

**VILLAGE OF LANNON**  
**MINUTES OF THE VILLAGE BOARD MEETING FROM 3/9/20**

1. Call to order by presiding officer. President Gudex called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance was recited.
3. Roll Call: Barbieri, Gizelbach, Gudex, Manor-Schmidt, Nellis, Reek and Yates were all present.
4. Statement of Public Notice was confirmed.
5. Open public hearing to approve amending the zoning ordinance regarding setbacks in the L-I Light Industrial areas. Ben Summarized the setback for side and rear yard for industrial zoned properties. There are several properties that are already nonconforming and creates inconsistencies at plan commission and throughout the village. Change setbacks from 15 feet to 10 feet. No public comments.
6. Close Public Hearing. Nellis/Yates motioned to close the public hearing. Motion carried unanimously.
7. Discussion and possible action on the reading, correction and approval of the minutes from the Village Board meeting from 02/10/2020. Barbieri/Gizelbach motioned to approve the meeting minutes of 2/10/20. Motion carried unanimously.
8. Committee Reports:
  - a. Finance/Personnel – items later in the agenda. Admin Assistant has been hired
  - b. Legislative - none
  - c. Parks and Recreation/Beautification-none
  - d. Public Safety - none
  - e. Public Works/Recycling/Sewer - none
  - f. Quarry - none
9. Department Reports:
  - a. Clerk's Office – Clerk Reported she has hired an Administrative Assistant. Her name is Nicole so if you see someone in the office that is her. Elections are April 7<sup>th</sup> from 7:00 a.m. to 8:00 p.m. The audit is complete and Wendi will be here in a couple months to report on the Financials.
  - b. Police Department – Chief Porter left a summary, let him know if you have any questions.
10. Citizens Comments:

(This is meant for Public Comments on any subject, without any discussion by Board of Trustee members or action, except for possible referral to a governmental body or Village agent).

Cindy Grim – 20545 W. Good Hope Rd. A couple observations. Sidewalks are open but the crossings are not. Website updates. Overstone has a lot of mud on the road. Quarries are trying to keep up but they have some issues too.

Roseanne Harmeyer- 20179 W. Good Hope Rd. Remodeling looks great in the Village Hall.
11. Discussion and possible action to approve amendments to the L-I Light Industrial building setback limits in Section 78-90(6)b.2. of the municipal code of ordinances from 15-feet to 10-feet. Manor-Schmidt/Yates motioned to approve the amendments to the ordinance to change the setbacks from 15 feet to 10 feet. Motion carried unanimously.
12. Discussion and possible action on hiring Police Chief. Chief Porter summarized his recommendation and introduced Captain Bell. Captain Bell summarized his credentials. He is a 25 year veteran of MPD and feels this is a good fit for him. Nellis/Manor-Schmidt motioned to approve hiring Captain Bell as the police chief effective April 30, 2020. Motion carried unanimously.
13. Discussion and possible action of the Public Service Commission of Wisconsin Financial Outreach Letter regarding the water utility finances and the Village Response. Engineer Ben Wood stated several items cover the Village's water system. PSC sent the Village a letter because we are under performing and suggested a simplified rate case increase. We have insufficient water revenue even though the Village raised rates in 2017 they are still not sufficient. They want to know why our deficit has increased. We had the e coli issue in the Village so that resulted in a lot of spending. The PSC also wanted a plan as to how we will make this profitable. We can increase customers by a few hundred in the next couple years. Revenue from use and connection fees. Projected from Rock Pointe Village would pay 1 million in impact fees and revenue of almost 50,000 in usage fees. We have a 40 % water loss, it has always been that much. It is estimated that we are losing 4 to 6 gallons per minute. It costs 20,000 to 30,000 to fix. PSC wanted a schedule. We let them know we submitted that application, evaluate anticipated revenue and add customers and the timeline. One action item that could happen is a simplified rate increase that would increase rates by 3% or wait and see how things pan out for the next year.
14. Discussion and possible action regarding the Water System Expansion Update with presentation by Village Engineer. Project history, overview and timeline, status of application, scope of work to property owners, funding decisions and future decisions. Poor private well water quality has always been an issue in Lannon.

