurer.

Payment of each installment of principal and interest (except the last) shall be made to the registered owner hereof who shall appear on the registration books of the Village maintained by the Village Clerk at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date") and shall be paid by check or draft of the Village mailed to such registered owner at his address as it appears on such registration books or at such other address as may be furnished in writing by such registered owner to the Village Clerk. The final installment of principal and interest on this Note shall be payable upon presentation and surrender hereof at the office of the Village Clerk or Village Treasurer.

For the prompt payment of this Note together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the Village are hereby irrevocably pledged.

This Note is issued by the Village pursuant to the provisions of Section 67.12(12), Wisconsin Statutes, for the public purposes including paying the cost of capital projects, including the Pike Creek Lift Station, street improvement projects, design of Fire Station #2 replacement and replacement of an ambulance, as authorized by a resolution adopted on November 10, 2026. Said resolution is recorded in the official minutes of the Village Board for said date.

The Note is subject to redemption prior to maturity, at the option of the Village, on any date. The Note is redeemable as a whole or in part, at the principal amount thereof, plus accrued interest to the date of redemption.

Before the redemption of any of the Notes, unless waived by the registered owner, the Village shall give notice of such redemption at least thirty (30) days prior to the date fixed for redemption to the registered owner of each Note to be redeemed, in whole or in part, at the address shown on the registration books. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Notes shall cease to bear interest on the specified redemption date, provided that federal or other immediately available funds sufficient for such redemption are on deposit with the registered owner at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

The Notes are issued in registered form in the denomination of $100,000 or more. This Note may be exchanged at the office of the Village Clerk for a like aggregate principal amount of Notes of the same maturity in other authorized denominations.

This Note is transferable by a written assignment duly executed by the registered owner hereof or by such owner's duly authorized legal representative. Upon such transfer a new registered Note, in authorized denomination or denominations and in the same aggregate principal amount, shall be issued to the transferee in exchange hereof.

The Village may deem and treat the registered owner hereof as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof, premium, if any, hereon and interest due hereon and for all other purposes, and the Village shall not be affected by notice to the contrary.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the Village, including this Note and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Note, together with the interest thereon, when and as payable.

This Note is a "qualified tax-exempt obligation" pursuant to the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the Village of Somers, Kenosha County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the manual or facsimile signatures of its duly qualified President and Village Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

VILLAGE OF SOMERS
KENOSHA COUNTY, WISCONSIN

By: _____
George Stoner
President

(SEAL)

By: _____
Wendy Burnette
Village Clerk

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

_____

(Name and Address of Assignee)

_____

(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

_____
(e.g. Bank, Trust Company or Securities Firm)

_____
(Registered Owner)

NOTICE: This signature must correspond with the name of the registered owner as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

_____
(Authorized Officer)

*The Internal Revenue Code of 1986 (IRC Section 149) requires that for interest on a municipal obligation with a term greater than one year to be exempt from federal income tax, the obligation must be issued and remain in registered form.

Section 67.09, Wisconsin Statutes provides that the Village Clerk of the Village when acting as the registrar shall record the registration of each note or bond in its bond registrar. Therefore, if this Note is to be assigned, the Village Clerk of the Village should be notified and a copy of this Assignment should be sent to the Village Clerk of the Village for his or her records.

Village of Somers Promissory Note, 2026
Illustrative Amortization Schedule

Paramaters:

Amount:		5,000,000.00
Dated:		11/23/2026
Interest Rate (BQ):		4.13%
First Payment Days 30/360):	3/1/2027	98
Second Payment Days	9/1/2027	180
Third Payment Days:	3/31/2028	210

Payment Date	Principal	Interest	Debt Service	Ending Balance
3/1/2027	268,786.11	56,213.89	325,000.00	4,731,213.89
9/1/2027	227,300.43	97,699.57	325,000.00	4,503,913.46
3/31/2028	4,503,913.46	108,506.78	4,612,420.24	-
	5,000,000.00	262,420.24	5,262,420.24	

MUNICIPAL INFORMATION QUESTIONNAIRE

Prepared and Submitted By:
Wendy Burnette
Village Clerk-Treasurer

1. Official Name of Government Unit: Village of Somers
2. County: Kenosha County
3. Employer I. D. #: 47-4090653
4. Address: 7511 - 12th Street, P.O. Box 197, Somers, WI 53171 (For UPS Delivery: Kenosha, WI 53144)

   Phone Number: (262) 859-2822 Fax Number: (262) 859-2331
5. Contact Person: Wendy Burnette, Village Clerk-Treasurer
6. Date/Time/Place of Regular Meetings: 2nd and 4th Tuesday of Month / 5:30 p.m. / Somers Village Hall, 7511 - 12th Street, Somers, WI
7. Does Municipality have an official or corporate seal? ☒ **YES** ☐ **NO**
8. Name of Official Newspaper, if any: Kenosha News
   ☐ **WEEKLY** ☒ **DAILY**
9. Administrators and Officers: ***(Please complete with official names (including middle initials) as used to sign legal documents.)***

Name	Elected or Appointed?	Date Term of Office Expires
George Stoner President	Elected	04/2027
Jim Hurley Village Administrator Jhurley@somerswi.gov Cell: 815-321-2110	Appointed	N/A
Wendy Burnette Village Clerk-Treasurer wburnette@somerswi.gov	Appointed	N/A
Kevin Poirier Assistant to the Administrator kpoirier@somerswi.gov	Appointed	N/A

Jeffrey Davison
Village Attorney
Davison Law Office
1207 - 55th Street
Kenosha WI 53140
dmltd@sbcglobal.net
Phone Number: (262) 657-5165 Fax Number: (262) 657-5517

10. Number of Village Board members? 6 plus president ***(Please attach current list)***

11. Are there any special resolutions or ordinances in effect (other than Wisconsin's Open Meeting law) regarding meeting notices, quorum requirements, etc.? ☐ YES ☐ NO
If yes, please provide detail. _____
_____

12. Are there any proceedings now pending with respect to a change in the form of government or the detachment of territory? ☐ YES ☐ NO
If yes, please provide detail. _____
_____

13. Has the governing body or electors adopted any charter ordinances under Section 66.0101, Wis. Stats. or direct legislation under Section 9.20, Wis. Stats. restricting borrowing by the Village or are any proceedings for such purposes now pending? ☐ YES ☐ NO
If yes, please provide detail. _____
_____

14. Is there any litigation pending or threatened with respect to the corporate existence, organization, or boundaries of the government unit or the right of title of any officer of the government unit to his or her respective office? ☐ YES ☐ NO
If yes, please provide detail. _____
_____

15. Are there any resolutions in effect which require any officers other than the president and clerk, to execute bonds or notes or other documents evidencing indebtedness? *If yes, please provide detail.* ☐ YES ☐ NO
_____
_____

16. Are there any other facts or circumstances which could have an impact on the issuance of the bonds or notes in question (e.g., debt policy, litigation other than as set forth above, annexations, etc)? *If yes, please discuss.* ☐ YES ☐ NO
_____
_____

Prepared and submitted by:

_____
Wendy Burnette
Village Clerk-Treasurer

Signed on: _____

Village of Somers
Resolution No. 15-016

Resolution Adopting Debt Management Policy

Whereas, the Village Board's intent is to enact sound fiscal policies, and

Whereas, issuing & managing debt is a key component in the Village's Financial Stability, and

Whereas, a Debt Management Policy reflects the best practices of the Governmental Accountant Standards Board (GASB)

Therefore, Village Board of the Village of Somers does hereby resolve that the attached Debt Management Policy is adopted.

Dated this 11th day of August, 2015

George Stoner, Village President

Timothy L. Kitzman, Clerk/Treasurer

VILLAGE OF SOMERS CORPORATE SEAL WISCONSIN KENOSHA COUNTY

VILLAGE OF SOMERS
DEBT MANAGEMENT POLICY

AUGUST, 2015

1. **Statement of Policy.** The Village recognizes that the foundation of any well-managed program of capital financing is a comprehensive debt management policy. A debt policy sets forth the parameters for issuing debt and managing outstanding debt and provides guidance to decision makers regarding the timing and purposes for which debt may be issued, types and amounts of permissible debt, method of sale that may be used and structural features that may be incorporated. The debt policy recognizes a binding commitment to full and timely repayment of all debt as an intrinsic requirement for entry into the capital markets. Adherence to the debt policy helps the Village to maintain a sound debt position and protect its credit quality. Further advantages of a debt policy are:

    a. Enhances the quality of decisions by imposing order and discipline.

    b. Promotes consistency and continuity in decision making.

    c. Rationalizes the decision-making process.

    d. Identifies objectives for staff to implement.

    e. Demonstrates a commitment to long-term financial planning objectives.

    f. Is regarded positively by the rating services in reviewing credit quality.

2. **Capital Improvement Planning.** The Village will develop and maintain a multi-year Capital Improvement Plan (CIP) for consideration and adoption by the Village Board as part of the annual budgeting process and shall be part of the Village's annually adopted budget. The CIP will be for the coming five fiscal years and will be updated periodically, as priorities and needs dictate. The CIP will contain the following information:

    a. A description of each project.

    b. A listing of the expected sources of funds for each project.

    c. Estimated timing for each project.

    d. An analysis of the debt financing required and the conformance of the planned financings with policy targets and the economic and fiscal resources of the Village to bear such indebtedness over the next five years.

3. **Limitations on Issuance of Debt**

a. Legal Limits.

i. General Obligation (G.O.) Debt Limit. The total principal amount outstanding of debt obligations carrying the G.O. pledge of the Village may not exceed an amount equal to five percent of the Village's equalized value (including any tax increments) as determined by the Wisconsin Department of Revenue. As identified in the "Affordability Targets" section of this policy, the Village has further identified the objective of maintaining its direct debt burden no more than 65% of its statutorily allowed debt capacity.

1. Enterprise Supported Debt: Consideration may be given to exceed the 65% self-imposed cap for the purpose of issuing G.O. Debt for purposes where a dedicated revenue stream is available (i.e. utility revenues, tax increment districts, leases, etc.)

ii. Purpose and Authority. Debt obligations may be issued by the Village under the authority of, and for the purposes defined in the following Chapters or Sections of the Wisconsin Statutes:

1. Chapter 67 – G.O. Bonds and Notes
2. Section 66.0621 – Revenue Obligations
3. Section 66.1331 – Blighted Area Law
4. Section 66.1333 – Blight Elimination and Slum Clearance

b. Public Policy Limits.

i. Purposes of Debt Issuance. In determining whether a particular project is appropriately financed with debt obligations, the Village Board will consider the following public policy objectives:

1. It is the intent of the Village to cash fund projects, in whole or in part, as an alternative to debt financing when practical. It is recognized, however, that most major projects will contain some element of debt financing. This also serves to promote taxpayer equity by amortizing the costs of improvements over their useful lives, providing the Village the ability to charge those benefiting from the improvements over time.

2. The Village may issue debt obligations to purchase capital assets and to fund infrastructure improvements when current revenues or fund balance/retained earnings are unavailable or reserved for other purposes.

3. The Village may also issue debt obligations to provide funds for the implementation of economic development projects. These types of projects will normally be undertaken through the framework of a tax increment district.

4. The Village will not issue long-term debt obligations to provide funds for operating purposes. Issuance of short-term debt obligations to finance operating expenses will only be considered in the event of a financial emergency.

ii. Use of Derivatives. Derivatives are financial contracts, or financial instruments, whose values are derived from the value of something else (known as the underlying instrument). The Village will, as a general practice, not enter into contracts and financing agreements involving interest rate swaps, floating/fixed rate auction or reset securities, or other forms of debt bearing synthetically determined interest rates. The only type of derivative that will be considered for use by the Village would be a State and Local Government Series (SLGS) Securities investment offered by the US Treasury or a Guaranteed Investment Contract (GIC) when used in conjunction with an advance refunding of the Village's debt. The interest rate earned on time deposit SLGS securities is one basis point below the current estimated Treasury borrowing rate for a security of comparable maturity. Generally the Village will always use SLGS for advance refunding escrow accounts but in the event that SLGS are not available from the US Treasury, the Village would consider the use of a GIC but only after competitive proposals are taken from at least 3 vendors for same.

c. Financial Limits.

i. G.O. Debt.

1. Affordability & Debt Profile Targets. To provide for a capital financing program that is sustainable based on the financial resources of the Village, and to further maintain a credit profile that will allow the Village to maintain its current rating on outstanding debt issues, the following affordability and debt profile targets are established.

a. Direct Debt Burden. The total principal amount of G.O. debt outstanding, expressed as a percentage of the Village's total equalized value, and as a total per capita. The Village has established maximums of 3.25%.

b. Payout Over Ten Years. The percentage of outstanding G.O. debt principal that will be retired within ten years. The Village's target is repayment of no less than 70% of all outstanding principal within ten years.

c. Percentage of Expenditures for Debt Service. The Village's annual gross G.O. debt service payment expressed as a percentage of the sum of all operating and debt service fund expenditures. The Village's targeted "not to exceed" maximum is 25%.

d. Tax Rate for Debt Service. The Village's annual G.O. debt service payment, net of any revenues used to reduce the levy amount needed, divided by the Village's equalized value reduced by any tax increments. The Village's maximum, "not to exceed" tax rate for debt shall be $1.75/$1,000 of Equalized value.

ii. Revenue Debt. The Village may finance the capital needs of its revenue producing enterprise activities through the issuance of revenue-secured debt obligations. Prior to issuing revenue-secured debt obligations, the Village will develop financial plans and projections showing the feasibility of the planned financing, required rates and charges needed to support the planned financing, and the impact of the planned financing on ratepayers. The amount of revenue-secured debt obligations will be limited by the feasibility of the overall financing plan, as well as any existing covenants related to debt obligations with a claim to the same revenue source.

iii. Short-Term Debt.

1. Bond or Note Anticipation Note. Where their use is judged to be prudent and advantageous, the Village may choose to issue Bond or Note Anticipation Notes as a source of interim construction financing. Prior to their issuance, takeout financing must be planned for and determined to be feasible.

2. Tax and Revenue Anticipation Notes. In the event of an extreme financial emergency, the Village may issue Tax or Revenue Anticipation Notes to fund working cash flow needs. Before issuing such notes, cash flow projections will be prepared to ensure that funds will be available for timely repayment of the Notes.

iv. Conduit Debt. The Village may sponsor conduit financings for those activities (i.e., economic development, housing, health facilities, etc.) that have a general public purpose and are consistent with the Village Board's overall service and policy objectives. All conduit financings must be non-recourse to the Village.

v. Debt financing for Non-Profit Entities. The Village may provide funding for 501 (c) (3) organizations on a limited basis provided that the undertaking is vetted by bond counsel for its compliance with IRS regulations. It is anticipated that the Village Staff will do the diligence necessary to verify the non-profit status of the organization and that the funding will comply with all other aspects of this policy.

4. **Debt Structuring Practices.**

a. Maximum Term. The term of any debt obligations issued by the Village should not exceed the economic life of the improvements that they finance. If financially feasible, the term should be shorter than the projected economic life. Ongoing budgeted capital expenditures shall be amortized over a period not longer than 20 years.

b. Interest Rates. Debt obligations issued by the Village will carry a fixed interest rate. If, in consultation with its Municipal Advisor, the Village determines that a variable interest rate offers specific advantages, it may choose to issue securities that pay a rate of interest that varies according to a predetermined formula or results from a periodic remarketing of the securities.

c. Debt Service Structure. Whenever possible, debt will be structured so that annual principal and interest payments are approximately level. If necessary, debt structures may be "wrapped" to accommodate existing debt service payments to allow for the Village's affordability targets to be maintained. Notwithstanding the foregoing, the Village will attempt to structure debt so that interest payments are due not later than the first fiscal year following issuance, and principal payments not later than the third fiscal year following issuance. The Village will generally avoid "balloon" repayment schedules that consist of low annual principal payments and one large payment due at the end of the term.

d. Capitalized Interest. The Village may elect to capitalize interest for any debt obligation, but depending on timing of issuance, it should first consider budgeting for the estimated interest expense, or appropriating the funds from other available sources.

    i. Debt issued on behalf of a tax increment district may require capitalized interest due to the anticipated revenue stream generation of the tax increment district.

e. Call Provisions. Call provisions for debt obligations will be made as short as possible consistent with achieving the best interest rates possible for the Village. Obligations shall be callable at par.

5. Debt Issuance Practices

a. Competitive Sale. The Village will issue its debt obligations through competitive sale unless it is determined by the Village and its Municipal Advisor that a competitive sale would not be expected to produce the best results for the Village. If the Village determines that bids received through a competitive sale are unsatisfactory, or in the event no bids are received, the Village may enter into negotiation for sale of the obligations

b. Negotiated Sale. The Village may consider negotiated sales of debt obligations in extraordinary circumstances when the complexity of the issue requires specialized expertise, when the negotiated sale would result in substantial savings in time or money, or when market conditions or Village credit are unusually volatile or uncertain. If the Village elects to negotiate the sale of a debt obligation, it will utilize a Municipal Advisor with no interests in the underwriting of the transaction to represent it.

c. State and Federal Revolving Loan Funds and Pools. As an alternative to open market financing, the Village may elect to seek a loan through State or Federal programs when this will provide advantages to the Village with respect to costs, interest rates, or terms. Examples of available loan programs include State Trust Fund Loans.

d. Refunding.

i. Advance Refunding. Federal tax law allows debt obligations to be refinanced one time prior to the obligation's earliest pre-payment date (call date). The Village may issue such advance refunding bonds when legally permissible, and when net present value savings, expressed as a percentage of the par amount of the refunding bonds, equal or exceed a target of two percent.

ii. Current Refunding. Current refunding bonds may be issued to refinance existing debt obligations no earlier than sixty days prior to the obligation's earliest pre-payment date (call date). There is presently no limit to the number of times that an issue may be current refunded. The Village may issue current refunding bonds when legally permissible, and whenever doing so is expected to result in a net economic benefit to the Village.

iii. Restructuring of Debt. Independent of potential savings, the Village may choose to refund debt obligations when necessary to provide for an alternative debt structure. Refunding may also be undertaken as a means to replace and modernize bond covenants essential to management and operations.

e. Credit Rating.

i. Rating Service Relationships. The Village Finance Director is responsible for maintaining relationships with any rating service that currently assign ratings

to the Village's debt obligations. This effort shall include providing periodic updates on the Village's general financial condition along with coordinating meetings and presentations in conjunction with a new debt issuance. The Village's Municipal Advisor will assist in this effort.

ii. Use of Rating Services. The Village Finance Director, in consultation with the Village's Municipal Advisor, is responsible for determining whether or not a rating shall be requested on a particular financing, and which rating service(s) will be asked to provide a rating.

iii. Minimum Long-Term Rating Requirements. The Village's minimum rating requirement for its long-term G.O. debt is "A" or higher. If a debt obligation cannot meet this requirement based on its underlying credit strength, then credit enhancement may be sought to achieve the minimum rating. If credit enhancement is unavailable or is determined by the Village Finance Director and the Village's Financial Advisor to be uneconomical, the obligations may be issued without a rating.

6. **Debt Management Practices**

a. Continuing Disclosure. The Village is committed to continuing disclosure of financial and credit information relevant to its outstanding debt obligations and will abide by the provisions of Securities and Exchange Commission (SEC) Rule 15c2-12 concerning primary and secondary market disclosure. The Village Clerk is responsible for providing ongoing disclosure information and may be assisted by the Village's Municipal Advisor in the execution of this task.

b. Investment of Debt Proceeds. The Village will temporarily invest the proceeds of debt obligations in accordance with its investment policy. Interest earnings realized within construction accounts will be applied first towards payment of project costs, then for payment of debt service associated with the obligations.

c. Arbitrage Rebate and Monitoring. The Village Finance Director and Village Treasurer will establish and maintain a system of record keeping and reporting to meet arbitrage rebate compliance requirements of the federal tax code. This effort will include tracking investment earnings on proceeds of debt obligations, calculating rebate payments in compliance with tax law, and remitting any rebatable earnings to the federal government in a timely manner in order to preserve the tax-exempt status of the Village's outstanding debt obligations. Additionally, general financial reporting and certification requirements embodied in bond covenants shall be monitored to ensure that all covenants are complied with. The Village's Financial Advisor may assist in the execution of these tasks.

The Village Finance Director and Village Treasurer shall assemble all relevant documentation, records and activities required to ensure post-issuance debt

compliance. At a minimum, the Post-Issuance Debt Compliance Procedures for each tax-exempt debt obligation will address the following:

1. General Post-Issuance Compliance;
2. Proper and timely use of bond proceeds and bond-financed property;
3. Arbitrage yield restrictions and rebate;
4. Timely filings and other general requirements;
5. Additional undertakings or activities that support points 1 through 4 above;
6. Other requirements that becomes necessary in the future.

The Village Finance Director and Village Treasurer shall apply the Post-Issuance Debt Compliance Procedures to each tax-exempt debt obligation and maintain a record of the results.

Somers may in the future issue tax-exempt debt obligations for beneficiaries of tax-exempt bonds such as 501(c) (3) non-profit organizations or Industrial Revenue Bonds. This policy applies to all tax-exempt debt obligations. In order to ensure future compliance with this Policy, Somers shall consider issuing tax-exempt debt obligations for beneficiaries of tax-exempt bonds such as 501(c) (3) non-profit organizations and other qualified private activity uses only when the organization has retained a Trustee for the term of the tax exempt debt obligation and this Policy has been incorporated into the Trust Indenture.

7. **Review.** It is the intent of the Village Executive that this Debt Management Policy be reviewed periodically and revised as necessary.

Private Activity and Other Tax Matters Questionnaire

Village of Somers, Wisconsin ("Issuer")
General Obligation Promissory Note ("Obligations")

In anticipation of the Issuer's upcoming borrowing, we ask that you answer the questions below which will help us determine whether the borrowing qualifies for tax-exempt financing and what special treatment the Issuer or Obligations may qualify for under the Internal Revenue Code (the "Code") and applicable Treasury Regulations (the "Regulations"). Please direct any questions to any of the Public Finance attorneys at Quarles & Brady LLP at 414-277-5000.

I. **Private Activity:** Subject to specific exceptions provided for in the Code, the interest on municipal obligations which finance private activities or provide special benefits to private entities is taxable. Please note that for purposes of this questionnaire, a **"Non-Governmental Entity"** means any person, partnership, corporation or other organization that is not a state, city, village, town, county, school district, technical college district or other special district or joint powers authority. The federal government is a Non-Governmental Entity. A 501(c)(3) organization is also a Non-Governmental Entity.

