

**VILLAGE OF LANNON**  
**MEETING MINUTES OF THE SPECIAL JOINT MEETING OF THE VILLAGE BOARD AND PLAN**  
**COMMISSION FROM 7/2/20**

1. Call to order by Presiding Officer. President Gudex called the meeting to order at 6:00 p.m.
2. Pledge of Allegiance was recited.
3. Roll call.
  - a. Plan Commission: Bembenek, Gizelbach, Gudex, Janas, Payleitner, Wesell and Yates were present.
  - b. Village Board: Barbieri, Gizelbach, Gudex, Martin, Nellis, Reek and Yates were present.
4. Statement of Public Notice was confirmed.
5. Citizen Comments. Don Somers 19543 W. Main St. has an issue with the short notice time for a meeting like this. This is a big project and it seems like it is going through. Need more advanced notice. It feels like the Board is trying to sneak it through.
6. Discussion and Possible Action of the Site Plan for Rock Pointe Village [Sawall Development] to be located at approximately 19421 W. Main Street and involving the following properties with these tax keys: LANV0065990001, LANV0065990002, LANV0065991, LANV0065999002, LANV0065984, LANV0065985. President Gudex recused himself and Patrick Yates took over the meeting. This project has been going on for a long time, we have seen many versions of this project and there have been very little changes from the beginning. There are positives for the community that have come with this development. Our Comprehensive plan includes mixed housing in the village. This would fulfill that and bring more housing for workforce people. It would bring in a lot of value to the water system. Trustee Yates summarized things from closed session discussions for the Plan Commission. The Assisted living component has been postponed and not ready to be acted on. Engineer Ben Wood summarized his comments and gave an overall review of the site plan and plan of operation items. He also summarized the timeline and site plan requirements. 271 apartments and parking. Public sewer, public water, private roads and 2 clubhouses. A lift station needs to be installed and operational. That will help with phase 2. Onsite management is also proposed. Ben summarized the exterior plans and landscaping plans. Art Sawall explained the overall scope of the project. They saw a need for reasonable housing that is less than 1800 a month for 2 bedrooms. It is an affordable upscale product for those in the workforce who are decent people but can't afford those prices. Some of the amenities are open spaces, walkability, community gardens, clubhouses with offices and gym, barbeque pits with automatic shut offs, recreational areas for kids and adults with a park like atmosphere. Patios or balconies, private entrances, garages for all units. Upscale and economical lighting, central air and central heat in each unit along with 9 feet ceilings. 2 dog parks as well on the grounds. In unit washer and dryer. Greg with Strand summarized the comments of their review of the site plan. **Wesell/Gizelbach Motioned to approve the site plan conditioned on the Village Board's approval of a Developer's agreement and satisfying the Engineers comments. Motion carried unanimously.**
7. Discussion and Possible Action of the Plan of Operation for Rock Pointe Village [Sawall Development] to be located at approximately 19421 W. Main Street and involving the following properties with these tax keys: LANV0065990001, LANV0065990002, LANV0065991, LANV0065999002, LANV0065984, LANV0065985. Engineer Ben Wood stated they don't have specific comments regarding the Plan of Operation. We have worked back and forth to clear up any items. Address will be determined later once clubhouse is built and an address is assigned. After hour business and contact will be filled in at occupancy. Handicap spaces discussed. **Gizelbach/Janas motioned to approve the Plan of Operation subject to the handicap information and the other information to be updated when available. Motion carried unanimously.**

8. Discussion and possible action by the Village Board on a Developer's Agreement for a multi-family development between ECT International Inc. and the Village of Lannon. Attorney Macy summarized the Developer Agreement. This is a very complicated project and have talked about this in closed sessions for direction over the past year. It is noted that if the LLC doesn't provide, the owner is responsible and if not then the Bank is. They will get a letter of credit vs the personal guarantee. The Village is not in the business of building multi use developments so the money is there to finish/clean up things that need to be done if the developer walks. Financial aspects are also included as well as the expansion lands however they would still have to come back and get approvals on future phases. **Nellis/Barbieri motioned to approve the Developer's Agreement subject to staff finalizing document. Motion carried unanimously.**
9. Discussion and possible action to Consider a Resolution Authorizing the Issuance of Taxable Tax Increment Project, Development Agreement and Municipal Revenue Obligations for Rock Pointe Village Project. Jon Camron from Ehlers summarized the Resolution and the detail of the Municipal Revenue Obligations for the Rock Point Development. It is a pretty straight forward document that when the Developer reaches certain milestones he gets certain incentives. **Reek/Janas motioned to approve the MRO for Rock Pointe Village. Motion carried unanimously.**
10. Discussion and possible action on Resolution authorizing the Issuance and Sale of \$4,998,000.00 Water Revenue Bond Anticipation Note, Series 2020A. Jon Camron also summarized the water revenue bond. They only received one bid back from Town Bank which is our current bank. Interim financing for water project at 1.98%. It will be done on a draw basis. Engineer Ben Wood stated that he was questioned if this is the appropriate time. They feel it is and it needs to be set up anyway. Funds would be available when needed. **Reek/Gizelbach motioned to accept the resolution of the Water Revenue Bond. Motion approved by roll call vote: Gizelbach-yes, Reek-yes, Nellis- yes, Gudex – yes, Barbieri- yes, Yates-yes and Martin – yes.**
11. Adjournment of Plan Commission. Janas/wesell motioned to adjourn the Plan Commission meeting at 7:12 p.m. Motion carried unanimously.
12. Adjournment of Village Board. Reek/Nellis motioned to adjourn the Village Board Meeting at 7:13 p.m. Motion carried unanimously.

July 6, 2020  
Respectfully submitted,  
Brenda Klemmer  
Village of Lannon Clerk/Treasurer