Engineer Ben Wood summarized the contamination issues. It will expand the water system and add 3 miles of water main to 170 residents. Why can't we extent it further to everyone. The USDA stated what we could borrow from them and backed into the project scope as to what we could afford to do at this time. It does include purchasing the well from Lannon Estates. The DNR regulates their well. It can be brought up to codes and has the capacity to serve the customers at the end of the project. Schedule update, USDA decision should be received this month and then we need to answer their dockets and hope the project would get started this summer. 10.8 million, they will only fund the public costs associated with that. Mains, second source etc. 8.8 million. Rest of the expenses are the residents lateral, the private plumbing, the well abandonment and the impact fees. Total cost of project is 8.9, grant amount anticipated would be 3.4 million. 40% of the cost would be covered. 143,000 Village expenses. Impact fees connected 282,000 which has to pay for the project. Loan amount would be 4.9 million for the project. Interim financing must be provided for approval. Give local banks, etc. a chance to be involved in the project. True cost to residents 26,000 special assessment. 6500 for lateral, 2000 for plumbing, 2000 well abandonment, 1500 in impact fees – 38000 to customers. Many people already have laterals. Private well abandonment is cheaper than keeping both the well and the lateral. All costs are subject to change. It does also include new roads. 1997 was the last time roads were resurfaced and would need to be done. Numbers with assistance brings costs down to 15,000. Quarry partners want to contribute, new service grant 195,000 and 655,000 to the Village of Lannon for private property costs. DNR grant that residents can apply for. Minimize upfront costs and out of pocket expense. Special Assessments can be financed up to 20 years. CDBG money could be in jeopardy if we don't close all wells. Upcoming decisions, blight determinations, Lannon Estates well purchase, Quarry agreements, interim financing, impact fee revisions, special assessment plan, water connection ordinance, keep private wells than an ordinance is required. Future meetings and possible special meetings. Public hearings required. There are a lot of things that are contingent upon another.

15. Discussion and possible action regarding Waukesha County Community Development Block Grant Funds applied for by the Village and Blight Determination in accordance with Wisconsin State Statute 66.1333. Engineer Ben Wood summarized 850,000 in block grant funds. To pay for private property owners expenses. The Board has to award that amount to the Village. Scope of the money is to aid in lateral installation and private plumbing conversion. Part of the conditions may be to close private wells, We may have to make that decision. Blight determination, the funds address different items. No income restrictions or verification. Waukesha County hires and pays contractor directly. Has to follow HUD guidelines for making a blight determination. Requirements are blighted area under local law, 20% of the properties have to include, physical deterioration of property, no known contamination. Public health and welfare of community. Unsafe conditions. Nonconforming private wells, DNR consent letter. Ben Wood summarized the blight district and reasons we have given them to determine it a blighted district. Attorney de la Mora stated that he has never seen something in this magnitude that is being awarded to one community. They want a resolution to adopt the recommendation of Ben's letter to support the application of the Village to the County. Reek/Nellis motioned to allow Hector to represent the Village to create a resolution to make a blight determination per the Engineer's letter. Motion carried unanimously.
16. Discussion and possible action on the payment of bills. Yates/Nellis motioned to pay the bills. Motion carried unanimously.
17. Engineer's Report. None.
18. Attorney's Report. Comments in regards to closed session items in regards to Lannon Estates Well.
19. President's Report. None. 90<sup>th</sup> anniversary celebrations coming up March 28<sup>th</sup> Electric Company upgrades. Lannon Parade lineup by April 1<sup>st</sup>.
20. May convene in closed session upon duly made motion to go into closed session pursuant to Wis. Stat. Sec. 19.85 (1)(e) for the purpose of "deliberating or negotiating the purchase of public properties... conducting other specified public business, whenever competitive or bargaining reasons require a closed session." namely, the acquisition of a well and a parcel of land located at Lannon Estates, Lannon, Wisconsin from its owner. owner and a proposed donation and the terms condition precedent to the donation. Nellis/Reek motioned to go into closed session. Gizelbach – yes, Reek-yes, Nellis – yes, Gudex – yes, Barbieri – yes, Yates- yes, and Manor-Schmidt – yes.
21. Return to take action in open session, if any is necessary, with respect to any matter taken up in closed session.
22. Adjournment.