1. Description of the project(s) to be financed with the proceeds of the Obligations: capital projects, including the Pike Creek Lift Station, street improvement projects, Fire Station #2 replacement and replacement of an ambulance (collectively, the "Project") (see attached project list)

☐ **YES** ☐ **NO**

a. Does the above description accurately and completely describe the project(s) to be financed with proceeds of the Obligations? **If NO, please make appropriate changes in the language above.**

☐ **YES** ☐ **NO**

2. Will any portion of the Project be owned by, or leased (or subleased) to, or sold to a Non-Governmental Entity? **If YES, attach a description of the planned sale or lease.**

☐ **YES** ☐ **NO**

3. Will any portion of the Project be managed (pursuant to a management contract or incentive payment contract) by a Non-Governmental Entity? **If YES, attach a copy of the operating or management contract.**

☐ **YES** ☐ **NO**

4. Will any portion of the Project be used for research or testing pursuant to an agreement with a Non-Governmental Entity? **If YES, attach a copy of the agreement.**

☐ YES ☐ NO

5. Will any Non-Governmental Entity have a right to use the Project or purchase output from the Project through any procedure or contract which gives preference to that customer over any other? **If YES, attach a description of the arrangement that includes the following:**

   a. Customer name.

   b. Percentage of annual revenue of the Project attributable to the customer.

☐ YES ☐ NO

6. Are there or will there be any informal agreements, historical arrangements, or other arrangements, written or oral, that convey special legal entitlements to a Non-Governmental Entity, such as granting priority rights or capacity rights to use the Project or granting naming rights to the Project? **If YES, attach a description of the arrangement.**

☐ YES ☐ NO

7. Will any Non-Governmental Entity receive a special economic benefit from the Project, such as what might occur if the Project is not available for general public use and is functionally related to property used in the trade or business of a Non-Governmental Entity or benefits a small number of nongovernmental persons? **If YES, attach a description of the arrangement.**

☐ YES ☐ NO

8. a. Is there any portion of the Project that is used by private entities or organizations rather than by members of the general public or by employees (or, in the case of school facilities, students) of the Issuer? **If YES, please attach a description of such use.**

☐ YES ☐ NO

b. Do all members of the general public who use the Project use it on the same basis (for example, a "first come, first served" basis or pursuant to a standard rate schedule)? **If NO, please attach a description of the basis of the use of the project.**

☐ YES ☐ NO

9. Are there any contracts for incidental uses of the Project (e.g., pay telephones, vending machines, newsstands, etc.) by Non-Governmental Entities? **If YES, attach a description of the contracts.**

☐ YES ☐ NO

10. Will any portion of the proceeds from the proposed borrowing be loaned to any other person or entity? **If YES, attach a description of the loan program.**

☐ YES ☐ NO

11. Will a Non-Governmental Entity make payments to the municipality for use of the Project in a manner other than through uniformly applied rates or generally applied taxes? **If YES, attach a description of the payment obligation.**

☐ YES ☐ NO

12. Is the payment of any portion of the debt service on the proposed issue secured (directly or indirectly) by a guarantee from a Non-Governmental Entity or a pledge of private property, pursuant to a development agreement or other arrangement? **If YES, attach a description of the agreement or arrangement.**

☐ YES ☐ NO

13. Is any of the Project or portion of the Project expected to be sold or otherwise disposed of before the last maturity date of the Obligations and any anticipated refinancings thereof?

☐ YES ☐ NO

14. Are there any other facts and circumstances regarding the construction, operation, or use of the project by a Non-Governmental Entity? Please describe: _____
_____
_____
_____

II. **Small Issuer Status:** The Code grants "small issuer" status for rebate exemption and bank qualification purposes in certain circumstances based on the amount of tax-exempt financing undertaken by an issuer in any given calendar year. By answering the questions below, you will assist us in calculating the total amount of tax-exempt financing issued in the calendar year.

☐ YES ☐ NO

1. Have any tax-exempt lease agreements or tax-exempt lease purchase agreements been entered into in the current calendar year? **If YES, please provide detail including date lease was entered into:** _____
_____
_____

☐ YES ☐ NO

2. Was an IRS Form 8038-G or GC filed with respect to any lease referenced above? **If YES, please provide a copy.**

☐ YES ☐ NO

3. Have any other tax-exempt obligations been issued either by the issuer or any authority of the issuer in the current calendar year other than those where Quarles & Brady LLP served as bond counsel? **If YES, please provide a copy of the 8038-G or GC for such obligations.**

III. **Reimbursement:** Subject to specific exceptions provided for in the Regulations (the "Reimbursement Regulations"), the interest on municipal obligations which reimburse prior expenditures is taxable. By answering the questions below, you will assist us in determining whether the Reimbursement Regulations have been followed.

☐ YES ☐ NO

1. Have any of the costs of the Project been paid prior to the date hereof? **If YES, please list the amount, purpose and date of payment of those previous expenditures which you expect to reimburse with proceeds of the Obligations:**

Amount	Date of Payment	Purpose
$_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

☐ YES ☐ NO

2. If the answer to Question 1 above is "yes," has the governing body at any time adopted a resolution authorizing borrowing for the Project or declaring intent to reimburse or made a declaration of its intent pursuant to a resolution delegating authority to make declarations of intent to finance all or a portion of the Project with the proceeds of the Obligations or other borrowed money? **If YES, attach a copy of applicable Resolution or other evidence of declaration of official intent and indicate the date of its adoption or indicate such Resolution has been provided previously to Quarles & Brady LLP.**

IV. **Project Timeline:** Generally, the IRS arbitrage rules found in the Code and Regulations limit the investment of the proceeds of tax-exempt obligations. However, if certain tests are met, the proceeds are permitted to be invested for a "temporary period". By answering the questions below, we will be able to determine whether the proceeds of the Obligations qualify for a temporary period.

☐ YES ☐ NO

1. Have you previously or will you within six months enter into contracts requiring payment of at least 5% of the proceeds of the Obligations for the Project?

☐ YES ☐ NO

2. Have you or will you commence work on the Project and continue to work on the Project until it is complete?

☐ YES ☐ NO

3. Do you expect to spend all of the proceeds of the Obligations for the Project within three years?

V. **Rebate of Investment Earnings:** The basic IRS rebate requirement is that an issuer of tax-exempt obligations must pay to the United States the amount by which the investment earnings on the gross proceeds of any borrowings exceed the amount which would have been earned if the proceeds were invested at the yield on those obligations, plus any earnings on such excess. The rebate amount is required to be calculated and paid to the United States at least every five years. However, there are several exceptions to the rebate requirement. By answering the questions below, we will be able to determine whether you might qualify for an exception. Note: the exceptions to rebate are based on actual facts, not expectations, so the determination of whether an exception applies will only be certain at a future time.

☐ YES ☐ NO

1. Small Issuer Exception: Do you expect to issue more than $5 million of tax-exempt obligations during the current calendar year?

☐ YES ☐ NO

2. Six Month Expenditure Exception: Do you expect to spend all of the proceeds of the Obligations within 6 months?

☐ YES ☐ NO

3. Eighteen Month Expenditure Exception: Do you expect to spend all of the proceeds of the Obligations within 18 months pursuant to the following schedule:

   a. at least 15% within six months of the date of issue;

   b. at least 60% within 12 months of the date of issue; and,

   c. 100% within 18 months of the date of issue?

4. Two Year Expenditure Exception.

☐ YES ☐ NO

   a. Are at least 75% of the proceeds of the Obligations to be used to finance construction expenditures?

☐ YES ☐ NO

b. If the answer to 4(a) is "yes", do you expect to spend the proceeds of the Obligations within 2 years pursuant to the following schedule:

(1) 10% within the six-month period beginning on the date the obligations were issued;

(2) 45% within the one-year period beginning on the date the obligations were issued;

(3) 75% within the eighteen-month period beginning on the date the obligations were issued; and,

(4) 100% within the two-year period beginning on the date the obligations were issued.

ACKNOWLEDGEMENT AND SIGNATURE

I hereby certify that I am an authorized representative of the Issuer, and that I am authorized by the Issuer to execute this Questionnaire. I am charged with the responsibility to perform such acts as are necessary and proper for the financing, refinancing, construction, acquisition and/or improvement of the Project, and I am acting on behalf of the Issuer in executing this Questionnaire. I certify that I am familiar with the Project and that all information contained herein is true, correct and complete to the best of my knowledge. I am not aware of any facts or circumstances that would cause me to question the accuracy or reasonableness of any information contained herein or attached documentation. I understand the foregoing will be relied upon by Quarles & Brady LLP in determining the tax-exempt status of the Obligations.

Prepared and submitted by:

_____

Name:_____

Title:_____

Phone:_____

Village of Somers, Wisconsin

Date:_____

projects we plan to include in this year's borrowing:

1. $1,342,250 for the upgrading of the Pike Creek Lift Station (it's a $3.8M project. The rest will be funded by TIDs)
2. $2,500,000 Three-Year Road Improvements
3. $800,000 for the design of the Fire Station #2 Replacement
4. $464,939 for Replacement of an Ambulance in 2028

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF
A $5,000,000 GENERAL OBLIGATION PROMISSORY NOTE

WHEREAS, the Village Board hereby finds and determines that it is necessary, desirable and in the best interest of the Village of Somers, Kenosha County, Wisconsin (the "Village") to raise funds for public purposes, including paying the cost of capital projects, including the Pike Creek Lift Station, street improvement projects, design of Fire Station #2 replacement and replacement of an ambulance (collectively, the "Project");

WHEREAS, the Village Board hereby finds and determines that the Project is within the Village's power to undertake and therefore serves a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes;

WHEREAS, the Village is authorized by the provisions of Section 67.12(12), Wisconsin Statutes, to borrow money and issue general obligation promissory notes for such public purposes; and

WHEREAS, it is the finding of the Village Board that it is necessary, desirable and in the best interest of the Village to sell such general obligation promissory note (the "Note" or "Notes") to State Bank of the Lakes, N.A. (the "Purchaser"), pursuant to the terms and conditions of its commitment attached hereto as Exhibit A and incorporated herein by this reference (the "Proposal").

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village that:

Section 1. Authorization and Sale of the Note. For the purpose of paying the cost of the Project, there shall be borrowed pursuant to Section 67.12(12), Wisconsin Statutes, the principal sum of FIVE MILLION DOLLARS ($5,000,000) from the Purchaser in accordance with the terms and conditions of the Proposal. The Proposal is hereby accepted and the President and Village Clerk or other appropriate officers of the Village are authorized and directed to execute an acceptance of the Proposal on behalf of the Village. To evidence the obligation of the Village, the President and Village Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the Purchaser for, on behalf of and in the name of the Village, the general obligation promissory note in the principal amount of FIVE MILLION DOLLARS ($5,000,000) for the purchase price of $5,000,000.

Section 2. Terms of the Note. The Note shall be designated "General Obligation Promissory Note"; shall be issued in the principal amount of $5,000,000; shall be dated its date of delivery; shall be in the denomination of $100,000 or more; shall be numbered R-1; shall bear interest at the rate of 4.13% per annum; and shall be payable in installments of principal and interest in the years and amounts as set forth on the "Amortization Schedule" attached hereto as Exhibit B and incorporated herein by this reference. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months.

Section 3. Redemption Provisions. The Note shall be subject to redemption prior to maturity, at the option of the Village, on any date. Said Note shall be redeemable as a whole or in part, at the principal amount thereof, plus accrued interest to the date of redemption.

Section 4. Form of the Note. The Note shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit C and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Note as the same becomes due, the full faith, credit and resources of the Village are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the Village a direct annual irrepealable tax in the years 2026 through 2027 for the payments due in the years 2027 through 2028 in the amounts set forth on the Amortization Schedule.

(B) Tax Collection. So long as any part of the principal of or interest on the Note remains unpaid, the Village shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Note, said tax shall be, from year to year, carried onto the tax roll of the Village and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the Village for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Note when due, the requisite amounts shall be paid from other funds of the Village then available, which sums shall be replaced upon the collection of the taxes herein levied.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There shall be and there hereby is established in the treasury of the Village, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the Village may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for General Obligation Promissory Note, dated November 23, 2026" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Note is fully paid or otherwise extinguished. There shall be deposited into the Debt Service Fund Account (i) all accrued interest received by the Village at the time of delivery of and payment for the Note; (ii) any premium which may be received by the Village above the par value of the Note and accrued interest thereon; (iii) all money raised by

the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of and interest on the Note when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Note when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Note until all such principal and interest has been paid in full and the Note canceled; provided (i) the funds to provide for each payment of principal of and interest on the Note prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Note may be used to reduce the next succeeding tax levy, or may, at the option of the Village, be invested by purchasing the Note as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account. Any investment of the Debt Service Fund Account shall at all times conform with the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable Treasury Regulations (the "Regulations").

(C) Remaining Monies. When the Note has been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the Village, unless the Village Board directs otherwise.

Section 7. Proceeds of the Note; Segregated Borrowed Money Fund. The proceeds of the Note (the "Note Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Note into the Debt Service Fund Account created above) shall be deposited into a special fund (the "Borrowed Money Fund") separate and distinct from all other funds of the Village and disbursed solely for the purpose or purposes for which borrowed. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purpose or purposes for which the Note has been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 8. No Arbitrage. All investments made pursuant to this Resolution shall be Permitted Investments, but no such investment shall be made in such a manner as would cause the Note to be an "arbitrage bond" within the meaning of Section 148 of the Code or the Regulations and an officer of the Village, charged with the responsibility for issuing the Note, shall certify as to facts, estimates, circumstances and reasonable expectations in existence on the date of delivery of the Note to the Purchaser which will permit the conclusion that the Note is not an "arbitrage bond," within the meaning of the Code or Regulations.

Section 9. Compliance with Federal Tax Laws. (a) The Village represents and covenants that the projects financed by the Note and the ownership, management and use of the projects will not cause the Note to be a "private activity bond" within the meaning of Section 141 of the Code. The Village further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Note including, if applicable, the rebate requirements of Section 148(f) of the Code. The Village further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Note) if taking, permitting or omitting to take such action would cause any of the Note to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Note to be included in the gross income of the recipients thereof for federal income tax purposes. The Village Clerk or other officer of the Village charged with the responsibility of issuing the Note shall provide an appropriate certificate of the Village certifying that the Village can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The Village also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Note provided that in meeting such requirements the Village will do so only to the extent consistent with the proceedings authorizing the Note and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

Section 10. Designation as Qualified Tax-Exempt Obligations. The Note is hereby designated as a "qualified tax-exempt obligation" for purposes of Section 265 of the Code, relating to the ability of financial institutions to deduct from income for federal income tax purposes, interest expense that is allocable to carrying and acquiring tax-exempt obligations.

Section 11. Execution of the Note; Closing; Professional Services. The Note shall be issued in printed form, executed on behalf of the Village by the manual or facsimile signatures of the President and Village Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the Village of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Note may be imprinted on the Note in lieu of the manual signature of the officer but, unless the Village has contracted with a fiscal agent to authenticate the Note, at least one of the signatures appearing on the Note shall be a manual signature. In the event that either of the officers whose signatures appear on the Note shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Note and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The Village hereby authorizes the officers and agents of the Village to enter into, on its behalf, agreements and contracts in conjunction with the Note, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Note is hereby ratified and approved in all respects.

Section 12. Payment of the Note; Fiscal Agent. The principal of and interest on the Note shall be paid by the Village Clerk or the Village Treasurer (the "Fiscal Agent").

Section 13. Persons Treated as Owners; Transfer of Note. The Village shall cause books for the registration and for the transfer of the Note to be kept by the Fiscal Agent. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the President and Village Clerk shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Note surrendered for transfer.

The Village shall cooperate in any such transfer, and the President and Village Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

Section 14. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Note (the "Record Date"). Payment of interest on the Note on any interest payment date shall be made to the registered owners of the Note as they appear on the registration book of the Village at the close of business on the Record Date.

Section 15. Record Book. The Village Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Note in the Record Book.

Section 16. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Village Board or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded November 10, 2026.

_____
George Stoner
President

ATTEST:

_____
Wendy Burnette
Village Clerk

(SEAL)

EXHIBIT A

Proposal

To be provided by the Purchaser and incorporated into the Resolution.

(See Attached)

State Bank of the Lakes
Commitment to Buy a
$5,000,000 Promissory Note From
The Village of Somers
November 3, 2026

The Facility:	General Obligation Promissory Notes to finance capital projects.
Repayment:	General obligation payable from taxes levied on all taxable real property in the Village without limitation as to rate or amount and all available funds.
Interest:	4.13% Bank Qualified federal tax-exempt, calculated on a 30-day month/360-day year basis.
Closing:	November 23, 2026
Maturity:	March 31, 2028
Amortization:	Principal and interest will be payable pursuant to a schedule along the following lines: • A $325,000 payment of principal and interest will be due on March 1, 2027 • A $325,000 payment of principal and interest will be due on September 1, 2027 • The remaining principal plus interest will be due at maturity or prepayment. • Attached is an illustrative amortization schedule assuming a November 23, 2026 closing and Note payments on March 1, 2027, September 1, 2027 and maturity.
Prepayment:	The Village may prepay the Note at a price of par plus accrued interest.
Documents:	To reduce borrowing costs, we are prepared to document the Note using internal loan documents for Wisconsin municipalities.
Legal:	We will require a counsel opinion in form and substance satisfactory to the Bank to confirm the Note's validity and status as a Bank Qualified federal tax-exempt obligation.
Fees:	We contemplate charging no fees, such as for origination or documentation.
Commitment:	This is a commitment of State Bank of the Lakes. Credit approval has been obtained for the Notes.
Not an Advisor:	State Bank of the Lakes is a commercial lender and is not a Municipal Advisor. State Bank of the Lakes does not have a fiduciary obligation to Village.
Availability:	Unless extended in writing by the Bank, this Commitment shall expire on the earlier date of: • November 9, 2026, if the Village has not accepted this offer in writing, or • November 23, 2026 if the Village has not closed and funded the Note.

Accepted By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT B

Amortization Schedule

To be provided by the Purchaser and incorporated into the Resolution.

(See Attached)

Village of Somers Promissory Note, 2026
Illustrative Amortization Schedule

Paramaters:

Amount:		5,000,000.00
Dated:		11/23/2026
Interest Rate (BQ):		4.13%
First Payment Days 30/360):	3/1/2027	98
Second Payment Days	9/1/2027	180
Third Payment Days:	3/31/2028	210

Payment Date	Principal	Interest	Debt Service	Ending Balance
3/1/2027	268,786.11	56,213.89	325,000.00	4,731,213.89
9/1/2027	227,300.43	97,699.57	325,000.00	4,503,913.46
3/31/2028	4,503,913.46	108,506.78	4,612,420.24	-
	5,000,000.00	262,420.24	5,262,420.24	

EXHIBIT C

(Form of Note)

NUMBER	UNITED STATES OF AMERICA STATE OF WISCONSIN KENOSHA COUNTY VILLAGE OF SOMERS	DOLLARS
R-1	GENERAL OBLIGATION PROMISSORY NOTE	$5,000,000

MATURITY DATE:	ORIGINAL DATE OF ISSUE:	INTEREST RATE:
March 31, 2028	November 23, 2026	4.13%

REGISTERED OWNER: STATE BANK OF THE LAKES, N.A.

PRINCIPAL AMOUNT: FIVE MILLION DOLLARS ($5,000,000)

FOR VALUE RECEIVED, the Village of Somers, Kenosha County, Wisconsin (the "Village"), hereby acknowledges itself to owe and promises to pay to the registered owner identified above (or to registered assigns), the principal amount identified above, in installments of principal and interest on the dates and in the amounts set forth on the schedule attached hereto, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable until the aforesaid principal amount is paid in full.

Both the principal of and interest on this Note are payable in lawful money of the United States by the Village Clerk or Village Treasurer.

Payment of each installment of principal and interest (except the last) shall be made to the registered owner hereof who shall appear on the registration books of the Village maintained by the Village Clerk at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date") and shall be paid by check or draft of the Village mailed to such registered owner at his address as it appears on such registration books or at such other address as may be furnished in writing by such registered owner to the Village Clerk. The final installment of principal and interest on this Note shall be payable upon presentation and surrender hereof at the office of the Village Clerk or Village Treasurer.

For the prompt payment of this Note together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the Village are hereby irrevocably pledged.

This Note is issued by the Village pursuant to the provisions of Section 67.12(12), Wisconsin Statutes, for the public purposes including paying the cost of capital projects, including the Pike Creek Lift Station, street improvement projects, design of Fire Station #2 replacement and replacement of an ambulance, as authorized by a resolution adopted on November 10, 2026. Said resolution is recorded in the official minutes of the Village Board for said date.

The Note is subject to redemption prior to maturity, at the option of the Village, on any date. The Note is redeemable as a whole or in part, at the principal amount thereof, plus accrued interest to the date of redemption.

Before the redemption of any of the Notes, unless waived by the registered owner, the Village shall give notice of such redemption at least thirty (30) days prior to the date fixed for redemption to the registered owner of each Note to be redeemed, in whole or in part, at the address shown on the registration books. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Notes shall cease to bear interest on the specified redemption date, provided that federal or other immediately available funds sufficient for such redemption are on deposit with the registered owner at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

The Notes are issued in registered form in the denomination of $100,000 or more. This Note may be exchanged at the office of the Village Clerk for a like aggregate principal amount of Notes of the same maturity in other authorized denominations.

This Note is transferable by a written assignment duly executed by the registered owner hereof or by such owner's duly authorized legal representative. Upon such transfer a new registered Note, in authorized denomination or denominations and in the same aggregate principal amount, shall be issued to the transferee in exchange hereof.

The Village may deem and treat the registered owner hereof as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof, premium, if any, hereon and interest due hereon and for all other purposes, and the Village shall not be affected by notice to the contrary.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the Village, including this Note and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Note, together with the interest thereon, when and as payable.

This Note is a "qualified tax-exempt obligation" pursuant to the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the Village of Somers, Kenosha County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the manual or facsimile signatures of its duly qualified President and Village Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

VILLAGE OF SOMERS
KENOSHA COUNTY, WISCONSIN

By: _____
George Stoner
President

(SEAL)

By: _____
Wendy Burnette
Village Clerk

COPY

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

_____

(Name and Address of Assignee)

_____

(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

_____ _____

(e.g. Bank, Trust Company or Securities Firm) (Registered Owner)

NOTICE: This signature must correspond with the name of the registered owner as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

_____

(Authorized Officer)

*The Internal Revenue Code of 1986 (IRC Section 149) requires that for interest on a municipal obligation with a term greater than one year to be exempt from federal income tax, the obligation must be issued and remain in registered form.

Section 67.09, Wisconsin Statutes provides that the Village Clerk of the Village when acting as the registrar shall record the registration of each note or bond in its bond registrar. Therefore, if this Note is to be assigned, the Village Clerk of the Village should be notified and a copy of this Assignment should be sent to the Village Clerk of the Village for his or her records.

Excerpts of Minutes of Meeting
of the
Village Board of the
Village of Somers

A meeting of the Village Board of the Village of Somers, Kenosha County, Wisconsin, was duly called, noticed, held and conducted in the manner required by the Village Board and the pertinent Wisconsin Statutes on November 10, 2026. The President called the meeting to order at _____ __.m.

The following members were present:

The following members were absent:

(Here occurred other business.)

The following resolution was then moved by _____ and seconded by _____:

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF
A $5,000,000 GENERAL OBLIGATION PROMISSORY NOTE

(A true copy of the resolution as adopted is attached hereto and incorporated herein by reference.)

Upon the vote being taken, the following voted

Aye:

Nay:

Abstaining:

and the resolution was declared adopted.

(Here occurred other business.)

Upon motion made and seconded, the Village Board adjourned.

* * * * * * * * * * * * * * * * * * *

Certification of Minutes Excerpt

I, Wendy Burnette, am the duly qualified and acting Village Clerk of the Village of Somers, Wisconsin. I hereby certify that the foregoing is a true and correct excerpt of the official minutes of the Village Board meeting of November 10, 2026.

I further certify that the attached is a true and correct copy of the resolution adopted by the Village Board at such meeting.

IN WITNESS WHEREOF, I have executed this Certificate in my official capacity on November 10, 2026.

(SEAL)

_____

Wendy Burnette
Village Clerk

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW PUBLIC NOTICE REQUIREMENTS

I, _____, _____
(name) (title)

of _____
(official name of municipality)

hereby certify that:

1. **Meeting Date**. On the _____ day of _____, 20___ a _____ meeting was held commencing
(County Board, Common Council, etc.)

at _____ o'clock ___.m. at _____.
(location)

2. **Posting**. On the _____ day of _____, 20__ at approximately _____ o'clock ___.m., I posted or caused to be posted a notice setting forth the time, date, place and subject matter (including specific reference to the borrowing) of said meeting in the following public places (include any posting of the notice on the municipality's website and attach an extra sheet if necessary):

_____

_____

_____

AND/OR

Publication. The _____
(County, City, etc.)

caused a notice setting forth the time, date, place and subject matter (including specific reference to the borrowing) of said meeting to be published on the ____ day of _____, 20__ by the following news medium or media (attach an extra sheet if necessary):

_____

_____
(If notice was published rather than posted, attach copy of published notice).

3. **Notification of Media**. On the _____ day of _____, 20___ at approximately _____ o'clock __.m., I communicated or caused to be communicated, the time, date, place and subject matter (including specific reference to the borrowing) of said meeting to those news media who have filed a written request for such notice, and to the official newspaper of the _____, or, if none exists, to a news medium
(County, City, etc.)
likely to give notice in the area.

4. **Open Meeting Law Compliance**. Said meeting was a

_____ meeting of the
(regular, special, adjourned annual, etc.)

_____ which was called, noticed, held and
(County Board, Common Council, etc.)

conducted in open session in compliance with Subchapter V of Chapter 19 of the Wisconsin Statutes and any other applicable local rules and State statutes.

_____
Name:
Title:

Attest:

_____
Name:
Title:

(SEAL)

(Note: Questions regarding this form or open meeting law compliance generally should be directed to local counsel or Quarles & Brady LLP.)

Established 1843
Somers
VILLAGE & TOWN
www.somerswi.gov
P.O. Box 197, Somers, WI 53171 PH: 262-859-2822 FAX: 262-859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: November 10, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jim Hurley, Administrator

REVIEWED BY: Kevin Poirier, Assistant Administrator

AGENDA ITEM: #13 Action on Resolution 2026 - 026 Authorizing to Allocate a Portion of 2027 Property Tax Payment from Ravine Park as Reimbursable Costs to the Developer

BACKGROUND:

The Development Agreement with Ravine Park requires voluntary payment to the Village. The payment formula equates to half of the property tax incremental revenues from the residential component of the property from the previous year. The Village then reimburses the Developer for a portion of the tax payment.

The 2025 Budget included a payment from Ravine Park as Voluntary Donations. Given the payment was received by the Village as property tax revenue, Ehlers recommended the revenue to be kept under Village Property Taxes.

The purpose of the Resolution is to formalize the Village's intent to allocate a portion of the tax payment to make its annual payment to Ravine Park in accordance with the Development Agreement. The Agreement states the Village shall make annual payments to the Developer or its designee from Incremental TIF Revenues (Sec. IV. G.).

For the 2026 Budget, the Village adopted an identical resolution in an amount of $92,529.

For the 2027 Budget, the estimated payment is $95,611.76.

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 waive first reading of Resolution No. 2026 - 026."

"Motion to approve proposed Resolution 2026 - 026, a Resolution to allocate a portion of 2027 Property Tax Payment from Ravine Park as Reimbursable Costs to the Developer."

ATTACHMENTS:

Resolution 2026- Authorizing to Allocate a Portion of 2027 Property Tax Payment from Ravine Park as Reimbursable Costs to the Developer

RESOLUTION NO. 2026-026

RESOLUTION AUTHORIZING TO ALLOCATE A PORTION OF 2027 PROPERTY TAX PAYMENT FROM RAVINE PARK AS REIMBURSABLE COSTS TO THE DEVELOPER

WHEREAS, on May 28, 2019, the Village and RPF-Somers Multi-Family, LLC finalized a development agreement for "The Reserve at Pike Creek" for a planned unit development being a part of section 10, Town 2 North, Range 22 East; and

WHEREAS, the Developer agreed in lieu of the imposition of impact fees, the Village shall be entitled to voluntary donations in the total amount of $1,800,000 per Section VI. E.; and

WHEREAS, per Section IV. G., the Village is required to make annual payments to the Developer from Incremental TIF Revenues. Such payments shall be 50% of Incremental TIF Revenues from the Residential Component of the Property received for the previous year until Developer has received the maximum amount set forth in the Agreement; and

WHEREAS, the Village estimates the 2027 portion due to the Developer will be $95,611.76; and

WHEREAS, given Ravine Park's payment is received by the Village as property taxes, Ehlers recommended the revenue to be categorized under general ledger (G/L) number 101-41000-41111 in the 2027 Budget; and

WHEREAS, after receipt of the payment, the Village will allocate a portion to be repaid to the Developer.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Somers, Kenosha County, Wisconsin authorizes the Village to allocate a portion of the 2027 property tax payment from Ravine Park so the Village can make its annual payment to the Developer in accordance with Section IV. G. of the Development Agreement.

Passed and approved this ____ day of _____, 2026.

Village of Somers

By_____

George Stoner, Village President

Attest_____

Wendy Burnette, Village Clerk/Treasure

Somers
ESTABLISHED 1843
www.somerswi.gov
P.O. Box 197, Somers, WI 53171 PH: 262-859-2822 FAX: 262-859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: Nov. 10, 2026

TO: Village President Stoner and Village Trustees

PREPARED BY: Kevin Poirier, Assistant Administrator

REVIEWED BY: Jim Hurley, Village Administrator
Scott Seymour, Building Inspector

AGENDA ITEM:

#14 Action on proposed Ordinance 2026 – 012 to repeal and recreate section 14.055 and 18.11; to create sections 3.10 and 18.305; and to amend related provisions of chapter 18 of the code of ordinances of the Village of Somers regarding site grading and drainage security.

#15 Action on Resolution 2026 – 024, a resolution to set the refundable cash deposit in the amount $1,500 for a one- or two-family dwelling or accessory structure on a single lot of one acre or less.

BACKGROUND:

Currently, the Village's grading ordinance is largely tailored to single-family homes. Staff consulted with legal counsel to propose updates so the ordinance is in compliance with changes in State law. Additionally, the proposed updates provide a process for returning a security to a developer once obligations have been fulfilled and work has been approved by the Village.

The proposed ordinance also codifies protections for the Village similar to the pre-development agreement that is required at the beginning of projects. If adopted, a pre-development agreement will no longer be necessary.

The Ordinance allows for a set amount for one- or two-family dwelling or accessory structure on a single lot of one acre or less.to be set by the Board through a resolution. Staff recommends that amount to be $1,500.

PRIOR ACTION TAKEN:

This item was reviewed and discussed at the Nov. 4 Village Board Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

In the event that the Village Board agrees with the suggested actions, suggested motions to approve would be as follows:

"Motion to waive first reading of Resolution No. 2026-012."

"*Motion to approve Ordinance 2026-012 to repeal and recreate Section 15.055 and 18.11; to create Sections 3.10 and 18.305; and to amend related provisions of chapter 18 of the Village's code of ordinances regarding site grading and drainage security."*

"*Motion to approve Resolution 2026 – 024, a resolution to set the refundable cash deposit in the amount $1,500 for a one- or two-family dwelling or accessory structure on a single lot of one acre or less."*

ATTACHMENTS:

Redlined Grading Ordinance 2026-012

Proposed Resolution 2026 - 024

VILLAGE OF SOMERS

Kenosha County Wisconsin

ORDINANCE NO. 2026-012

AN ORDINANCE TO REPEAL AND RECREATE SECTIONS 14.055 AND 18.11; TO CREATE SECTIONS 3.10 AND 18.305; AND TO AMEND RELATED PROVISIONS OF CHAPTER 18 OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOMERS

WHEREAS, the Village of Somers requires adequate completion of approved site grading, drainage work and public improvements to protect public health, safety and welfare; and

WHEREAS, the Village Board desires to conform public-improvement financial security requirements to Wis. Stat. § 236.13(2)(am), including the permitted forms, amount, timing, phasing, reduction and release of security; and

WHEREAS, project-specific professional services are necessary to review development applications, administer development agreements and inspect required improvements, and the reasonable direct costs of those services should be borne by the applicants responsible for the projects, subject to applicable law;

NOW, THEREFORE, the Village Board of Trustees of the Village of Somers, Kenosha County, Wisconsin, pursuant to its authority under Wis. Stat. §§ 61.34, 66.0628 and 236.45 and other applicable law, does ordain as follows:

Section 1 Site Grading and Drainage Security

Section 14.055 of the Code of Ordinances is repealed and recreated to read as follows:

14.055 FINANCIAL SECURITY FOR SITE GRADING AND DRAINAGE

(A) Purpose and application. This section ensures completion of site grading, drainage, stabilization and related cleanup required by approved plans and lawful permit conditions. It applies to a building permit for a dwelling, commercial, industrial or institutional building or other structure when that permit requires such work. No security is required under this section for a permit that does not require such work.

(B) Definitions. For purposes of this section:

(1) Agent means a person authorized by the owner to submit a building permit application or act on the owner's behalf. Acting as an agent does not, by itself, create personal liability for the owner's obligations.

(2) Owner means the person or legal entity holding legal title to the parcel for which the building permit is issued.

(C) Financial security.

(1) Before issuance of the building permit, the owner or the owner's agent shall provide financial security as follows:

(a) For a one- or two-family dwelling or accessory structure on a single lot of one acre or less, a

refundable cash deposit in the amount established by Village Board resolution, unless the Village Engineer determines in writing that the extent of the work warrants security under subsection (b).

(b) For all other work, security equal to 120% of the reasonable estimated cost of completing the work secured by this section. Site grading and drainage for a subdivision or other multi-lot development shall be secured on that basis under the development agreement required by section 18.11(A)(1), and work on individual lots within the development shall then be secured under subsection (a) or (b), as applicable.

For security under subsection (b), the owner shall submit an itemized estimate, which the Village Engineer shall review and approve or revise in writing based on the scope of the approved work and reasonable completion costs. A lower amount may be approved by the Village Engineer if supported by the extent of work remaining. Security under subsection (b) may be a cash deposit, surety or performance bond, irrevocable letter of credit, or a combination thereof, in a form reasonably approved by the Village Attorney to ensure performance in the event of default.

(2) Security under this section shall not duplicate security provided under § 18.11, Chapter 17 or a development agreement for the same work. Security for public improvements governed by Wis. Stat. § 236.13(2)(am) shall be administered under § 18.11. This section shall not be used to circumvent that statute, including its exclusions from the cost of public improvements. Village review, legal, engineering and administrative fees shall not be included in the construction-cost estimate and shall be addressed separately under § 3.10.

(3) The security shall remain effective until its lawful release. A noncash instrument shall provide reasonable notice of cancellation or nonrenewal and an enforceable remedy for failure to provide replacement security, subject to applicable law and the instrument's terms.

(D) Required work. Work shall conform to the approved site survey and grading and drainage plans and all of the following requirements, to the extent applicable to the permit:

(1) Required culverts and other drainage structures and appurtenances shall be of the required size, gauge, class and length; properly installed at the required locations and elevations; undamaged; and free of silt and other deposits.

(2) Required ditches, swales, drainage easements and waterways within the parcel or adjacent Village road right-of-way shall be graded to the approved gradients, side slopes, elevations and locations and stabilized by healthy growing grass or another method shown on the approved plans.

(3) Finished yard elevations around new structures and site elevations and contours shall conform to the approved subdivision grading plan, if any, and the approved building permit survey and site grading plan. Disturbed areas shall be seeded, sodded or otherwise permanently stabilized as approved by the Village Engineer.

(4) Roof drainage and sump pump discharges shall comply with the approved drainage plan and applicable ordinances and shall not unlawfully saturate, accumulate on or damage another parcel.

(5) The premises shall be cleared of construction rubbish, debris and unused materials associated with the permitted work.

(6) At building permit issuance, the owner or authorized agent shall acknowledge receipt of the approved grading and drainage requirements and the completion deadline. A final certificate of compliance shall be submitted after the work is completed.

(7) An as-built grading certificate prepared by a Wisconsin professional land surveyor shall be submitted to the Building Inspector and reviewed by the Village Engineer for conformance with the approved grading and drainage plans.

(E) Completion and inspection. Required work shall be completed within 270 days after issuance of the occupancy permit. If no occupancy permit is required, the deadline is 270 days after issuance of the building permit. The Building Inspector may grant a written extension for weather conditions or other good cause, specifying a new completion date. Following occupancy permit issuance, the Building Department shall notify the owner of the deadline. The owner may request a completion inspection at any time. The Building Inspector, in consultation with the Village Engineer, shall inspect the work upon a completion request and, if no request is made, after the applicable deadline.

(F) Deficiencies and release.

(1) Upon satisfactory completion, submission of the required certificates and written approval of the Building Inspector in consultation with the Village Engineer, the Village shall promptly release the security. Unpaid professional service fees shall be collected separately and shall not delay release of construction security.

(2) If deficiencies remain, the Building Inspector shall give the owner written notice identifying the deficiencies and allowing 60 days after the notice to correct them. If that period extends beyond October 31 and seasonal conditions prevent correction, the correction deadline shall be May 1 of the following year unless a different date is approved in writing for good cause. The Village shall reinspect after the correction deadline or earlier upon the owner's request. The Village shall not undertake nonemergency completion under subsection (G) before the applicable correction deadline expires.

(3) Upon a written request and verification of completed work, the Village Engineer shall approve a reduction so that retained security does not exceed 120% of the reasonable cost of the remaining secured work. This subsection does not apply to a cash deposit under subsection (C)(1)(a). Any controlling statutory reduction or release requirement applies.

(G) Completion by Village. If the owner fails to correct the deficiencies by the applicable deadline, the Village may exercise remedies under the security instrument and arrange completion of the secured work. The Village shall obtain lawful access through owner consent, an enforceable right of entry or judicial authorization before entering private property. Immediate action necessary to address an imminent threat to health or safety may be taken only as authorized by law. The Village shall provide an itemized accounting, apply security proceeds to reasonable costs within the security's scope and return any unused cash balance or release unused security. The owner remains responsible for lawful costs exceeding the security and shall pay an itemized bill within 30 days after receipt. Collection shall comply with § 3.10(G); a deficiency is not automatically a tax lien.

Section 2 Public Improvements

Section 18.11 of the Code of Ordinances is repealed and recreated to read as follows:

18.11 PUBLIC IMPROVEMENTS

(A) Development agreements and financial security.

(1) Development agreement. Before final approval by the Village Board of a plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat, the developer shall enter into a development agreement with the Village. A development agreement

shall also be required for a site plan requiring public improvements and before the Village commits tax increment financing assistance to a development. The agreement shall identify the required improvements, approved plans, completion schedule, responsibility for costs, inspection and acceptance procedures, lawful rights of entry, applicable security and reimbursement obligations. An agreement for a project having no required public improvements shall not require public-improvement construction security solely because an agreement is required.

(2) Required public improvements. The agreement shall provide for Village oversight of public improvements reasonably necessary for the development, including applicable streets, street signs, sanitary sewer, municipal water and public stormwater facilities. The developer shall pay the costs of required improvements as they become due and provide cost estimates and supporting contractor bids reasonably necessary to determine the security amount. Competitive procurement of work shall comply with applicable law. The agreement shall separately identify private site grading, drainage and other private improvements required under applicable ordinances.

(3) Amount and estimate. Initial public-improvement security shall equal 120% of the estimated total cost to complete the required public improvements, determined in accordance with Wis. Stat. § 236.13(2)(am)1d. The Village shall use that statutory procedure for accepting an initial estimate, obtaining and reviewing a bona fide contractor bid and resolving estimate disputes. The cost calculation shall comply with Wis. Stat. § 236.13(2)(a), including the exclusion of fees charged by the Village and land-disturbing activities necessary to achieve the desired subgrade for public improvements. Village professional service and administrative fees and indemnification obligations shall not be added to public-improvement security.

(4) Form. At the developer's option, the Village shall accept a performance bond, letter of credit or any combination thereof. The Village and developer may agree to an alternative permitted by Wis. Stat. § 236.13(2)(am)1m. Review of an instrument's form and issuer shall comply with that statute; approval shall not be unreasonably withheld. A standard surety bond satisfying the statute shall be accepted unless the Village demonstrates that the form does not sufficiently ensure performance in the event of default.

(5) Timing and phases. Security shall not be required sooner than reasonably necessary before commencement of installation of the improvements. A developer may construct in phases approved by the Village Board, and approval of phasing shall not be unreasonably withheld. Security shall be limited to the phase currently being constructed. Installation or acceptance of public improvements shall not be required as a condition of submitting, reviewing, approving or recording a preliminary or final plat.

(6) Substantial completion and release. Substantial completion shall be determined under Wis. Stat. § 236.13(2)(am)1g. Upon substantial completion, required security shall be reduced to no more than the cost to complete uncompleted public improvements plus 10% of the total cost of completed public improvements. Security shall not be required for more than 14 months after substantial completion of the public improvements for which it is provided and shall be released earlier when no secured obligation remains. The Village Engineer shall promptly review written requests for determination of substantial completion, reduction or release, and shall provide written reasons for any denial. Unpaid Village fees or unresolved indemnification claims shall not delay a required reduction or release.

(7) Cost changes and default. Any adjustment to security following approved changes in scope or cost shall be supported by an updated estimate and comply with this subsection and applicable statutory limits. The agreement shall provide reasonable notice and an opportunity to cure a

default and allow the Village to enforce the security according to its terms and applicable law. Draws and bond claims shall be limited to obligations secured by the instrument. The developer remains responsible for lawful completion costs exceeding available security. Liability for those costs does not authorize retention of security beyond the statutory limits.

(8) Reimbursement and indemnification. Village professional service fees shall be billed and reimbursed under §§ 3.10 and 18.305. Any reimbursement deposit shall be accounted for separately from construction security. The agreement shall require indemnification and defense of the Village, its officers and employees against third-party claims arising from the acts or omissions of the developer or its contractors, agents or employees in carrying out the development, including reasonable expert and attorney fees, to the extent permitted by law. Indemnification shall exclude liability to the extent caused by the negligence or willful misconduct of the party seeking indemnity and shall not increase the construction security required by this subsection.

(B) Developer's engineer.

(1) The developer shall designate a Wisconsin licensed professional engineer responsible for coordinating the design and documentation of required improvements. The engineer or responsible project team shall demonstrate experience appropriate to the proposed municipal improvements. The Village Board shall review the qualifications upon the Village Engineer's recommendation.

(2) The Village Engineer shall review plans, specifications and related documents and work with the developer's engineer to resolve deficiencies and ensure compliance with applicable Village standards.

(3) The developer's engineer shall submit approved plans and record drawings in the electronic and other formats reasonably required by the Village Engineer. The developer shall pay the reasonable direct costs of required Village construction staking, observation, inspection and record-drawing services under § 3.10.

(4) Engineering charges for design coordination shall be billed under § 3.10. Before construction begins, the Village may require a separate reimbursement deposit based on the reasonable estimated direct costs of Village construction observation and related professional services. The deposit shall be administered under § 3.10(D) and shall not be included in public-improvement construction security.

(5) The developer shall comply with § 18.28(B) and other applicable construction requirements. The agreement shall identify the responsible design engineer and the parties' respective design, construction and inspection responsibilities.

(C) Survey monuments. Required survey monuments shall be installed in compliance with Wis. Stat. § 236.15, including any postponement and security authorized by that statute. Monumentation is required only to the extent applicable to the particular land division or plat; tax increment financing assistance alone does not create a monumentation requirement.

(D) Controlling limitations. The public-improvement security provisions of subsection (A) shall apply to projects governed by this section, and Wis. Stat. § 236.13(2)(am) controls wherever applicable. No provision of this chapter, another ordinance or a development agreement shall be applied to evade a controlling statutory limit through additional security, deposits or conditions for the same public-improvement obligation. Private-improvement requirements under other applicable ordinances remain enforceable to the extent authorized by law, without duplicate security.

Section 3 Professional Service Reimbursement

Section 3.10 of the Code of Ordinances is created to read as follows:

3.10 REIMBURSEMENT OF DEVELOPMENT RELATED PROFESSIONAL SERVICE COSTS

(A) Purpose and scope. This section authorizes and governs reimbursement of reasonable direct costs of professional services actually incurred by the Village in connection with an applicant's proposed development, whenever the Village incurs those costs. It applies to applications for a plat, certified survey map, site plan, planned unit development, multi-unit dwelling plan, condominium plat, zoning map or text amendment, land use or comprehensive plan amendment, conditional use permit, zoning variance, building permit, grading or stormwater permit, a written request for pre-application, concept or sketch plan review, and developer-requested tax increment financing assistance or a development agreement. It also applies to project-specific professional services reasonably necessary to administer those approvals or agreements and observe or inspect required improvements. Reimbursement is required whether the application is approved, denied, modified or withdrawn, but only for compensable services actually provided.

(B) Responsible party. Applicant means the person or legal entity requesting the approval, assistance or agreement, rather than an agent acting solely in a disclosed representative capacity. The applicant shall identify the property owner and the applicant's authority to proceed. Before incurring substantial professional review costs, the Village shall give the applicant written notice of the reimbursement obligation and estimated costs or applicable rates. When the applicant is not the owner, the Village shall request the owner's written acknowledgment; ownership or an agent's signature alone shall not create personal contractual liability for the applicant's debt.

(C) Allowable costs and limitations.

(1) Reimbursable costs include reasonable direct costs actually incurred for necessary project-specific legal, planning, engineering, architectural, environmental, fiscal and other technical or professional services and directly related support services and expenses. Rates passed through to an applicant shall not exceed rates customarily paid by the Village for similar services. Charges shall comply with Wis. Stat. § 66.0628 and applicable state and federal limits.

(2) The Village shall not charge twice for the same service. Amounts already covered by an application fee, administrative fee, inspection fee, reimbursement deposit or other payment shall be credited to the extent they pay for the same service. General governmental overhead, unrelated policy work, and litigation or enforcement expenses shall not be charged under this section unless separately authorized by law or an enforceable agreement.

(3) For an activity regulated by Wis. Stat. § 66.0404, all fees and reimbursements shall comply with that statute's applicable limits and prohibitions. Professional service charges shall not be excluded from an applicable statutory cap merely by labeling them reimbursement. Other controlling statutory and federal fee restrictions also apply.

(D) Deposits. The Village Administrator may require a reasonable cash reimbursement deposit in the amount established by Village Board resolution for the type of application or, if no amount is established or the established amount is insufficient for the project, based on an itemized estimate of anticipated compensable professional service costs and may require replenishment as the balance is used. The Village shall provide written notice of the amount and basis of the deposit or replenishment. Deposits shall be separately accounted for by project, applied only to lawful itemized charges and reconciled with each billing. Deposits shall not be calculated as a surcharge on construction security or used to evade public-improvement security limits. Upon

project closeout, denial or withdrawal, the Village shall provide a final accounting and return the unused balance within 60 days after receipt of final professional invoices. The Village shall pursue final invoices promptly and shall refund any undisputed excess without awaiting resolution of disputed charges.

(E) Billing. The Clerk/Treasurer shall provide an itemized statement identifying the project, service provider, service dates, a description sufficient to evaluate the charge without disclosing privileged material, applicable hours and rates or other billing basis, expenses, credits, deposit applications and balance due. Payment shall be due no sooner than 30 days after receipt. Undisputed amounts not paid when due shall bear interest at the rate established by Village Board resolution. The statement shall describe the local review procedure in subsection (F), preserve statutory appeal rights, and explain that tax-roll collection is available only if independently authorized under subsection (G).

(F) Review of charges.

(1) The applicant may seek Village Board review by filing a written objection with the Clerk/Treasurer within 30 days after receipt of the statement, identifying the disputed items and grounds. The Village Board may accept a late objection for good cause. The undisputed balance remains due as billed. Collection of timely disputed items, including deductions from deposits for those items, shall be stayed pending a written local decision; any amount already deducted that is disallowed shall be restored or refunded promptly.

(2) The Board shall consider the objection at the next regular meeting for which lawful agenda notice can be given and that occurs at least 10 days after receipt of the objection, or another date agreed to with the applicant. The applicant shall receive at least 10 days' written notice and an opportunity to present supporting information. The Board may affirm, reduce or disallow charges based on this section and applicable law and shall provide a written decision with reasons. An amount sustained on review is due no sooner than 30 days after receipt of the decision.

(3) Local review does not replace or restrict any statutory right of appeal, including Wis. Stat. § 66.0628(4), or extend a statutory filing deadline. The statement and decision shall advise that statutory deadlines must be independently observed.

(G) Collection. The Village may collect an unpaid lawful charge through an enforceable reimbursement agreement or a civil action. A charge shall not automatically become a tax, special assessment, special charge or lien because it is unpaid. Before imposing a special charge against real property, the Village Board shall determine, with advice of the Village Attorney, that the particular service and property qualify under Wis. Stat. § 66.0627 or another applicable statute, identify the property served and the allocable amount, and provide all required notices and procedures. The applicant and property owner shall receive written notice and an opportunity to be heard before Board action imposing a special charge. Only a lawfully imposed delinquent special charge may be placed on the tax roll under the applicable statute. A special assessment may be imposed only through separate compliance with its statutory authority and procedures. Advance deposits, unrelated costs and costs that do not qualify for tax-roll collection shall not be placed on the tax roll under this section.

(H) Application processing. Subject to applicable law, the Village may defer optional professional services or require payment of amounts lawfully due before proceeding with additional discretionary work. This section does not extend a statutory decision deadline, authorize withholding an approval or permit contrary to law, or permit a timely disputed charge to be treated as an admitted delinquency.

Section 4 Coordination With Existing Development Fees

Section 18.30(J) of the Code of Ordinances is repealed and recreated to read as follows:

(J) Expert Assistance Fee. The applicant shall reimburse the Village for compensable project-specific professional service costs under § 3.10. Billing, deposits, credits, local review and collection shall comply with that section. This obligation applies to applications and related services described in § 3.10(A), whether or not public improvements are required.

The following sentence is added at the end of § 18.30(K):

The administrative fee shall comply with Wis. Stat. § 66.0628; it shall not exceed the Village's reasonable direct costs for the services to which it relates, and amounts charged for the same services under another fee or reimbursement provision shall be credited under §§ 3.10(C)(2) and 18.305.

The final sentence of § 18.30(S), beginning “Any fees imposed under this chapter not paid when due,” is repealed and replaced with the following:

Unpaid fees shall be collected only by methods authorized by applicable law. Professional service charges shall be collected under § 3.10(G). No unpaid fee shall automatically be imposed as a special assessment or placed on the tax roll without independent statutory authority and compliance with the applicable statutory procedures. Approval and payment requirements under this subsection are subject to statutory payment timing, decision deadlines and § 3.10(F) and (H).

Section 18.305 of the Code of Ordinances is created, immediately following § 18.30, to read as follows:

18.305 DEVELOPMENT FEES AND REIMBURSEMENT PROCEDURES

(A) Coordination. Section 3.10 governs professional service reimbursement and related deposits, billing, credits, local review and collection under this chapter. Existing application and administrative fees remain applicable subject to their lawful limits. Amounts paid under § 18.30 shall be credited against professional service reimbursement to the extent they cover the same services.

(B) Limitations. Fees shall comply with Wis. Stat. § 66.0628 and any specific state or federal limits applicable to the activity, including Wis. Stat. § 66.0404 where applicable. This section does not change the amount, permissible use or statutory payment timing of an impact fee or authorize charging an impact fee for professional application review.

(C) Construction security. Reimbursement deposits shall be administered separately from construction security. Payment obligations under this chapter do not authorize increasing, retaining or drawing public-improvement security contrary to § 18.11 or Wis. Stat. § 236.13(2)(am).

Section 5 Conforming Provisions for Plats and Building Permits

The following sentence is added at the end of § 18.22(G):

Any requirement to furnish public-improvement security before execution or recording of the final plat is subject to § 18.11(A)(5) and Wis. Stat. § 236.13(2)(am); security shall not be required earlier than reasonably necessary before installation begins, and installation or acceptance of public improvements shall not be a condition of recording the plat.

The following sentence is added at the end of § 18.25(B)(14):

Requirements for public-improvement security shall be administered under § 18.11, including its timing and phasing provisions, and shall not require duplicate security or installation of public improvements earlier than permitted by applicable law.

Section 18.29(B) is repealed and recreated to read as follows:

(B) Building Permits. Permits for a structure on a lot shall comply with applicable recording requirements, building codes, zoning ordinances and other lawful municipal regulations. Upon substantial completion of public improvements as determined under Wis. Stat. § 236.13(2)(am)1g., outstanding local building permits for home sites on the plat that satisfy applicable requirements shall be released and shall not be withheld solely because of the status of public improvements. Other requirements of this chapter and a development agreement, including requirements under § 18.28(B)(1)(e), shall not be applied to defeat this statutory right.

Section 6 Existing Rights and Obligations

This ordinance applies prospectively to applications and obligations to the extent permitted by law. It does not impair vested rights, alter the ordinance applicability rules of Wis. Stat. § 236.13(1)(b), retroactively impose a new reimbursement obligation for services already provided, or extinguish lawful existing payment or completion obligations. Existing agreements and security instruments remain enforceable according to their terms only to the extent consistent with controlling law; mandatory statutory limits apply regardless of a contrary agreement or ordinance.

Section 7 Severability

If any provision of this ordinance or its application to any person or circumstance is held invalid, the remaining provisions and their application to other persons or circumstances shall remain in effect.

Section 8 Codification Publication and Effective Date

The Clerk/Treasurer shall arrange for codification of the amendments and newly created sections specified in this ordinance and for publication as provided by Wis. Stat. § 61.50. This ordinance shall take effect on the day after publication.

Adopted by the Village Board of Trustees this ____ day of _____, 2026.

VILLAGE OF SOMERS

By: _____

Village President

ATTEST:

_____

Village Clerk/Treasurer

Adopted: _____ Published: _____

VILLAGE OF SOMERS

RESOLUTION NO. 2026 – 024,

A RESOLUTION TO SET THE REFUNDABLE CASH DEPOSIT IN THE AMOUNT $1,500 FOR A ONE- OR TWO-FAMILY DWELLING OR ACCESSORY STRUCTURE ON A SINGLE LOT OF ONE ACRE OR LESS.

WHEREAS, the Village of Somers requires adequate completion of approved site grading, drainage work and public improvements to protect public health, safety and welfare; and

WHEREAS, the Village Board desires to conform public-improvement financial security requirements to Wis. Stat. § 236.13(2)(am), including the permitted forms, amount, timing, phasing, reduction and release of security; and

WHEREAS, project-specific professional services are necessary to review development applications, administer development agreements and inspect required improvements, and the reasonable direct costs of those services should be borne by the applicants responsible for the projects, subject to applicable law;

WHEREAS, Village Board recognizes that a set refundable cash deposit for a one- or two-family dwelling or accessory structure on a single lot of one acre or less is appropriate and provides efficiency,

NOW THEREFORE BE IT RESOLVED that the Somers Village Board approves Resolution 2026 – 024, a resolution to set the refundable cash deposit in the amount $1,500 for a one- or two-family dwelling or accessory structure on a single lot of one acre or less.

VILLAGE OF SOMERS
Adopted this _____ day of xxx, 2026

_____
George Stoner, Village President

_____
Wendy Burnette, Village Clerk-Treasurer

Somers
ESTABLISHED 1843
www.somerswi.gov
P.O. Box 197, Somers, WI 53171 PH: 262-859-2822 FAX: 262-859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: Nov. 10, 2026

TO: Village President Stoner and Village Trustees

PREPARED BY: Jim Hurley, Village Administrator

REVIEWED BY: Kevin Poirier, Assistant Administrator

AGENDA ITEM: #16 Action on Village Board of Trustee position vacancy

SUMMARY:

On Friday, September 18th, Village Board Trustee Scott Fredrick submitted his resignation effectively immediately. His term was scheduled to end in April of 2027.

Per the League of Wisconsin Municipalities, here are the procedures for filling vacancies in village offices:

> *"Vacancies in any elective village office may be filled by appointment by a majority of the members of the village board for the remainder of the unexpired term or until a special election is held, as ordered by the village board, or an office may remain vacant until an election is held (Wis. Stat. § 17.24.)."*

Per Trustee Nelson, here was the Village's process to fill a vacancy in a Village Trustee position in 2018:

1. There was an announcement of an open seat declaring and recognizing the vacancy on the Village Board.

2. The Village requested people interested to submit a Letter of Interest to the Village Clerk.

3. The submissions were reviewed at a Village Work Session meeting.

4. The Village Board made the appointment at the next scheduled Regular Meeting.

At the September 29th meeting, the Village Board agreed to request letters of interest and review at the October 20th work session meeting, which was canceled due to a lack of quorum. This item was reviewed and discussed at the Nov. 4 Village Board Work Session. The Board can decide to replace the vacancy or wait until the April elections.

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 hold interviews to replace the Village Board vacancy."*

or

"Motion to wait until the next election to fill the Village Trustee vacant position."

ATTACHMENTS

Letters of Interest (5)

Christopher Bigley
9925 15th Street
Kenosha, Wisconsin, 53144
[redacted]

RECEIVED OCT 14 2026

October 14, 2026

Somers Village President and Board of Trustees
Village of Somers
7511 12th Street
Kenosha, Wisconsin, 54144

Subject: Expression of Interest in Vacant Trustee Position

Dear President Stoner and Members of the Village Board,

I am writing to formally express my interest in being considered for the vacant Trustee position on the Village Board of Somers.

I have lived in Somers since June of 1999. My wife Nora and I have been married for more than 36 years and we have two sons, Daniel and James. I have earned an Associate and Bachelor degree both in Fire Science and I retired from the Kenosha Fire Department in 2024

As a member of this community, I recognize the importance of responsible leadership, thoughtful decision-making, and public service in helping our village continue to grow and thrive. I would welcome the opportunity to serve our residents, contribute to the work of the Village Board, and support initiatives that promote the overall well-being and future success of our community.

I believe that effective local government requires collaboration, transparency, accountability, and a willingness to listen to the concerns and perspectives of residents. If appointed, I would approach the position with a commitment to these principles and a sincere desire to represent the best interests of the community.

The Village President and Board of Trustees accomplishes its goals through weekly meetings alternating work sessions and formal board meetings. At these meetings necessary Ordinances and Resolutions are created, Village budgets are reviewed and approved, and insuring a well thought out and executed plan of positive growth within the community is executed. In addition to ongoing plans for the community Trustees must listen to and address concerns of the residents of the Village.

I served on the City of Kenosha Fire Department for thirty-three years. The last eight years I served as the Deputy Fire Chief and ultimately the Chief of the Department. In those roles I was responsible for leading and managing more than 160 members of the department including line

and staff personnel. During that time, I had to perform many duties that I believe would serve me well in the role of Somers trustee. Those duties would include but are not limited to:

- Working with Alderpersons to author appropriate resolutions within the city, specifically for matters of public safety and building construction.
- The development and execution of a fiscal budget for the department both an operational budget and Capital Improvement Plan.
    - During my time leading the department I managed an average budget of close to 21 million dollars, 1.6 million being operational and the balance wages and benefits.
    - The average Capital Improvement Plan managed during my tenure was 2.5 million dollars per year.
- Processed open record requests.
- Dealt with external and internal complaints.
- Contract Negotiations both from the Labor and Management perspective.
- Collaborated regularly with other city departments including Legal, Human Resources, Finance, Clerk, and Inspections.
- As Chief answered directly to the Police and Fire Commission however worked closely with the Mayor, City Administrator, and Alderman. Attending regular council and board meetings, developing plans for large projects and developments throughout the city.

Outside of professional experience I have served Somers and the surrounding communities as A Scout leader, basketball coach, softball coach, and active member of St Annes Catholic church in Pleasant Prairie.

If chosen for this position I am more than willing to comply with the applicable ethics, open-meeting, public records, and conflict-of-interest requirements. I am also aware of the meeting requirements and will meet those expectations.

I would appreciate the opportunity to discuss my interest and qualifications with the Village Board and learn more about the appointment process and expectations associated with the vacant Trustee position.

Thank you for your time and consideration. I appreciate your service to our village and would be honored to have the opportunity to serve alongside you as a member of the Village Board.

Sincerely,

Christopher G. Bigley

10/14/2026

To: Wendy Burnette, Village of Somers Clerk/Treasurer

From: Ted Terletzky

Subject: Letter of Interest for the Vacant Trustee Seat on the Village Board

I am writing to express my interest in the vacant Trustee position on the Village Board. I have been a resident of the Village/Town since 1992 and have a strong interest in continuing to serve and contribute to our community.

For the past five years, I have regularly attended Village Board meetings and work sessions. During that time, I have brought questions and concerns before the Board. While also developing a desire to become more directly involved in finding solutions for concerns directly affecting residents. I believe in respectful productive discussion and a willingness to compromise are essential to reaching sound decisions that serve the best interests of the community.

I understand that serving as a Trustee requires a working knowledge of Village ordinances and a significant commitment of time. I am prepared to dedicate the time necessary to attend Tuesday Board meetings and work sessions, as well as any other expectations and responsibilities associated with the position.

I believe my professional and public service experience would allow me to bring a practical and balanced perspective to the Village Board. I have over 27 years of experience in the fire service, including 14 years with Somers Fire and Rescue. In addition, I hold a degree in engineering and have 13 years of experience as a contractor. These experiences have taught me how to evaluate complex issues, troubleshoot problems, listen to the perspectives of others, and work collaboratively to develop practical and effective solutions.

Over the years, I have frequently spoken at Village Board meetings and work sessions about the importance of transparency in local government. If selected to serve as a Trustee, I would hold myself to that same standard. I believe strongly in conducting Village business ethically and transparently. I would also conduct all applicable requirements regarding open meetings, public records, ethics, and conflicts of interest with that same expectation.

I would appreciate the opportunity to serve the community and to contribute my experience, perspective, and commitment to the Village Board. Thank you for your time and consideration.

Sincerely,



Ted Terletzky
9015 12th Street, Kenosha WI. 53144
[redacted]

To: Wendy Burnette!

I which to submit a Letter of Interest to Fill the trustee opening on the Somers Village Board.

Kent Mayes
8628-10th St.
Kenosha, Wi. 53144

I am a village resident of Somers, and a Voter!

I have interest of the future of Somers and how it is to grow! There is a lot of Miss information out there, and I hope I can help to clarify some of it.

I am currently on the Planning Committee of the Village of Somers; as a commissioner.

I am availble for most meeting on Tuesdays.

I have learned much in the last yr. on How the Governing of Somers Work. I hope I am able to help the Village of Somers Grow!

Kent Mayes 10-9-26

10-6-26

RE: Somers Village Trustee

Brian J. Czarnecki

1296 Village Center Drive Unit 6

Kenosha, WI 53144

[redacted]

To: Wendy Burnette

Greetings- my name is Brian Czarnecki and this is my LOI for the vacancy of Village Trustee. I have been a resident of Somers since 2001 and live in the Somers Village Condo development since then and love it here! I am seeking your/the boards consideration for the current opening of Village Trustee. My interest comes from my love of the community I live in. I am proud to live here and for its disciplined growth over the past 25 years. While I have not served in this capacity anywhere in the past, my interest is high to serve in this capacity now. I have researched the role of village trustee and note that I would have a voice/vote in the local ordinances, annual budget, set local policies, etc as part of the board to represent the interests of the local community residents. I have talked with George Stoner casually about the position and he encouraged me to start the process. My background is in the private sector. The last 25 years working as a Hearing Instrument Specialist (providing hearing aids and services in a retail environment). While not a direct correlation, my passion to serve in this capacity as a retired professional with integrity is who I am/what I value. I understand the commitment is 2 Tuesdays per month at 530pm. I would have no conflicts on a regular basis. In May of 2027, I have a 2 week family reunion I am planning/scheduled to attend out of state-that would be my only foreseeable conflict. This can be adjusted if necessary. I have not served in any community position in the past and feel now is the time to do so! I solemnly confirm my willingness to comply with the applicable ethics, opening-meeting, public records, and conflict of interest requirements. Thank you in advance for your consideration.

Respectfully,



Brian J. Czarnnecki

10-6-26

Letter of Interest
for Village of Somers Vacant Seat

Richard H. Heinisch
406-38th Avenue
Kenosha, WI 53144
[redacted]

Oct 7, 2026

Hello,

Due to my interest in our community, I am seeking an appointment to fill the temporary vacancy on the Village Board. I understand, and will comply with all ethics, open meeting, public records and conflict of interest requirements.

My 36 years of employment with Kenosha County have afforded me with experience as a supervisor as well as union labor leadership.

I am also proud to have served as both a Somers Town Board Member and Village of Somers Trustee in the past.

I will be out of the area from Oct 17 – Oct 21but am available via phone, text or email.

Thank you for consideration of my application. I look forward to hearing from you.

Richard H. Heinisch

Richard H. Heinisch

KENOSHA COUNTY

Shelly Billingsley, Director
Department of Public Works &
Development Services

Andy M. Buehler, Director
Division of Planning & Development

TO: **Village of Somers Plan Commission**
FROM: **Luke Godshall, Senior Land Use Planner**
APPLN DATE: **08-27-26**
RPT DATE: **09-28-26**
MTG DATE: **10-12-26**
RE: **FN Ferati Family Trust CSM**

PROJECT/SITE INFO:

1. Petitioner/Agent: FASLI FERATI
2. Property Owner: FN FERATI FAMILY TRUST
3. Location/Address: 985 22ND AVE
4. Tax key Number(s): 83-4-223-073-0111
5. Area: 19.5 acres
6. Existing Zoning: A-2 General Agricultural Dist., C-1 Lowland Resource Conservancy Dist.
7. Proposed Zoning: R-4 Urban Single-Family Residential Dist., C-1 Lowland Resource Conservancy Dist.

PROJECT OVERVIEW:
The Petitioner proposes to divide the existing parcel into one (1) 0.349-acre Lot and one (1) 19.329-acre Lot via a Certified Survey Map (CSM).

PLANNER COMMENTS:
The subject property is currently zoned A-2 General Agricultural District and C-1 Lowland Resource Conservancy District. The property contains a single-family residence and detached garage on the southwest corner of the property which the petitioner proposes to separate off on its own Lot (Lot 1 of the CSM). The remainder of the property (Lot 2 of the CSM) would be left as a vacant 19-acre parcel. The subject property is proposed to be rezoned to R-4 Urban Single-Family Residential Dist. to align with the property's designated land use category of 'Medium-Density Residential', except for wetland areas identified on the Wisconsin Wetland Inventory Map which would be rezoned to C-1 Lowland Resource Conservancy Dist.

The Kenosha County Highway Dept. has reviewed the proposed CSM and has indicated that CTH Y (22nd Avenue) is planned to be 120' wide highway right-of-way. Therefore, the CSM will need to be revised to show additional right-of-way dedicated to the public so that the eastern half of the CTH Y right-of-way is 60 feet. If the additional area to be dedicated to the public causes the area of Lot 1 to fall below 15,000 sq. ft., Lot 1 will need to be adjusted so that it has at least 15,000 sq. ft. to meet the minimum R-4 zoning standard.

The submitted Certified Survey Map generally complies with the Village of Somers Land Division and Platting Control Ordinance, however there are a few revisions noted below that should be made to the CSM prior to its recordation in the Kenosha County Register of Deeds office.

STAFF RECOMMENDATION:
Should the Plan Commission choose to recommend approval of this CSM, staff would recommend the following conditions:

1. The Certified Survey Map shall be subject to the following:

    a. Subject to making the following revisions to the CSM:
        (1) Add a note indicating the proposed Lots will be served by municipal sewer.
        (2) Show additional public right-of-way dedication so that the total right-of-way width of the eastern half of CTH Y is 60 feet. Label the 60 feet of right-of-way as "Dedicated to the Public".
        (3) Remove the 'SETBACKS' note from Sheet 1 of 4.
        (4) Amend the zoning note on sheet 2 of 4 to read "ZONING OF PARCELS IS R-4 & C-1".

    b. Subject to sending an electronic copy of the revised CSM showing the aforementioned changes to the Kenosha County Department of Planning and Development office to receive sign-off prior to the surveyor preparing the recordable CSM document for signatures. The county contact is Luke Godshall who can be contacted at the following e-mail address: luke.godshall@kenoshacountywi.gov.

    c. No land division shall be recorded if any portion or part of the parent parcel has any unpaid taxes or outstanding special assessments without prior approval of the local and Kenosha County Treasurer.

    d. Subject to the Certified Survey Map (CSM) being recorded with the Kenosha County Register of Deeds within twelve (12) months of receiving approval from the Somers Village Board.

May 2015

VILLAGE OF SOMERS
Department of Planning & Development

RECEIVED
AUG 27 2026
Kenosha County
Planning & Development

LAND DIVISION APPLICATION

In order for applications to be processed, all information, drawings, application signatures, and fees required shall be submitted at time of application.

Please check the appropriate box below for the type of application being submitted:

- [x] Certified Survey Map
- [ ] Subdivision Preliminary Plat
- [ ] Subdivision Final Plat
- [ ] Condominium Plat

Applicant is: [x] Property Owner [ ] Subdivider [ ] Other _____

Applicant Name: Fasli Ferati Date 8/27/26

Mailing Address: 929 22nd Ave Phone #[redacted]

Kenosha, WI 53140 Phone #[redacted]

Tax Parcel Number(s): 83-4-223-073-0111

Acreage of Project: 19.5

Location of Property (including legal description):

985 22nd Ave Kenosha WI 53140

Subdivision/Development Name (if applicable): _____

Existing Zoning: A2/C1 Proposed Zoning: R4

Village Land Use Plan District Designation(s) (if applicable):

Present Medium Denisty Residental

Proposed medium Denisty Residental

Present Use(s) of Property: Residencial Rental

Proposed Use(s) of Property: _____

The subdivision abuts or adjoins a state trunk highway..... Yes ( ) No (X)

The subdivision will be served by public sewer ..... Yes (X) No ( )

The subdivision abuts a county trunk highway ..... Yes (X) No ( )

The subdivision contains shoreland/floodplain areas ..... Yes (X) No ( )

The subdivision lies within the extra-territorial plat (ETP) authority area of a nearby Village or City ..... Yes ( ) No (X)

*Applicant is responsible for submitting to the ETP authority any fees and documentation needed to obtain a recommendation.

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

Farah Terati — 8/27/26

Property Owner's Signature — Date

Property Owner's Signature — Date

REQUIRED APPLICABLE SIGNATURES:

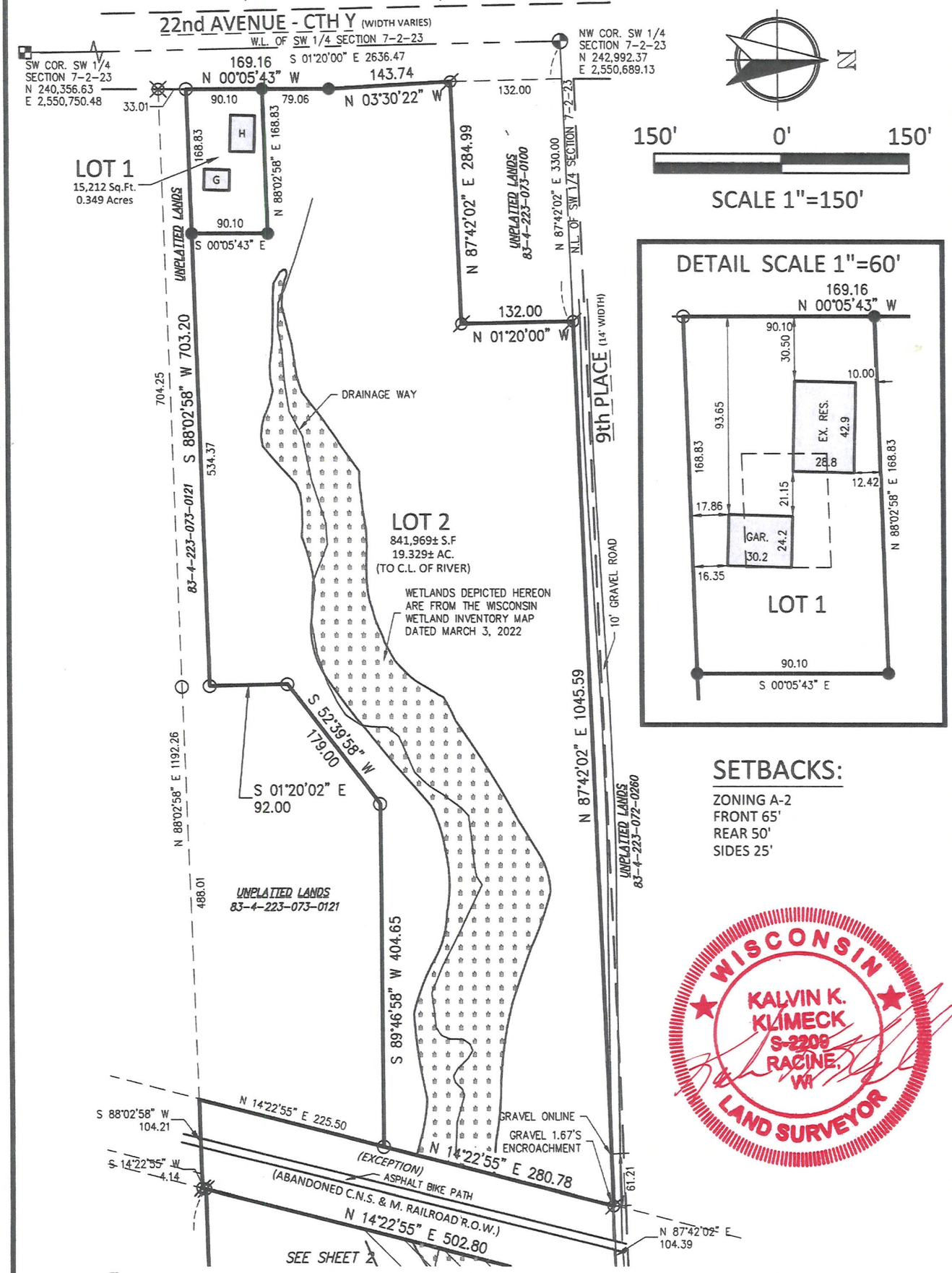
Farah Terati — 8/27/26

Applicant's Signature — Date

Developer's Signature — Date

CERTIFIED SURVEY MAP NO. _____

PART OF THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 23 EAST IN THE VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.



SETBACKS:

ZONING A-2
FRONT 65'
REAR 50'
SIDES 25'

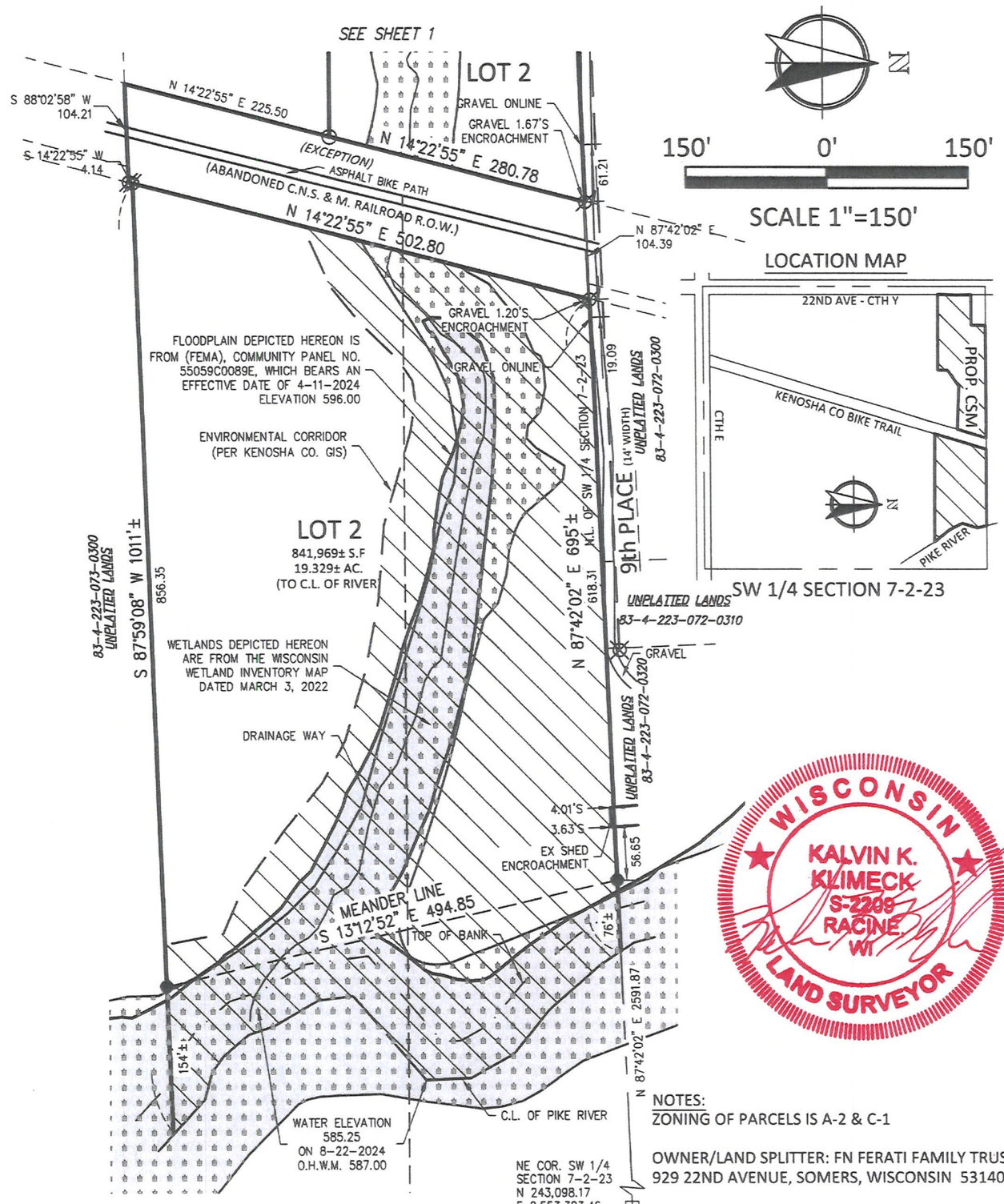
Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

This Instrument was drafted by Kalvin K. Klimeck August 26, 2026

2022.0119.02.DWG
SHEET 1 OF 4 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 23 EAST IN THE VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.



WISCONSIN
KALVIN K. KLIMECK
S-2208
RACINE WI
LAND SURVEYOR

NOTES:
ZONING OF PARCELS IS A-2 & C-1

OWNER/LAND SPLITTER: FN FERATI FAMILY TRUST
929 22ND AVENUE, SOMERS, WISCONSIN 53140

ALL ELEVATIONS REFER TO NAVD OF 1988 (12)

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983/2011. THE NORTH LINE OF THE SW ¼ OF SECTION 7-2-23 IS ASSUMED TO BEAR N87°42'02" E.

LEGEND:
- ○ 1" O.D. IRON PIPE FOUND
- ● 3/4" O.D. REBAR - 1.68LBS/LIN FT. SET
- ◔ CONC. MON. W / BRASS CAP FOUND
- ◪ CONC. MON W/ SEWRPC BRASS CAP FOUND
- ⊞ CONC. MON W/KENOSHA CO BRASS CAP FOUND

NOTE:
Any land below the Ordinary High Water Mark (O.H.W.M.) of a lake or navigable stream is subject to the public trust in navigable waters that is established under Article IX, Section 1, of the State Constitution.

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
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Tele: (262)634-5588 Website: www.nmbsc.net

This Instrument was drafted by Kalvin K. Klimeck August 26, 2026

2022.0119.02.DWG
SHEET 2 OF 4 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 23 EAST IN THE VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Kalvin K. Klimeck, hereby certify:

That I have prepared this Certified Survey Map at the direction of FN Ferati Family Trust, Owners;

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Chapter 18-18.25 of the Code of General Ordinances for the Village of Somers in surveying, dividing, and mapping the same.

THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made, described as:

Part of the Northwest ¼ and Northeast ¼ of the Southwest ¼ of Section 7, Township 2 North, Range 23 East in the Village of Somers, Kenosha County, Wisconsin, and more particularly described as follows: Commence at the Northwest corner of the Southwest ¼ of said Section 7; thence N87°42'02"E, 330.00 feet along the North line of the Southwest ¼ of said Section 7 to the point of beginning of this description; continue thence N87°42'02"E, 1045.59 feet along said North line to the West line of the abandoned Chicago North Shore & Milwaukee Railway; continue thence N87°42'02"E, 104.39 feet along said North line to the East line of said abandoned Chicago North Shore & Milwaukee Railway; continue thence N87°42'02"E, 618.31 feet to Meander line; thence S13°12'52"E, 494.85 feet along said Meander line; thence S87°59'08"W, 856.35 feet to the East line of said abandoned Chicago North Shore & Milwaukee Railway; thence S14°22'55"W, 4.14 feet along the East line of said abandoned Chicago North Shore & Milwaukee Railway; thence S88°02'58"W, 104.21 feet to the West line of said abandoned Chicago North Shore & Milwaukee Railway; thence N14°22'55"E, 225.50 feet along the West line of said abandoned Chicago North Shore & Milwaukee Railway; thence S89°46'58"W, 404.65 feet; thence S52°39'58"W, 179.00 feet; thence S01°20'02"E, 92.00 feet; thence S88°02'58"W, 703.20 feet to the East line of 22nd Avenue - CTH Y; thence N00°05'43"W, 169.16 feet along said East line; thence N03°30'22"W, 143.74 feet along said East line; thence N87°42'02"E, 284.99 feet parallel to the North line of the Southwest ¼ of said Section 7; thence N01°20'00"W, 132.00 feet parallel to the West line of the Southwest ¼ of said Section 7 to the North line of the Southwest ¼ of said Section 7 and the point of beginning. INCLUDING all lands lying between the Meander line and the center line of the Pike River. EXCEPTING therefrom that portion of land used for the Chicago North Shore & Milwaukee Railway (now abandoned).
Containing 857,173 square feet or 19.780 acres, more or less, to the centerline of the Pike River.
Containing 803,547 square feet or 18.447 acres, more or less, to the Meander line.

August 26, 2026

Kalvin K. Klimeck P.L.S. (S-2209)
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd. Suite 200
Racine, WI 53406
(262)634-5588



CERTIFIED SURVEY MAP NO. _____

PART OF THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 23 EAST IN THE VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.

OWNERS' CERTIFICATE

The FN Ferati Family Trust, as Owner, hereby certifies that it has caused the lands described on this map to be surveyed, divided and mapped as represented on this Certified Survey Map. It also does further certify that this Certified Survey Map is required to be submitted to the the following for approval: Village Board of the Village of Somers.

IN WITNESS WHEREOF the said FN Ferati Family Trust has caused these presents to be signed as Owner, at _____ Wisconsin on this _____ day of _____ 202_.

_____
Fasli F. Ferati, Trustee
929 22nd Avenue
Kenosha, Wisconsin 53140

_____
Nadije Ferati, Trustee
929 22nd Avenue
Kenosha, Wisconsin 53140

STATE OF WISCONSIN)
COUNTY OF_____)

Personally came before me this _____ day of _____, 202_, Fasli F. Ferati and Nadije Ferati, of the above-named FN Ferati Family Trust, to me known to be the persons who executed the foregoing instrument, and to me known to be such Trustees of said FN Ferati Family Trust, and acknowledged that they executed the foregoing as such Trustees as the deed of said FN Ferati Family Trust, by its authority.

Notary Public, _____
My commission expires: _____

VILLAGE BOARD APPROVAL
APPROVED as a Certified Survey Map this _____ day of _____, 202_.

_____, Date: _____
George Stoner, President

_____, Date: _____
Wendy Burnette, Village Clerk-Treasurer

WISCONSIN
KALVIN K. KLIMECK
S-2209
RACINE WI
LAND SURVEYOR

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

This Instrument was drafted by Kalvin K. Klimeck August 26, 2026

2022.0119.02.DWG
SHEET 4 OF 4 SHEETS

Sept. 2021

VILLAGE OF SOMERS
Department of Planning and Development

RECEIVED
AUG 27 2026
Kenosha County
Planning & Development

REZONING APPLICATION

(a) Property Owner's Name:

Fasli Ferati

Print Name: FASLI FERATI Signature: Fasli Ferati

Mailing Address: 929 22nd Ave

City: Kenosha W. State: W. Zip: 53140

Phone Numbe [redacted] E-mail (optional): [redacted]

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status **signed** by the legal property owner **must** be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: _____ Signature: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ E-mail (optional): _____

(c) Tax key number(s) of property to be rezoned:

83-4-223-073-0111

Property Address of property to be rezoned:

985 22nd Ave Kenosha, W. 53140

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):

(e) Check the box next to any and all of the **existing** zoning district classifications present on the subject property:

☐ A-1 Agricultural Preservation District	☐ B-1 Neighborhood Business District
☑ A-2 General Agricultural District	☐ B-2 Community Business District
☐ A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	☐ B-3 Highway Business District
☐ A-4 Agricultural Land Holding District	☐ B-4 Planned Business District
☐ AE-1 Agricultural Equestrian Cluster Single-Family District	☐ B-5 Wholesale Trade and Warehousing District
☐ R-1 Rural Residential District	☐ BP-1 Business Park District
☐ R-2 Suburban Single-Family Residential District	☐ B-94 Interstate Highway 94 Special Use Business District
☐ R-3 Urban Single-Family Residential District	☐ M-1 Limited Manufacturing District
☐ R-4 Urban Single-Family Residential District	☐ M-2 Heavy Manufacturing District
☐ R-4.5 Urban Single-Family Residential District	☐ M-3 Mineral Extraction District
☐ R-5 Urban Single-Family Residential District	☐ M-4 Sanitary Landfill and Hazardous Waste Disposal District
☐ R-6 Urban Single-Family Residential District	☐ I-1 Institutional District
☐ R-7 Suburban Two-Family and Three-Family Residential District	☐ PR-1 Park-Recreational District
☐ R-8 Urban Two-Family Residential District	☑ C-1 Lowland Resource Conservancy District
☐ R-9 Multiple-Family Residential District	☐ C-2 Upland Resource Conservancy District
☐ R-10 Multiple-Family Residential District	☐ FPO Floodplain Overlay District
☐ R-11 Multiple-Family Residential District	☐ PUD Planned Unit Development Overlay District
☐ R-12 Mobile Home/Manufactured Home Park-Subdivision District	☐ AO Airport Overlay District
	☐ RC Rural Cluster Development Overlay District

(f) Check the box next to any and all of the **proposed** zoning district classifications proposed for the subject property:

☐ A-1 Agricultural Preservation District	☐ B-1 Neighborhood Business District
☐ A-2 General Agricultural District	☐ B-2 Community Business District
☐ A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	☐ B-3 Highway Business District
☐ A-4 Agricultural Land Holding District	☐ B-4 Planned Business District
☐ AE-1 Agricultural Equestrian Cluster Single-Family District	☐ B-5 Wholesale Trade and Warehousing District
☐ R-1 Rural Residential District	☐ BP-1 Business Park District
☐ R-2 Suburban Single-Family Residential District	☐ B-94 Interstate Highway 94 Special Use Business District
☐ R-3 Urban Single-Family Residential District	☐ M-1 Limited Manufacturing District
☑ R-4 Urban Single-Family Residential District	☐ M-2 Heavy Manufacturing District
☐ R-4.5 Urban Single-Family Residential District	☐ M-3 Mineral Extraction District
☐ R-5 Urban Single-Family Residential District	☐ M-4 Sanitary Landfill and Hazardous Waste Disposal District
☐ R-6 Urban Single-Family Residential District	☐ I-1 Institutional District
☐ R-7 Suburban Two-Family and Three-Family Residential District	☐ PR-1 Park-Recreational District
☐ R-8 Urban Two-Family Residential District	☑ C-1 Lowland Resource Conservancy District
☐ R-9 Multiple-Family Residential District	☐ C-2 Upland Resource Conservancy District
☐ R-10 Multiple-Family Residential District	☐ FPO Floodplain Overlay District
☐ R-11 Multiple-Family Residential District	☐ PUD Planned Unit Development Overlay District
☐ R-12 Mobile Home/Manufactured Home Park-Subdivision District	☐ AO Airport Overlay District
	RC Rural Cluster Development Overlay District

(g) Your request must be consistent with the existing planned land use category as shown on Map 65 of the adopted "Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035".

The existing planned land use category for the subject property is:

☐ Farmland Protection	☐ Governmental and Institutional
☐ General Agricultural and Open Land	☐ Park and Recreational
☐ Rural-Density Residential	☐ Street and Highway Right-of-Way
☐ Agricultural and Rural Density Residential	☐ Other Transportation, Communication, and Utility
☐ Suburban-Density Residential	☐ Extractive
☑ Medium-Density Residential	☐ Landfill
☐ High-Density Residential	☐ Primary Environmental Corridor
☐ Mixed Use	☐ Secondary Environmental Corridor
☐ Commercial	☐ Isolated Natural Resource Area
☐ Office/Professional Services	☐ Other Conservancy Land to be Preserved
☐ Industrial	☐ Nonfarmed Wetland
☐ Business/Industrial Park	☐ Surface Water

(h) Attach a plot plan or survey plat of property to be rezoned (showing location, dimensions, zoning of adjacent properties, existing uses and buildings of adjacent properties, floodways and floodplains)—drawn to scale.

(i) The Village of Somers Department of Planning and Development may ask for additional information.

(j) The name of the County Supervisor of the district wherein the property is located (District Map):

Supervisory District Number: _____ County Board Supervisor: _____

(k) The fee specified in Section 12.05-8 of this ordinance.

Request for Rezoning Petition (payable to "Kenosha County").....$1,450.00

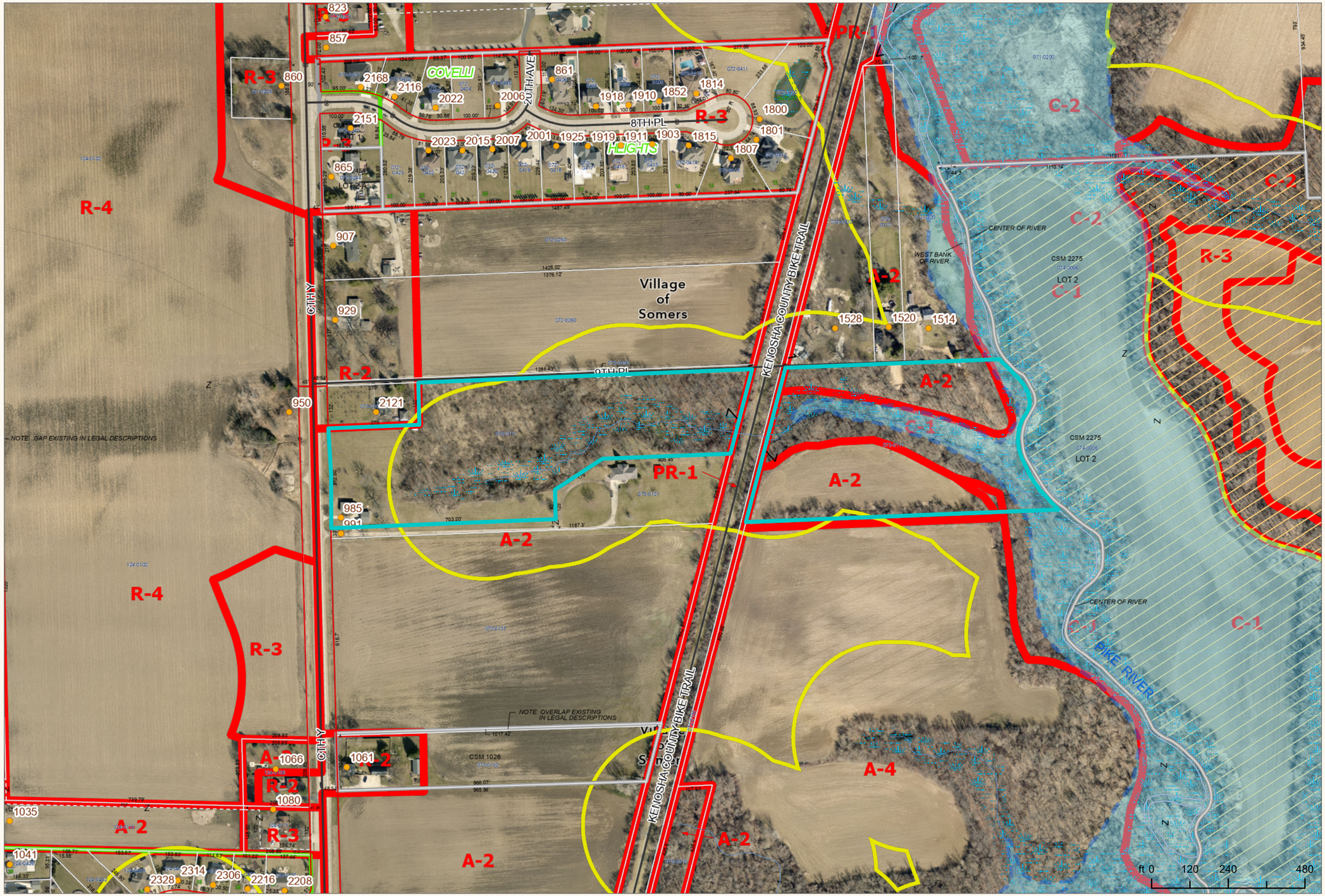
(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit http://www.revenue.wi.gov/faqs/slf/useassmt.html.

Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

EXISTING ZONING



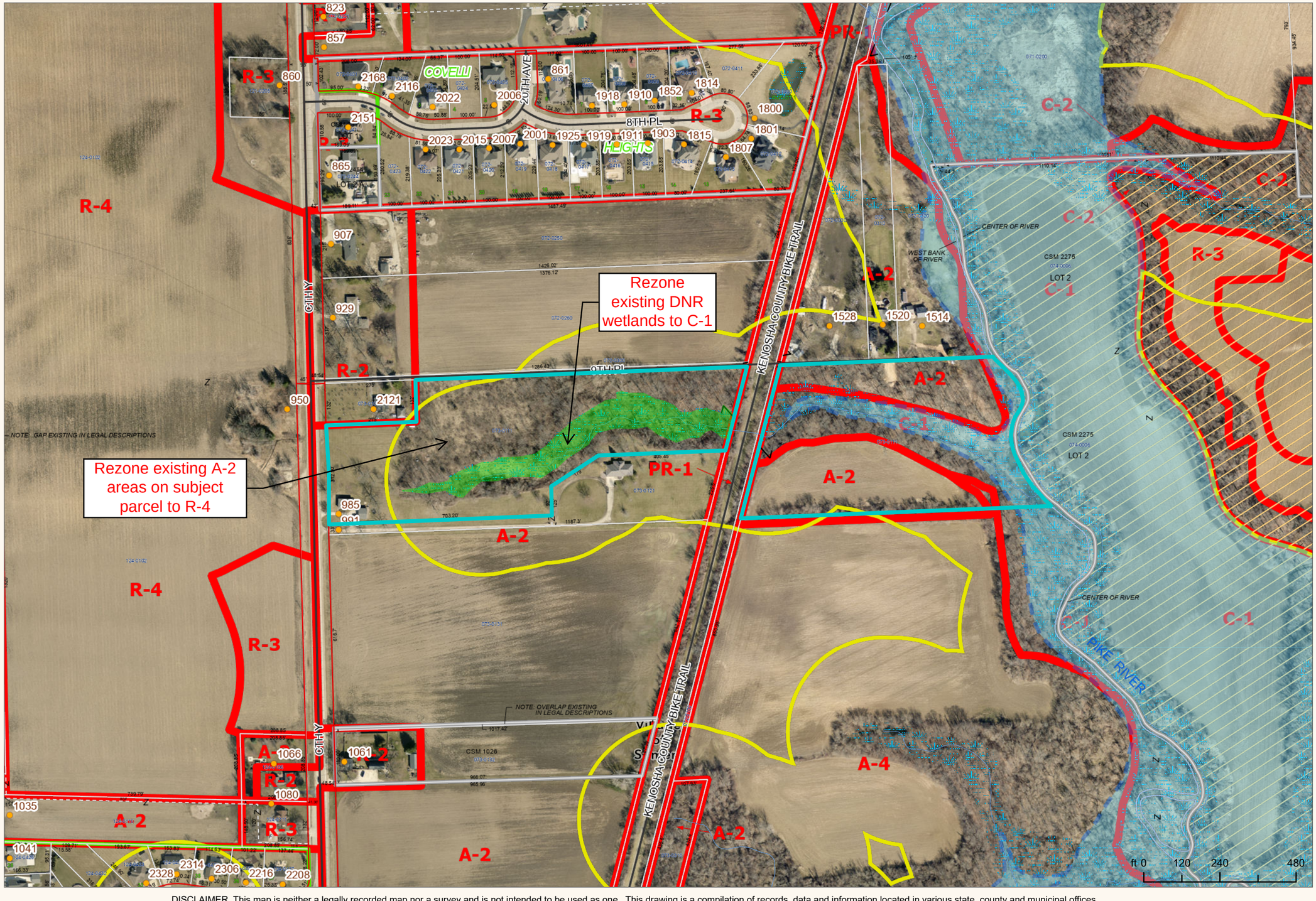
KENOSHA COUNTY
INTERACTIVE MAPPING

1:3,600
1" = 300'

DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 8/28/2026

PROPOSED ZONING



KENOSHA COUNTY
INTERACTIVE MAPPING

1:3,600
1" = 300'

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Date Printed: 8/28/2026

Somers
ESTABLISHED 1843
www.somerswi.gov
P.O. Box 197, Somers, WI 53171 PH: 262-859-2822 FAX: 262-859-2331

Nov. 11, 2026

FN Ferati Family Trust
929 22nd Ave.
Kenosha, WI 53140

RE: Zoning Letter for Parcel 83-4-223-073-0111

Dear Applicants:

I, the undersigned, hereby certify that: I am duly authorized zoning authority representative for the proposed project site, and all the information and statements contained in this form are true, complete and accurate.

On Nov. 11, 2025 the Somers Village Board approved the request by FN FERATI FAMILY TRUST, 929 22ND AVE, Kenosha, WI 53140 (Owner), to rezone from A-2 General Agricultural Dist. & C-1 Lowland Resource Conservancy Dist. to R-4 Urban Single-Family Residential Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel # 83-4-223-073-0111, located in the SW 1/4 of Section 7, T2N, R23E, Village of Somers. *(For information use only, the property is located at 985 22nd Avenue).*

It was approved unanimously.

Should you have any questions or comments, please contact the Village at the phone number or address listed above.

Sincerely,

Somers Village Clerk
Wendy Burnette

_____

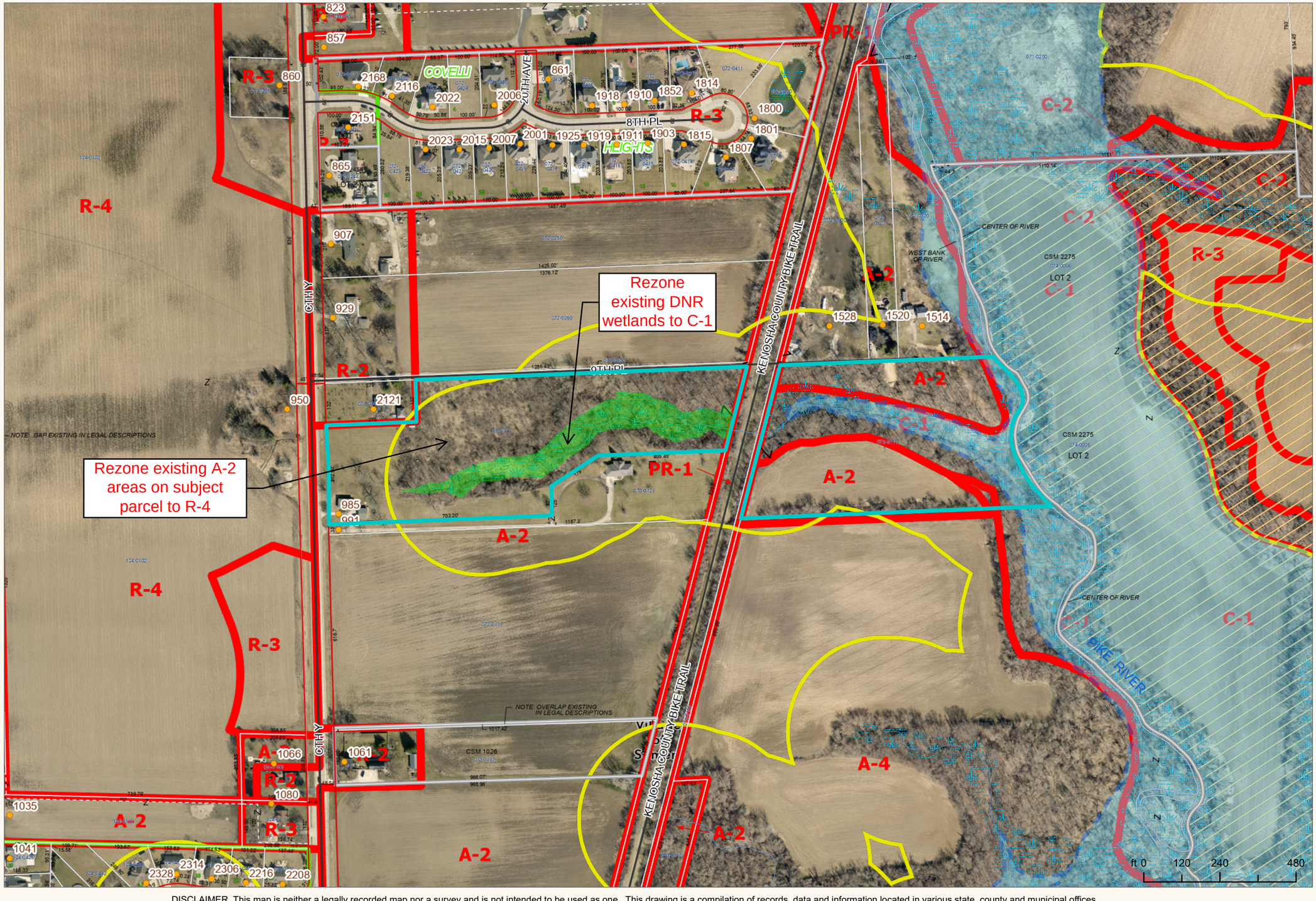
Attachments

Exhibit A: Map

CC: FN Ferati Family Trust
Somers Assistant Administrator, Kevin Poirier
Luke Godshall, Senior Land Use Planner

Exhibit A

PROPOSED ZONING



KENOSHA COUNTY
INTERACTIVE MAPPING

1:3,600
1" = 300'

DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 8/28/2026

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VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: Nov. 10, 2026

TO: Village President Stoner and Village Trustees

PREPARED BY: Jim Hurley, Village Administrator

REVIEWED BY: Kevin Poirier, Assistant Administrator

AGENDA ITEM: #18 Action on proposed Ordinance No. 2026 – 014, an Ordinance to amend Section 1.10 of the code of ordinances of the Village of Somers relating to Municipal Judge's Qualifications.

BACKGROUND:

Following the resignation of the former municipal judge in December 2025, the Village/Town temporarily appointed two judges, and then appointed the current judge, Honorable Edward Antaramian, to serve for the duration of the term, which is set to end on April 30, 2027.

Section 1.10(A) of Village/Town's code of ordinances requires the elected judge to be both a Village or Town resident and licensed to practice law in State of Wisconsin. The judge serves a four-year term. If the judge resigns during the term, then the Village/Town must appoint a resident or non-resident to the position with approval from the district court administrator.

To date, no qualified resident has contacted administration or the Village/Town boards about the position. If a qualified resident does not run for the position, then the Village/Town Boards must appoint a municipal judge effective on May 1, 2027, for the full four-year term.

In August, the Village Board discussed options for the municipal court, including abolishing it. The municipal court would cease operating, and cases would fall under the purview of the Kenosha County Circuit Court.

Preliminarily, I estimated a potential cost savings despite the loss of court fees. Upon learning that State law will increase the per citation fee for municipal cases handled by the circuit court from $5 to $17, in combination with already increasing court fees retained by municipalities from $38 to $48 per citation, I could no longer find a direct savings to the Village.

UPDATE:

The remaining question is the qualifications for the municipal judge's position. The Village/Town could amend its ordinance to remove the requirement for the judge to be licensed to practice law in the State.

Opening the pool of candidates to residents who are not licensed to practice law could offer more options to voters, and someone who could commit to the full four-year term.

If no one runs for the position, then staff will need to continue to advertise the position in hopes that someone can fill the position for at least a portion of the four-year term. The Village/Town have been very fortunate to have highly qualified current municipal judges, and a former prosecutor to serve in the position. However, the position will likely be more difficult to fill for a full four-year term.

Per the Village's legal counsel, if the Village Board would like to amend Section 1.10(A) of the Code of Ordinances, then it must be done by the Village & Town Boards no later than December 1, 2026, to take effect for the upcoming term.

NEXT STEPS:

Judge Antaramian continues to assist with recruiting potential candidates for the position. He has reached out to a variety of resources, including the State Bar, for a list of local attorneys. To date, he has not yet received a response. One qualified resident expressed interest in the position but has not committed to running. While Judge Antaramian prefers the Village/Town to keep current qualification standards, he recognizes it may not be achievable at this time unless we receive a commitment from the prospective candidate.

If the Village/Town amends the ordinance, then both attorneys and non-attorneys could run for the position. Presumably, an attorney would have an advantage over other candidates. If no attorney runs, then at least a resident could serve for the full four-year term. He or she will attend municipal judges trainings and surrounding municipal judges have offered to serve as resources.

PRIOR ACTION TAKEN:

This item was reviewed and discussed at the Nov. 4 Village Board Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

In the event that the Village Board agrees with the suggested actions, suggested motions to approve would be as follows:

"Motion to waive first reading of Resolution No. 2026-014."

"*Motion to approve proposed Ordinance No. 2026 – 014, an Ordinance to amend Section 1.10 of the code of ordinances of the Village of Somers relating to Municipal Judge's Qualifications."*

ATTACHMENTS:

Proposed amendment to Sec. 1.10(A) Municipal Judge Qualification

ORDINANCE NO. 2026 – 014

AN ORDINANCE TO AMEND SECTION 1.10 OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOMERS RELATING TO MUNICIPAL JUDGE QUALIFICATIONS

§ 1.10**MUNICIPAL JUDGE AND JOINT MUNICIPAL COURT.**

(A) Municipal Judge.

(1) Office Created. Pursuant to Chapter **755**, Wis. Stats., there is created the office of Municipal Judge for the Village of Somers and Town of Somers.

(2) Qualifications. The joint court shall be under the jurisdiction of and presided over by a Municipal Judge and who resides in one of the municipalities that is a party to the agreement forming this joint court.

(3) Salary. The Municipal Judge shall receive a salary as determined from time to time by resolution of the Village Board of the municipalities that are parties to the agreement, which shall be in lieu of fees and costs. No salary shall be paid to the Judge for any time during the term for which the Judge has not executed and filed the official bond and oath as required by paragraph (4) of this subsection. The municipalities may by separate ordinance allocate funds for the administration of the Municipal Court pursuant to § **66.0301**, Wis. Stats.

(4) Bond; Oath. The Municipal Judge, after election or appointment to fill a vacancy, shall execute and file with the Clerk of Courts for Kenosha County the oath prescribed by § **757.02**, Wis. Stats., and at the same time, a bond in the penal sum of $1,000. The Municipal Judge shall not be qualified to act until a certified copy of the oath is filed with the office of the State Administrator of Courts as required by § **755.03**, Wis. Stats.

(5) Jurisdiction. The Municipal Court shall have jurisdiction over incidents occurring on or after November 1, 2016, as provided in Article VII, § **14** of the Wisconsin Constitution, § 755.045 and § **755.05**, Wis. Stats., and as otherwise provided by state law. In addition, it shall have exclusive jurisdiction over actions in the municipalities that are parties to the agreement seeking to impose forfeitures for violations of municipal ordinances, resolutions and by-laws. The Municipal Judge may issue civil warrants to enforce matters under the jurisdiction of the Municipal Court under § 755.045(2) and § **66.0119**, Wis. Stats. The Municipal Court has jurisdiction over juvenile offenders when a municipality that is party to the agreement enacts an ordinance under the authority of § **938.17(2)(cm)**, Wis. Stats.

Passed and adopted this 10th day of November 2026.

VILLAGE OF SOMERS

_____

George Stoner, Village President

ATTEST:

_____

Wendy Burnette, Village Clerk/Treasurer

Date Adopted:

Published:

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VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: Nov. 10, 2026

TO: Village President Stoner and Village Trustees

PREPARED BY: Kevin Poirier, Assistant Administrator

AGENDA ITEM: #19 Action on proposed resolution 2026-025, resolution in support of House Bill H.R. 10257 and Senate Bill S. 4505 to designate unique ZIP Code for municipalities including the Village of Somers

BACKGROUND:

Since 2022, the Village has been working on being granted a unique ZIP Code. As you are aware, the majority of our residents have a mailing address that does not match their municipal boundary. The only Somers residents that have a Somers mailing address are those that have a P.O. Box. This situation has led to confusion over how mail is delivered, how first responders are dispatched, and businesses identifying themselves as in the community that matches their mailing address.

The Village submitted a Zip Code Boundary Review application to the Postal Service, which was denied. Assistant Administrator Poirier started a petition in support of the Village's efforts. It has collected over 600 signatures so far.

The Village has joined with communities throughout the country who have the same issues and hired lobbyists to help the legislative action. Trustee Ostby made a trip to Washington DC to talk to representatives in Congress. These efforts resulted in Bills being introduced in the US House of Representatives and the US Senate.

The House has passed and sent to the Senate a comprehensive ZIP Code correction Bill. The Senate Bill, sponsored by Sen. Joni Ernst (IA), who added the Wisconsin communities, has been approved by the committee of jurisdiction. The last step is securing Senate passage of the bill in the last few weeks left before the 119th Congress ends and the process would have to start all over again next year.

House Bill 10257 and Senate Bill 4505 are both pending legislative matters in the final weeks of this 119th Congress, which would enact zip code boundary corrections for more than 80 communities across the country, including eight communities in Wisconsin.

UPDATE

Assistant Administrator Poirier and other Wisconsin representatives are planning a meeting with Senator Baldwin with the help of the Coalition's lobbyists. An up-to-date Resolution form the Board would show the continued commitment of the Trustees to this project.

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 proposed 2026-025, a Resolution in support of House Bill H.R. 10257 and Senate Bill S. 4505 to designate unique ZIP Code for municipalities including the Village of Somers."*

ATTACHMENTS:

Resolution 2026-025

Proposed Resolution 2025-007

Resolution 2022-017

RESOLUTION NO. 2026-025

RESOLUTION IN SUPPORT OF HOUSE BILL H.R. 10257 AND SENATE BILL S. 4505 TO DESIGNATE UNIQUE ZIP CODE FOR MUNICIPALITIES INCLUDING THE VILLAGE OF SOMERS

WHEREAS, the Village of Somers (the "Village"), along with its residents and businesses, are experiencing the detrimental consequences resulting from U.S. Postal Service (USPS) assigning multiple ZIP Codes to our community; and

WHEREAS, the consequences of multiple ZIP Codes for the Village include but are not limited to: 1) adverse financial impacts 2) confusion over polling places 3) misdirection of mail 4) delayed public safety services and 5) loss of community identity; and

WHEREAS, ZIP Codes assigned to Somers properties do not match its municipal boundaries, creating confusion for Village residents; and

WHEREAS, the Village's application for a Somers-based single, designated ZIP Code to USPS was denied without an explanation; and

WHEREAS, current USPS ZIP Code Designations fails to recognize and support the reality of the Village's growth, operations, and needs of the Village's first responders, Village residents and businesses; and

WHEREAS, on behalf of Somers residents and local businesses, the Village of Somers President and Board of Trustees urge Congress to pass H.R. 10257 and S. 4505 to grant Somers and 82 other municipalities a unique ZIP Code.

NOW THEREFORE, be it resolved that the Village President and Village Board of Trustees of the Village of Somers, Wisconsin, hereby express its full support for Congress to resolve this issue by passing S. 4505 and H.R. 10257.

VILLAGE OF SOMERS

By: _____
George Stoner, Village President

By: _____
Wendy Burnette, Village Clerk/Treasurer

This resolution has been passed by the Village Board of Trustees for the Village of Somers, Wisconsin, this _____ day of _____, 2026.

RESOLUTION NO. 2025-007

RESOLUTION TO REQUEST A MODIFICATION OF THE BOUNDARIES FOR THE VILLAGE OF SOMERS UNITED STATES POSTAL SERVICE ZIP CODE DESIGNATION THROUGH THE REQUEST FOR ZIP CODE AND BOUNDARY REVIEW PROCESS

WHEREAS, the Village of Somers (the Village), along with its residents and businesses, suffers from detrimental consequences connected to existing USPS ZIP Code Designations for the Village; and

Whereas, the consequences connected to the existing USPS ZIP Code Designations include but are not limited to: 1) direct financial impacts; 2) confusing over polling places; 3) misdirection of mail; 4) threats to public safety; and 5) loss of community identity; and

WHEREAS the Village wishes to seek a unique ZIP Code to correct these consequences due to being assigned ZIP Codes that do not match its municipal boundaries; and

WHEREAS, the current USPS ZIP Code Designation fails to recognize and support the reality of the Village's growth, operations, and needs of the Village's first responders, Village residents and businesses; and

WHEREAS, the Village President and Village Board of Trustees officially requested a USPS ZIP Code Boundary Review with the USPS Wisconsin District Manager that was denied.

NOW THEREFORE, be it resolved that the Village President and Village Board of Trustees of the Village of Somers, Wisconsin:

1. That the Village hereby declares that it is necessary for the USPS to modify the Village's ZIP Code Designation boundary currently assigned to the residents and business assigned to Village of Somers, Wisconsin.

2. That the Village President and Village Administrator may proceed with legislative effort through US Congress in support of new laws to have communities be granted their own ZIP Codes.

3. That the Village President and Village Board of Trustees, and Village Staff are hereby authorized and directed to do all acts necessary to support any Bills introduced in both the US House of Representatives and the US Senate.

VILLAGE OF SOMERS

By: _____
George Stoner, Village President

By: _____
Wendy Burnette, Village Clerk/Treasurer

This resolution has been passed by the Village Board of Trustees for the Village of Somers, Wisconsin, this 13th day of May, 2025.

RESOLUTION NO. 2022-017

RESOLUTION TO REQUEST A MODIFICATION OF THE BOUNDARIES FOR THE VILLAGE OF SOMERS UNITED STATES POSTAL SERVICE ZIP CODE DESIGNATION THROUGH THE REQUEST FOR ZIP CODE AND BOUNDARY REVIEW PROCESS

WHEREAS, the Village of Somers (the Village), along with its residents and businesses, suffer detrimental consequences connected to existing USPS ZIP Code Designations for the Village; and

Whereas, the consequences connected to the existing USPS ZIP Code Designations for the Village, include but are not limited to 1) direct financial impacts; 2) confusion over polling places; 3) misdirection of mail; 4) threats to public safety; and 5) loss of community identity; and

WHEREAS the Village wishes to seek a Zip code boundary review to correct these consequences due to being assigned zip codes that do not match its municipal boundaries; and

WHEREAS, the current USPS ZIP Code Designation fails to recognize and support the reality of the Village's growth, the Village's operations, the needs of the Village's first responders, the Village's residents, and the Village's businesses; and

WHEREAS, the Village President and Village Board of Trustees desire to officially request a modification of the boundaries for the Village's USPS ZIP Code Designation and desire to initiate the USPS Zip Code Boundary Review Process by filing with the USPS Wisconsin District Manager the "Request for Zip Code and Boundary Review Process" attached hereto and incorporated as Exhibit A.

NOW THEREFORE, be it resolved that the Village President and Village Board of Trustees of the Village of Somers, Wisconsin:

1. That the Village hereby declares that it is necessary for the USPS to modify the Village's Zip Code Designation boundary currently assigned to the Village of Somers, Wisconsin;

2. That the Village President and Village Administrator may proceed with the process of changing the USPS Zip Codes currently assigned to the Village of Somers residents and businesses by filing with the USPS Wisconsin District Manager the "Request for Zip Code Boundary Review Process" attached hereto and incorporated as Exhibit A, and by pursuing any administrative processes and remedies connected thereto;

3. That the Village is aware of proposed federal legislation, that if enacted would serve to direct the United States Postal Service to designate a single unique zip code for the Village of Somers and supports said legislation; and

4. That the Village President and Village Board of Trustees, and Village Staff are hereby authorized and directed to do all acts necessary for initiating and proceeding with the administrative USPS Zip Code Boundary Review Process of the USPS.

VILLAGE OF SOMERS

By: _____
George Stoner, Village President

By: _____
Brandi Baker, Village Clerk/Treasurer

This resolution has been passed by the Village Board of Trustees for the Village of Somers, Wisconsin, this 25th day of October 2022.



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VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: Nov. 10, 2026

TO: Village President Stoner and Village Trustees

PREPARED BY: Jim Hurley, Administrator

REVIEWED BY: Kevin Poirier, Assistant Administrator

AGENDA ITEM: #20 Action on 2027 Meeting Schedule

BACKGROUND:

At the June 2nd Work Session, the Village Board agreed to a pilot meeting schedule subject to additional opportunities for public comments. The item was tabled at the next regular meeting for additional discussion.

At the June 9th meeting, the proposed schedule was denied by a 2-2 vote. At the June 17 work session meeting, the full Board agreed to reconsider at the next regular meeting when more Board members would be present. The schedule was approved at the following meeting.

From July – August 2026, the Village Board agreed there will be no Regular Board meeting on the fourth Tuesday of the month unless an item required urgent action.

The Village Board did not meet on the 4th Tuesdays of July and August. In September and October, the Village Board met on the 4th and 5th Tuesdays due to the Budget Workshop, and to discuss the Trustee position vacancy.

UPDATES:

At the October 13th Village Board meeting, several trustees requested the Village Board consider scheduling regular meetings once per month this coming year.

Per the Village Code, the Village Board is only required to meet on the second Tuesday of the month. If an item requires urgent action, then administration will continue to coordinate with the Village Board to schedule a special meeting.

If there are concerns about public input, the Village updated its public comment policy so residents can comment at regular meetings and work sessions, which provides more opportunities than under the prior policy.

This change in policy would allow administration to dedicate more time to the goals and priorities of the Village Board, and longer-term projects. Currently, administration dedicates a significant amount of our time to the cycle of preparing agendas, writing and updating memos, coordinating and organizing attachments for weekly board meetings. Reducing to one regular meeting per month would also offer great work life balance for board members and other staff who must attend meetings – the fire chief, clerk/treasurer, assistant administrator and public works management.

PRIOR ACTION TAKEN:

This item was reviewed and discussed at the Nov. 4 Village Board 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 2027 meeting and deadlines calendar."*

ATTACHMENTS

Proposed 2027 Calendar

2027 BOARD CALENDAR

Month	Day	Meeting	Time	Filing Deadline
January	1	Village/Town Offices Closed for Scheduled Holiday		
	5	Town Work Session	5:15pm	
	5	Village Work Session	5:30pm	
	11	Plan Commission	5:30pm	Nov. 20, 2027
	12	Town Board	5:15pm	
	12	Village Board	5:30pm	
	19	Village Work Session	5:30pm	
February	2	Town Work Session	5:15pm	
	2	Village Work Session	5:30pm	
	8	Plan Commission	5:30pm	Dec. 18, 2026
	10	Town Board	5:15pm	
	10	Village Board	5:30pm	
	16	Spring Primary Elections		
	17	Village Work Session	5:30pm	*Date may change due to election
March	2	Town Work Session	5:15pm	
	2	Village Work Session	5:30pm	
	9	Town Board	5:15pm	
	9	Village Board	5:30pm	
	15	Plan Commission	5:30pm	Jan. 29, 2027
	16	Village Work Session	5:30pm	
	26	Village/Town Offices Closed for Scheduled Holiday		Good Friday
April				
	6	Elections		
	7	Town Work Session	5:15pm	*Date changed due to election
	7	Village Work Session	5:30pm	
	12	Plan Commission	5:30pm	Feb. 26, 2027
	13	Town Board	5:15pm	
	13	Village Board	5:30pm	
	20	Village Work Session	5:30pm	

2027 BOARD CALENDAR

Month	Day	Meeting	Time	Filing Deadline
May	4	Town Work Session	5:15pm	
	4	Village Work Session	5:30pm	
	10	Plan Commission	5:30pm	Mar. 26, 2027
	11	Town Board	5:15pm	
	11	Village Board	5:30pm	
	18	Village Work Session	5:30pm	
	31	Village/Town Offices Closed for Scheduled Holiday		Memorial Day
June	1	Town Work Session	5:15pm	
	1	Village Work Session	5:30pm	
	8	Town Board	5:15pm	
	8	Village Board	5:30pm	
	14	Plan Commission	5:30pm	Apr. 30, 2027
	15	Village Work Session	5:30pm	
July	5	Village/Town Offices Closed for Scheduled Holiday		Independence Day
	6	Town Work Session	5:15pm	
	6	Village Work Session	5:30pm	
	12	Plan Commission	5:30pm	May 28, 2027
	13	Town Board	5:15pm	
	20	Village Board	5:30pm	
	21	Village Work Session	5:30pm	
August	3	Town Work Session	5:15pm	
	3	Village Work Session	5:30pm	
	9	Plan Commission	5:30pm	Jun. 25, 2027
	10	Town Board	5:15pm	
	10	Village Board	5:30pm	
	17	Village Work Session	5:30pm	

2027 BOARD CALENDAR

Month	Day	Meeting	Time	Filing Deadline
September	6	Village/Town Offices Closed for Scheduled Holiday		Labor Day
	7	Town Work Session	5:15pm	
	7	Village Work Session	5:30pm	
	13	Plan Commission	5:30pm	Jul. 30, 2027
	14	Town Board	5:15pm	
	14	Village Board	5:30pm	
	21	Village Work Session	5:30pm	
October	5	Town Work Session	5:15pm	
	5	Village Work Session	5:30pm	
	11	Plan Commission	5:30pm	Aug. 27, 2027
	12	Town Board	5:15pm	
	12	Village Board	5:30pm	
	19	Village Work Session	5:30pm	
November	2	General Elections		
November	2	Town Work Session	5:15pm	
	2	Village Work Session	5:30pm	
	8	Plan Commission	5:30pm	Sept. 24, 2027
	9	Town Board	5:15pm	
	9	Village Board	5:30pm	
	16	Village Work Session	5:30pm	
	25	Village/Town Offices Closed for Scheduled Holiday		Thanksgiving
	26			Black Friday
December	7	Town Work Session	5:15pm	
	7	Village Work Session	5:30pm	
	13	Plan Commission	5:30pm	Oct. 29, 2027
	14	Town Board	5:15pm	
	14	Village Board	5:30pm	
	24	Village/Town Offices Closed for Scheduled Holiday		Christmas Eve
	25			Christmas Day
	31			New Year's Eve

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VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: Nov. 10, 2026

TO: Village President Stoner and Village Trustees

PREPARED BY: Kevin Poirier, Assistant Administrator

REVIEWED BY: Jim Hurley, Village Administrator

AGENDA ITEM: #21 Action on request to the Public Service Commission of Wisconsin to use $72,465 to offset the 2027 Capital Improvement Plan

BACKGROUND:

Municipalities in which American Transmission Co, LLC operates transmission lines receive annual environmental impact fees, which are considered as revenues in our annual budget. The Town received approximately $18,000, and the Village received $90,000. Together, they account for over $100,000 in taxpayer relief by reducing the levy by that amount.

In addition to annual revenue, when the utility constructs new lines, municipalities receive a one-time impact fee. These funds are restricted per Wisconsin Statutes, S. 16.969(4), which directs these funds to be used for environment programs unless a written request is made and approved by the Public Service Commission of Wisconsin (PSC).

In 2024, the Village and Town received a combined one-time payment of $87,096.23 after the completion of the construction of the Mount Pleasant High Voltage Transmission Line Project.

Good financial management calls for one-time fees to be applied to one-time purchases - such as CIP requests - and not the operating budget. In 2019, a similar one-time fee was approved by the PSC for the following items:

- The repayment of a revenue bond
- The purchase of a fire engine
- A water improvement project at Neumiller Park.

UPDATE:

Village Staff proposes to use the $87,096 to offset 2027 CIP expenses. The funds could be applied to the $82,000 New Holland Tractor, and any remaining funds towards other approved equipment purchases.

COMMENTS:

Staff is looking for approval to reach out to the PSC for authorization to use the funds for the purchase of the equipment.

PRIOR ACTION TAKEN:

This item was reviewed and discussed at the Nov. 4 Village Board Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

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

"*Motion to approve the use of the $72,465 of environmental impact fees received by the Village to offset expenses in the 2027 Capital Improvement Plan subject to approval of the Public Service Commission of Wisconsin."*

"*Motion to direct staff to apply to the Public Service Commission of Wisconsin for approval to use the of environmental impact fees for that purpose."*

ATTACHMENTS:

DOA Letter to the Village dated Aug. 16, 2026

DOA Letter to the Town dated Aug. 16, 2026

2027 CIP Request

STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION
Tony Evers, Governor
Kathy Blumenfeld, Secretary
Jana Steinmetz, Administrator

August 16, 2024

RE: Reimbursement for Construction of the Mount Pleasant Transmission Line

Dear Village of Somers Treasurer:

The American Transmission Company (ATC) has completed construction of the Mount Pleasant Transmission Line Project. Construction of this high-voltage transmission line results in the payment of impact fees to local units of government in which the transmission line is constructed.

The fees include a one-time environmental impact fee. This fee consists of 5% of the total cost of construction, distributed among the impacted local units of government based on the total length of the transmission line located in each local unit of government. Within an impacted county, 50% of the fee is paid to the county and 50% to the towns, villages, and cities within that county. The fee is originally paid based on estimated construction costs and an estimate of the amount of line to be constructed in each impacted local unit of government. Subsequently, an adjustment to this fee is calculated when construction is complete, reflecting final construction costs and the actual length of line in each impacted local unit of government.

The original, one-time environmental impact fee paid to Village of Somers was $750,055.00. The adjusted final fee is $822,520.00. This results in an additional payment to Village of Somers of $72,465.00. This payment will be made via ACH to your bank account the week of August 26, 2024.

High-voltage transmission line fees are a pass-through of monies collected under s. 16.969 (2), Wis. Stats., and are not grants. Accordingly, the funds are not subject to the State Single Audit Guide issued by the Wisconsin Department of Administration and should not be reported in the Schedule of Expenditures of Federal and State Awards, if one is prepared.

Please refer to the Guidelines included with this mailing for information on how this additional one-time environmental impact fee may be utilized. If you had received approval from the PSC for an alternative use of the original environmental impact fee, the additional one-time amount may be used in the same way without again requesting PSC approval. However, if you wish to use these funds for an alternative use not previously authorized by PSC, you will need to submit a request to PSC for approval.

If you have any questions about the payment, please contact Cindy Frankiewicz in the Bureau of Financial Management at cindy.frankiewicz@wisconsin.gov. If you have questions about the Mount Pleasant Transmission Line, please contact the Public Service Commission of Wisconsin at PSCDLDERAGeneral@wisconsin.gov.

Sincerely,

Colleen R Holtan

Colleen Holtan, Director
Bureau of Financial Management

101-43000-43647 budget 108,180

STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION
Tony Evers, Governor
Kathy Blumenfeld, Secretary
Jana Steinmetz, Administrator

August 16, 2024

RE: Reimbursement for Construction of the Mount Pleasant Transmission Line

Dear Town of Somers Treasurer:

The American Transmission Company (ATC) has completed construction of the Mount Pleasant Transmission Line Project. Construction of this high-voltage transmission line results in the payment of impact fees to local units of government in which the transmission line is constructed.

The fees include a one-time environmental impact fee. This fee consists of 5% of the total cost of construction, distributed among the impacted local units of government based on the total length of the transmission line located in each local unit of government. Within an impacted county, 50% of the fee is paid to the county and 50% to the towns, villages, and cities within that county. The fee is originally paid based on estimated construction costs and an estimate of the amount of line to be constructed in each impacted local unit of government. Subsequently, an adjustment to this fee is calculated when construction is complete, reflecting final construction costs and the actual length of line in each impacted local unit of government.

The original, one-time environmental impact fee paid to Town of Somers was $151,439.00. The adjusted final fee is $166,070.23. This results in an additional payment to Town of Somers of $14,631.23. This payment will be made via ACH to your bank account the week of August 26, 2024.

High-voltage transmission line fees are a pass-through of monies collected under s. 16.969 (2), Wis. Stats., and are not grants. Accordingly, the funds are not subject to the State Single Audit Guide issued by the Wisconsin Department of Administration and should not be reported in the Schedule of Expenditures of Federal and State Awards, if one is prepared.

Please refer to the Guidelines included with this mailing for information on how this additional one-time environmental impact fee may be utilized. If you had received approval from the PSC for an alternative use of the original environmental impact fee, the additional one-time amount may be used in the same way without again requesting PSC approval. However, if you wish to use these funds for an alternative use not previously authorized by PSC, you will need to submit a request to PSC for approval.

If you have any questions about the payment, please contact Cindy Frankiewicz in the Bureau of Financial Management at cindy.frankiewicz@wisconsin.gov. If you have questions about the Mount Pleasant Transmission Line, please contact the Public Service Commission of Wisconsin at PSCDLDERAGeneral@wisconsin.gov.

Sincerely,

Colleen A Holtan

Colleen Holtan, Director
Bureau of Financial Management

HIGH-VOLTAGE TRANSMISSION LINE ENVIRONMENTAL IMPACT FEE DISTRIBUTIONS

GUIDELINES FOR ENVIRONMENTAL IMPACT FEE PROGRAMS

Under s. 16.969 (4), Wis. Stats., a county, town, village or city that receives a distribution under sub.(3) (b) may use the distribution only for parks, conservancy, wetland or other similar environmental programs.

The use of high-voltage transmission line environmental impact fees by municipalities is limited by the statutes to environmental programs. The guiding principle to be used for eligible programs is that the fee is to be used to mitigate any adverse environmental impacts due to the presence of the new high-voltage transmission line.

The statutes reference as examples: park, conservancy, and wetland programs. Specific examples of programs could include park improvement projects, purchase of property for conservancy of environmentally significant sites, improvement of wetlands, purchase of additional wetlands or return of land to wetland designation. Additional programs could prevent the introduction of or limit the spread of invasive species of plants or animals or other such programs to limit adverse impacts of high-voltage transmission lines or compensate for adverse impacts of such lines.

FY 2027 CIP Request Form

1. Department	Public Works		2. Date Requested	7/14/26	
3. Project Name	New Holland Tractor with Batwing Mower		4. Requested by	Josh Sullivan	
5. Project Number	N/A	6. # of Requests Submitted	N/A	7. Priority of Request	2 of 2

8. Item /Description (Rationale for Project, Ex. Why now? Why this budget?)

The Public Works Department is requesting to purchase a Work master 120 New Holland Tractor with a Bush Whacker Mower. This tractor and batwing mower will be replacing a current 1996 New Holland tractor with a Woods batwing mower that is currently 30 years old and has exceeded its useful life. The current tractor also has an open cab which has brought both safety and operational challenges with branches as well as debris hitting the operator while mowing, and exposure to the elements, such as extreme heat or rain. The primary use of this piece of equipment will be to road mow ditch lines in the Village/Town road right-of-ways, which takes place during the Spring, Summer , and Fall months. The replacement New Holland tractor was quoted at $78,500. A trade-in allowance of $14,500 was offered for the current tractor, brining the price down to $64,000. The replacement Bush Whacker mower was quoted at $22,500. A trade-in allowance of $5,000 was offered for the current Woods mower, brining the price down to 17,500.

9. Included in Prior CIPs	N/A	10. If Yes, Budget Year		11. $$$ Budgeted in Prior CIP	
12. Age of Item to be Replaced	30 Years	13. Estimated Useful Life of Replacement	20 Years	14. End of Useful Life Year	2047

15. Suggested Source of Funding (Cash, General Obligation Bond, Revenue Bond, Sewer Fund, Water Fund, Storm Water Fund, Reserves
If known, please give rationale for suggested funding source)

General Fund

16. Amount Requested for FY2027

$82,000

Somers
ESTABLISHED 1843
www.somerswi.gov
P.O. Box 197, Somers, WI 53171 PH: 262-859-2822 FAX: 262-859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: Nov. 10, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jim Hurley, Village Administrator

REVIEWED BY: Kevin Poirier, Assistant Administrator

AGENDA ITEM: #22 Action on proposed Ordinance 2026-013, an Ordinance to amend Section 20 of the code of ordinances of the Village of Somers relating to recycling.

SUMMARY:

As required by the Wisconsin Department of Natural Resources (DNR), the Village/Town adopted section 20 of the code of ordinances, Recycling. With some exceptions, the Village's ordinance is the same as the Model DNR Ordinance. Periodically, the DNR will conduct an audit to review recycling ordinances and municipal recycling procedures. Any updates are submitted to the DNR with the Village/Town's application for annual recycling funds. The Village/Town receives approximately $30,000 / year.

Following the approval of the recycling charge, we requested legal counsel to review the ordinance. Some minor changes are recommended to reflect statutes that have since been amended, including:

Section 20.02 – reference to Wis. Stat. §159.11 updated to "Wis. Stat. §287.11"
Section 20.10(R) – reference to Wis. Stat. §289.01(12) revised to "Wis. Stat. §291.01(7)"

Section 20.16(a) and 20.17 should also be updated to reflect changes in the Model DNR Ordinance to address the specific recycling requirements for multiple family dwellings, and to match the language of Administrative Code NR §544.06.

The Town ordinance also omits the definition for a glass container at Section 20.10(E).

PRIOR ACTION TAKEN:

This item was reviewed and discussed at the Nov. 4 Village Board 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 waive first reading of Resolution No. 2026-013."

"*Motion to approve Ordinance 2026-013, an Ordinance to amend Section 20 of the code of ordinances of the Village of Somers relating to recycling.."*

ATTACHMENTS:

Amendment to Section 20 Recycling

ORDINANCE NO. 2026 – 013

AN ORDINANCE TO AMEND SECTION 20 OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOMERS RELATING TO RECYCLING

Chapter 20 **Recycling**

§ 20.01**TITLE.**
§ 20.02**PURPOSE.**
§ 20.03**STATUTORY AUTHORITY.**
§ 20.04**ABROGATION AND GREATER RESTRICTIONS.**
§ 20.05**INTERPRETATION.**
§ 20.06**SEVERABILITY.**
§ 20.07**APPLICABILITY.**
§ 20.08**ADMINISTRATION.**
§ 20.09**EFFECTIVE DATE.**
§ 20.10**DEFINITIONS.**
§ 20.11**SEPARATION OF RECYCLABLE MATERIALS.**
§ 20.12**SEPARATION REQUIREMENTS EXEMPTED.**
§ 20.13**CARE OF SEPARATED RECYCLABLE MATERIALS.**
§ 20.14**MANAGEMENT OF LEAD ACID BATTERIES, MAJOR APPLIANCES, WASTE traOIL AND YARD WASTE.**
§ 20.15**PREPARATION AND COLLECTION OF RECYCLABLE MATERIALS.**
§ 20.16**RESPONSIBILITIES OF OWNERS OR DESIGNATED AGENTS OF MULTIPLE-FAMILY DWELLINGS.**
§ 20.17**RESPONSIBILITIES OF OWNERS OR DESIGNATED AGENTS OF NONRESIDENTIAL FACILITIES AND PROPERTIES.**
§ 20.18**PROHIBITIONS ON DISPOSAL OF RECYCLABLE MATERIALS SEPARATED FOR RECYCLING.**
§ 20.19**CONTRACTOR PERMIT FOR CONTRACTOR YARD WASTE.**
§ 20.20**PLACEMENT OF CURBSIDE GARBAGE/RECYCLING.**
§ 20.205**MUNICIPAL YARD WASTE SITE.**
§ 20.21**ENFORCEMENT.**

§ 20.01**TITLE.**

This Ordinance shall be known as the Recycling Ordinance for the Village of Somers.

§ 20.02**PURPOSE.**

The purpose of this ordinance is to promote recycling, composting, and resource recovery through the administration of an effective recycling program, as provided in § **287.11**, Wis. Stats., and Chapter **NR 544**, Wisconsin Administrative Code.

§ 20.03 **STATUTORY AUTHORITY.**

This ordinance is adopted as authorized under § **287.09(3)(b)**, Wis. Stats., and § **NR 544.06** of the Wisconsin Administrative Code.

§ 20.04 **ABROGATION AND GREATER RESTRICTIONS.**

It is not the intention of this ordinance to repeal, abrogate, annul, impair, or interfere with any existing rules, regulations, ordinances or permits previously adopted or issued pursuant to law. However, whenever this ordinance imposes greater restrictions, the provisions of this ordinance shall apply.

§ 20.05 **INTERPRETATION.**

In their interpretation and application, the provisions of this ordinance shall be held to be the minimum requirements and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes. Where any terms or requirements of this ordinance may be inconsistent or conflicting, the more restrictive requirements or interpretation shall apply. Where a provision of this ordinance is required by Wisconsin Statutes, or by a standard in Chapter **NR 544**, Wisconsin Administrative Code, and where the ordinance provision is unclear, the provision shall be interpreted in light of the Wisconsin Statutes and the Chapter NR 544 standards in effect on the date of the adoption of this ordinance, or in effect on the date of the most recent text amendment to this ordinance.

§ 20.06 **SEVERABILITY.**

Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected.

§ 20.07 **APPLICABILITY.**

The requirements of this ordinance apply to all persons within the corporate limits of the Village of Somers.

§ 20.08 **ADMINISTRATION.**

The provisions of this ordinance shall be administered by the Village Administrator or his/her designee.

§ 20.09 **EFFECTIVE DATE.**

The provisions of this ordinance shall take effect per the date of adoption.

§ 20.10 **DEFINITIONS.**

For purposes of this ordinance:

(A)

BI-METAL CONTAINER — A container for carbonated or malt beverages that is made primarily of a combination of steel and aluminum.

(B)

CONTAINER BOARD — Corrugated paperboard used in the manufacture of shipping containers and related products.

(C)

CONTRACTOR YARD WASTE — Brush, wood, and all materials contained in the definition of "yard waste" contained in Subsection **(BB)** herein, which is generated by the labor, work, or efforts of a person, firm, or corporation on behalf of or at the insistence and/or request of an owner or occupant of real estate, regardless of whether such person, firm or corporation performing such services is compensated for such efforts.

(D)

FOAM POLYSTYRENE PACKAGING — Packaging made primarily from foam polystyrene that satisfies one of the following criteria:

(1)

Is designed for serving food or beverages.

(2)

Consists of loose particles intended to fill space and cushion the packaged articles in a shipping container.

(3)

Consists of rigid materials shaped to hold and cushion the packaged article in a shipping container.

(E)

GLASS CONTAINER — A glass bottle, jar or other packaging container used to contain a product that is the subject of a retail sale and does not include ceramic cups, dishes, ovenware, plate glass, safety and window glass, heat-resistant glass such as pyrex, lead-based glass such as crystal, or TV tubes.

(F)

HDPE — High density polyethylene, labeled by the SPI code #2.

(G)

LDPE — Low density polyethylene, labeled by the SPI code #4.

(H)

MAGAZINES — Magazines and other materials printed on similar paper.

(I)

MAJOR APPLIANCE — A residential or commercial air conditioner, clothes dryer, clothes washer, dishwasher, freezer, microwave oven, oven, refrigerator, furnace, boiler, dehumidifier, water heater or stove.

(J)

MULTIPLE-FAMILY DWELLING — A property containing five or more residential units, including those which are occupied seasonally.

(K)

NEWSPAPER — A newspaper and other materials printed on newsprint.

(L)

NONRESIDENTIAL FACILITIES AND PROPERTIES — Commercial, retail, industrial, institutional and governmental facilities and properties. This term does not include multiple-family dwellings.

(M)

OFFICE PAPER — High grade printing and writing papers from offices in nonresidential facilities and properties. Printed white ledger and computer printout are examples of office paper generally accepted as high grade. This term does not include industrial process waste.

(N)

OTHER RESINS or MULTIPLE RESINS — Plastic resins labeled by the SPI code #7.

(O)

PERSON — Includes any individual, corporation, partnership, association, local governmental unit, as defined in § **66.0131(1)(a)**, Wis. Stats., state agency or authority or federal agency.

(P)

PETE or PET — Polyethylene terephthalate, labeled by the SPI code #1.

(Q)

PLASTIC CONTAINER — An individual, separate, rigid plastic bottle, can, jar or carton, except for a blister pack, that is originally used to contain a product that is the subject of a retail sale.

(R)

POSTCONSUMER WASTE — Solid waste other than solid waste generated in the production of goods, hazardous waste, as defined in § **291.01(07)**, Wis. Stats., waste from construction and demolition of structures, scrap automobiles, or high-volume industrial waste, as defined in § **289.01(17)**, Wis. Stats.

(S)

PP — Polypropylene, labeled by the SPI code #5.

(T)

PS — Polystyrene, labeled by the SPI code #6.

(U)

PVC — Polyvinyl chloride, labeled by the SPI code #3.

(V)

RECYCLABLE MATERIALS — Includes lead acid batteries; major appliances; waste oil; yard waste; aluminum containers; corrugated paper or other container board; foam polystyrene packaging; glass containers; magazines; newspaper; office paper; rigid plastic containers, including those made of PETE, HDPE, PVC, LDPE, PP, PS, and other resins or multiple resins; steel containers; waste tires; and bi-metal containers.

(W)

RECYCLING PLAN — A comprehensive binding program of recycling by an owner or occupant of real estate including, but not limited to, contracting with a licensed waste hauler to fulfill such program requirements.

(X)

SOLID WASTE — Has the meaning specified in § **289.01(33)**, Wis. Stats.

(Y)

SOLID WASTE FACILITY — Has the meaning specified in § **289.01(35)**, Wis. Stats.

(Z)

SOLID WASTE TREATMENT — Any method, technique or process which is designed to change the physical, chemical or biological character or composition of solid waste. "Treatment" includes incineration.

(AA)

WASTE TIRE — A tire that is no longer suitable for its original purpose because of wear, damage or defect.

(BB)

YARD WASTE — Leaves, grass clippings, yard and garden debris and brush, including clean woody vegetative material no greater than six inches in diameter. This term does not include stumps, roots or shrubs with intact root balls.

§ 20.11**SEPARATION OF RECYCLABLE MATERIALS.**

Occupants of single family and 2 to 4 unit residences, multiple-family dwellings and nonresidential facilities and properties shall separate the following materials from postconsumer waste:

(A)

Lead acid batteries.

(B)

Major appliances.

(C)

Waste oil.

(D)

Yard waste.

(E)

Aluminum containers.

(F)

Bi-metal containers.

(G)

Corrugated paper or other container board.

(H)

Foam polystyrene packaging.

(I)

Glass containers.

(J)

Magazines.

(K)

Newspaper.

(L)

Office paper.

(M)

Rigid plastic containers made of PETE, HDPE, PVC, LDPE, PP, PS, and other resins or multiple resins.

(N)

Steel containers.

(O)

Waste tires.

§ 20.12**SEPARATION REQUIREMENTS EXEMPTED.**

The separation requirements of § **20.11** do not apply to the following:

(A)

Occupants of single family and 2 to 4 unit residences, multiple-family dwellings and non-residential facilities and properties that send their postconsumer waste to a processing facility licensed by the Wisconsin Department of Natural Resources that recovers the materials specified in § **20.11** from solid waste in as pure a form as is technically feasible.

(B)

Solid waste which is burned as a supplemental fuel at a facility if less than 30% of the heat input to the facility is derived from the solid waste burned as supplemental fuel.

(C)

A recyclable material specified in § 20.11(E) through (O) for which a variance has been granted by the Department of Natural Resources under § **287.11(2m)**, Wis. Stats., or § **NR 544.14**, Wisconsin Administrative Code.

§ 20.13**CARE OF SEPARATED RECYCLABLE MATERIALS.**

To the greatest extent practicable, the recyclable materials separated in accordance with § **20.11** shall be clean and kept free of contaminants such as food or product residue, oil or grease, or other non-recyclable materials, including but not limited to household hazardous waste, medical waste, and agricultural chemical containers. Recyclable materials shall be stored in a manner which protects them from wind, rain and other inclement weather conditions.

§ 20.14 MANAGEMENT OF LEAD ACID BATTERIES, MAJOR APPLIANCES, WASTE OIL AND YARD WASTE.

Occupants of single family and 2 to 4 unit residences, multiple-family dwellings and nonresidential facilities and properties shall manage lead acid batteries, major appliances, waste oil, and yard waste as follows:

(A)

Lead acid batteries shall be deposited by the person responsible therefor pursuant to procedures established by the Village Administrator or his/her designee.

(B)

Major appliances shall be placed at the curb for collection pursuant to procedures designated by the Village Administrator or his/her designee; further, there shall be an additional fee charged for the disposal of major appliances containing freon or similar substances.

(C)

Waste oil shall be deposited by the person responsible therefore at the Village of Bristol waste oil collection location, as designated by the Village Administrator or his/her designee, or at another DNR approved site, all in accordance with regulations designated by the Village Administrator or his/her designee or the DNR, as may be applicable. No person shall deposit any material and shall only place waste oil in the containers at the location and at the time specified by the Village Administrator or his/her designee. No person shall damage or deface any portion of the Village of Bristol waste oil collection location.

(D)

Yard waste shall be placed at appropriate collection points as are designated from time to time by the Village Administrator or his/her designee, composted on site or placed at the curb for collection at specified times of the year as designated by the Village Administrator or his/her designee. This provision shall not be applicable to contractor yard waste, which shall be placed at appropriate collection points as are designated in the permit issued pursuant to § **20.19** of these ordinances.

(E)

Antifreeze shall be deposited by the person responsible therefore at the Village of Bristol antifreeze collection location, as designated by the Village Administrator or his/her designee, or at another DNR approved site, all in accordance with regulations designated by the Village Administrator or his/her designee or the DNR, as may be applicable. No person shall deposit any material other than antifreeze at the Village of Bristol antifreeze collection location and shall only place antifreeze in the containers at the location and at the time specified by the Village

Administrator or his/her designee. No person shall damage or deface any portion of the Village of Bristol antifreeze collection location.

§ 20.15 PREPARATION AND COLLECTION OF RECYCLABLE MATERIALS.

Except as otherwise directed by the Village Administrator or his/her designee, occupants of single family and 2 to 4 unit residences shall do the following for the preparation and collection of the separated materials specified in § 20.11(E) through (O):

(A)

Aluminum containers shall be placed in such containers as are designated and provided by the Village Administrator or his/her designee.

(B)

Bi-metal containers shall be rinsed free of produce residue and placed in such containers as are designated and provided by the Village Administrator or his/her designee.

(C)

Corrugated paper or other container board shall be free of debris, flattened, stacked and tied, and placed at such location as are designated and provided by the Village Administrator or his/her designee.

(D)

Foam polystyrene packaging shall be placed in such containers as are designated and provided by the Village Administrator or his/her designee.

(E)

Glass containers shall be rinsed free of product residue and placed in such containers as are designated and provided by the Village Administrator or his/her designee.

(F)

Magazines shall be stacked, tied and placed at such locations as are designated and provided by the Village Administrator or his/her designee.

(G)

Newspaper shall be stacked, tied and placed at such locations as are designated and provided by the Village Administrator or his/her designee.

(H)

Office paper shall be stacked, tied and placed at such locations as are designated and provided by the Village Administrator or his/her designee.

(I)

Rigid plastic containers shall be prepared and collected as follows:

(1)

Plastic containers made of PETE shall be rinsed free of product residue and placed in such containers as are designated and provided by the Village Administrator or his/her designee.

(2)

Plastic containers made of HDPE shall be rinsed free of product residue and placed in such containers as are designated and provided by the Village Administrator or his/her designee.

(3)

Plastic containers made of PVC, including milk jugs and detergent bottles, shall be rinsed free of product residue and placed in such containers as are designated and provided by the Village Administrator or his/her designee.

(4)

Plastic containers made of LDPE shall be rinsed free of product residue and placed in such containers as are designated and provided by the Village Administrator or his/her designee.

(5)

Plastic containers made of PP shall be rinsed free of product residue and placed in such containers as are designated and provided by the Village Administrator or his/her designee.

(6)

Plastic containers made of PS shall be rinsed free of product residue and placed in such containers as are designated and provided by the Village Administrator or his/her designee.

(7)

Plastic containers made of other resins or multiple resins shall be rinsed free of product residue and placed in such containers as are designated and provided by the Village Administrator or his/her designee.

(J)

Steel containers shall be rinsed free of product residue and placed in such containers as are designated and provided by the Village Administrator or his/her designee.

(K)

Waste tires shall be collected at such times and in such manner as designated and provided by the Village Administrator or his/her designee. All waste tires shall be removed from the wheel rim prior to collection.

§ 20.16 RESPONSIBILITIES OF OWNERS OR DESIGNATED AGENTS OF MULTIPLE-FAMILY DWELLINGS.

(A)

Owners or designated agents of multiple-family dwellings shall do all of the following to recycle the materials specified in § 20.11(E) through (O):

(1)

Provide adequate, separate containers for the recycling program established in compliance with the ordinance. The number of recycling containers shall equal or be greater than the number of trash containers and at least one of the following shall be met:

i. The minimum total volume of recycling container space is equal to 20 gallons per week per dwelling unit.
ii. The ratio of trash container volume to recycling container volume is at most 2:1.
iii. An alternative method that does not result in the overflow of a recycling container during the time period between collection of materials and delivery to a recycling facility.

(2)

Notify tenants in writing at the time of renting or leasing the dwelling and at least semi-annually thereafter about the established recycling program.

(3)

Provide for the collection of the materials separated from the solid waste by the tenants and the delivery of the materials to a recycling facility

(4)

Notify tenants which materials are collected, how to prepare the materials in order to meet the processing requirements, collection methods or sites, and locations of drop-off collection sites to recycle materials not collected on-site.

(B)

The requirements specified in (A) do not apply to the owners or designated agents of multi-family dwellings if the postconsumer waste generated within the dwelling is treated at a processing facility licensed by the Department of Natural Resources that recovers for recycling

the materials specified in § 20.11(E) through (O) from solid waste in as pure a form as is technically feasible.

§ 20.17 RESPONSIBILITIES OF OWNERS OR DESIGNATED AGENTS OF NONRESIDENTIAL FACILITIES AND PROPERTIES.

1) Owners or designated agents of non-residential facilities and properties shall do all of the following to recycle the materials specified in § 20.11(E) through (O):

(a) Provide adequate, separate containers for the recycling program established under this section. The total volume of recycling containers shall be sufficient to avoid overflow during the time period between collection of materials and delivery to a recycling facility.
(b) Notify in writing, at least semi-annually, all users, tenants and occupants of the properties about the established recycling program.

(c) Provide for the collection of the materials separated from the solid waste by the users, tenants and occupants and the delivery of the materials to a recycling facility.
(d) Notify users, tenants and occupants which materials are collected, how to prepare materials in order to meet the processing requirements, collection methods or sites, and locations of drop-off collection sites to recycle materials not collected on-site.

2) The requirements specified in 1) do not apply to the owners or designated agents of non-residential facilities and properties if the postconsumer waste generated within the facility or property is treated at a processing facility licensed by the Department of Natural Resources that recovers for recycling the materials specified in § 20.11(E) through (O) from solid waste in as pure a form as is technically feasible.

§ 20.18 PROHIBITIONS ON DISPOSAL OF RECYCLABLE MATERIALS SEPARATED FOR RECYCLING.

No person may dispose of in a solid waste disposal facility or burn in a solid waste treatment facility any of the materials specified in § 20.11(E) through (O) which have been separated for recycling, except waste tires and other materials may be burned with energy recovery in a solid waste treatment facility.

§ 20.19 CONTRACTOR PERMIT FOR CONTRACTOR YARD WASTE.

No person, firm or corporation shall perform labor or services relating to the removal of any brush, branches, trees (or parts thereof), stumps or other matter known as contractor yard waste or yard waste, as defined herein, until first having applied for and securing a permit to do so at the location specified in such permit.

(A)

Permit Application. Applications for permit shall be completed and submitted at least 48 hours prior to the anticipated commencement of the activities described in the permit application and shall give, at a minimum, the applicant's name, residence, usual business, and the name of the owner and/or occupant of the premises for which the permit is sought. The permit deposit required in subparagraph (C) below shall accompany the application. No permit shall be issued except upon the approval of the Village Administrator or his/her designee which shall be responsible for the creation of the content of the permit application.

(B)

Regulations.

(1)

The permit, once obtained, shall be on site at the location for which the permit is obtained.

(2)

A separate permit must be obtained for each parcel or address.

(3)

Upon completion of the activities described in the permit application, the permittee shall cause all trimmings, cuttings, trees, debris or other matter described as contractor yard waste or yard waste to be removed from the premises and disposed of in a lawful manner in order to be eligible for return of the deposit described in subparagraph (C) below.

(C)

Deposit. As a condition precedent to the granting of a permit, the applicant shall deposit with the Village Clerk/Treasurer the sum of $100, which amount shall be returned to the permittee upon completion of the conditions specified in this ordinance and as may be specified in the permit and after inspection of the subject premises by a designated representative of the Village Administrator and certification by such representative that the premises have been left in a clean condition so that no further activity need be taken by the Village to remove contractor yard waste or yard waste therefrom. If the permittee fails to properly clean the premises or fails to remove all contractor yard waste or yard waste which has been generated by the activities of the applicant, the Village, its employees or representatives are authorized to enter upon the subject premises and remove or cause to be removed and dispose of such contractor yard waste or yard waste which may have been created by the activities of the applicant or others. The applicant and the owner shall be jointly and severally obligated to reimburse the Village for all costs in restoring the premises to its original condition. In the event that it becomes necessary for the Village to cause the removal of contractor yard waste or yard waste, in addition to the forfeiture of the deposit required hereunder, the owner shall have such costs imposed as a special

assessment against the subject parcel if the cost therefore remains unpaid after 30 days of being invoiced for the same.

(D)

Designated Representative. The standing committee on recycling may designate one or more employees, agents or representatives to act on its behalf in implementing the specific terms of this ordinance.

§ 20.20 PLACEMENT OF CURBSIDE GARBAGE/RECYCLING.

No person, owner, designated agent of multiple-family dwellings or tenant shall place garbage, refuse or recyclables at or adjacent to the street right-of-way earlier than 5:00 p.m. on the day prior to the day designated for collection at that location, excepting only such special pickups as may be specifically designated by the Village Administrator or his/her designee and containers must be removed no later than 8:00 p.m. the day of collection.

§ 20.205 MUNICIPAL YARD WASTE SITE.

(A)

Designation of Site. The Village of Somers public yard waste site shall be located on the Village Hall campus adjacent to the Public Works facilities and shall be of such dimensions as is deemed to be appropriate for the operations contemplated by this ordinance. Only residents of the Town or Village of Somers and owners of real property in the Town or Village of Somers may utilize the municipal yard waste site. Only such yard waste as is generated from not-for-profit activities on lands located in the Town or Village of Somers shall be deposited at the municipal yard waste site. Persons, firms or corporations which perform labor or services for others relating to the removal of yard waste and related materials shall be subject to the terms and conditions of § **20.19** of these Ordinances.

(B)

Limitation to Yard Waste Disposal. Only those materials defined as yard waste under § 20.10(AA) of these Ordinances shall be deposited at the municipal yard waste site. All other materials defined under § 20.10(A) through (Z) and § 20.11(A), (B), (C), (E), (F), (G), (H), (I), (J), (K), (L), (M), (N), and (O) of these Ordinances shall be prohibited from disposal at the municipal yard waste site.

(C)

Additional Requirements. The Village Administrator or his designee shall promulgate such additional rules or regulations relating to the operation of the municipal yard waste site including, but not limited to, the method and manner of disposal of materials, the location where such materials are to be placed and hours of operation as shall be deemed necessary for the

successful operation of the municipal yard waste site. Any such regulations shall be prominently displayed by placarding or signage at or adjacent to the site.

(D)

Penalties. Any person, firm or corporation violating any of the provisions of this, § **20.205**, shall be subject to the penalties set forth in § 20.21(B) and (C) of these Ordinances.

§ 20.21**ENFORCEMENT.**

(A)

For the purpose of ascertaining compliance with the provisions of this ordinance, any authorized officer, employee or representative of the Village Administrator or his/her designee may inspect recyclable materials separated for recycling, postconsumer waste intended for disposal, recycling collection sites and facilities, collection vehicles, collection areas of multiple-family dwellings and non-residential facilities and properties, and any records relating to recycling activities, which shall be kept confidential when necessary to protect proprietary information. No person may refuse access to any authorized officer, employee or authorized representative of the Village Administrator or his/her designee who requests access for purposes of inspection and who presents appropriate credentials. No person may obstruct, hamper, or interfere with such an inspection.

(B)

Any person who violates a provision of this ordinance may be issued a citation to collect forfeitures. The issuance of a citation shall not preclude proceeding under any other ordinance or law relating to the same or any other matter. Proceeding under any other ordinance or law relating to the same or any other matter shall not preclude the issuance of a citation under this paragraph.

(C)

Penalties for violating this ordinance may be assessed as follows:

(1)

Any person who violates § **20.18** may be required to forfeit $50 for a first violation, $200 for a second violation, and not more than $2,000 for a third or subsequent violation.

(2)

Any person who violates § 20.14(C) or (E) or § **20.19** may be required to forfeit a minimum of $500 and not more than $5,000, plus the costs and expense incurred by the Village for restitution, repair, or cleanup of any subsequent environmental contamination.

(3)

Any person who violates the provision of this ordinance, except § **20.18** or § 20.14(C) or (E) or § **20.19**, may be required to forfeit not less than $10 and not more than $1,000, for each violation.

Passed and adopted this 10th day of November 2026.

VILLAGE OF SOMERS

_____

George Stoner, Village President

ATTEST:

_____

Wendy Burnette, Village Clerk/Treasurer

Date Adopted:

Published:

Established 1843
Somers
VILLAGE & TOWN
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VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: Nov. 10, 2026

TO: Village President Stoner and Village Trustees

PREPARED BY: Eugenia Lara -Deputy Clerk/Treasurer

AGENDA ITEM: #23 Action on Operator's Licenses: Alexis Bernhardt, Richard Besch, Megan Deacetis, Edie Hamilton, Aaron Huffman, Jeriah Martinez, Jada Mendez, Gianna O'Brien, James Osborne, Alexis Schoedl

BACKGROUND:

Alexis Bernhardt, Richard Besch, Megan Deacetis, Edie Hamilton, Aaron Huffman, Jeriah Martinez, Jada Mendez, Gianna O'Brien, James Osborne, Alexis Schoedl has applied for operator's licenses for the Village of Somers.

No discrepancies with these applications.

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 Alexis Bernhardt, Richard Besch, Megan Deacetis, Edie Hamilton, Aaron Huffman, Jeriah Martinez, Jada Mendez, Gianna O'Brien, James Osborne, Alexis Schoedl "

ATTACHMENTS:

None