

**VILLAGE OF LANNON**  
**MINUTES OF THE VILLAGE BOARD MEETING FROM 10/8/18**

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 on Ordinance to create NR-4 Zoning District. The public hearing was opened at 7:01 p.m. Attorney John Macy was present to summarize the proposed Ordinance. This ordinance is consistent with our Comprehensive Plan that was adopted earlier this year. It is also consistent with the NR-3 zoning ordinance. This district provides us to issue conditional use permits for site preparedness and also allows us to gran smaller lots to provide greater density which is advantageous to the Village and the developer. Don Sommers – W. Main St. questioned the private wells and how close we are to being out of capacity before we have to drill another well and build a tower? Engineer Ben Wood was present to state that the DNR has left it up to the Village to determine that. They will not restrict the number of permits however with the new situation; the school will use up 10 of our estimated 60 available permits. Berg Development will use another 16.
6. Close Public Hearing. Yates/Nellis motioned to close the Public Hearing at 7:13 p.m. Motion carried unanimously.
7. Discussion and possible action on the reading, correction and approval of the minutes from the 09/10/18 Village Board Meeting. Gizelbach/Reek motioned to approve the meeting minutes from 9/10/18. Motion carried unanimously.
8. Committee Reports:
  - a. Finance/Personnel –payment of bills
  - 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 – Reminder that Trick or Treat is October 28, 2018 from 2:00 p.m. to 5:00 p.m. Also, Utility Bills went out last week.
  - b. Police Department – A summary of the activity was provided as was a letter from the Hartford Police Department regarding Officer Bonesteel who performed CPR at Walmart in Hartford while he was off duty until the paramedics got there.
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).

Don Sommers – W. Main St. He commended the Village Board on moving so fast with the school issue and getting the word out and getting the right people involved. It was a job well done.

Anna Robe – when will the Professional fees for the fire protection go into effect? Ben Wood stated the PSC has to go through their process, another 12 weeks. It would most likely take affect starting in January, billed at the end of the 1<sup>st</sup> quarter.
11. Discussion and possible action to adopt an Ordinance creating the NR-4 Zoning District. Yates/Barbieri motioned to approve the Ordinance for the NR-4 zoning district with Ben Wood’s changes. Motion carried unanimously.
12. Discussion and possible action to revise Water Study Scope to include Asset Management and Facility Plan tasks to align with agency funding applications. Engineer Ben Wood has had some communication looking for Grants or some way to get money to expand the water system. We can do a preliminary application to get an estimated cost for the homeowners. They also have grant money to cover the homeowner’s responsibility. It would take an additional \$28,000 to expand the water study. There are other funding options available but would like to hold off until we know more. Yates/Manor-Schmidt motioned to authorize the Village President to work with Ben on whatever funding is necessary for the water utility. Motion carried unanimously.
13. Discussion and possible action regarding water service extension to Lannon Elementary School. Engineer Ben Wood summarized the water main sizes, etc. The easiest way to get to the school is down Lannon Rd. The School District Board sent a letter to the Village stating they wanted to follow the extension rule ordinance. It makes the School responsible for 100% of the cost of construction, professional fees, etc. It is estimated to cost \$400,000.00. Digger’s Hotline has already been contacted to mark the utilities. We have received quotes for borings to identify the bedrock so we can accurately estimate the costs. Strand will survey the area on Thursday. We need to make quick decisions, however we don’t want to make hasty decisions. There were discussions regarding the size of the main to install. No action was taken.
14. Discussion and possible action to enact a Resolution to invoke Wis. Stat. §62.15 (1b) to negate the requirements of Wis. Stat. §62.15 (1) and Wis. Stat. §281.41 to provide water service to Lannon Elementary School due to health threat posed by the only water source currently available to the school. Attorney De La Mora stated that under State Statutes we are required to put out for public bid any project over \$25,000, however there is an exception for an emergency. We feel because it is a public concern and for the safety of children it will qualify as an emergency connection. We need to pass a resolution so we are able to telescope down the amount of time to award a contract

- so we can accelerate the project and also need to fast track to design the system and install the infrastructure before the weather doesn't cooperate. We will request multiple proposals to get the best market price. We will have a special meeting to review and approve the bids to authorize the work. Gizelbach/Reek motioned to pass the resolution to provide water service to Lannon Elementary School. Motion carried unanimously.
15. Discussion and possible action on the payment of bills. Reek/Nellis motioned to pay the bills as presented. Motion carried unanimously.
16. Engineer's Report. Engineer Ben Wood thanked the Board for allowing us to move forward quickly. He introduced Nicole Wellenstein who helped take follow up questions so we can get the answers out to people. Also Chris Bolle who is the Director of Operations with Strand. Communication has been open with all entities to make this process smoother.  
Nicole is researching the sign ordinance and will get communication to the Village Attorney for a Plan Commission item for the vape store.  
Ben updated the Berg Development project. They have submitted the erosion control to the DNR and will hopefully move dirt in a couple of weeks.
17. Attorney's Report. Attorney De La Mora followed up on Ben's comments regarding Berg Development. We are waiting on delivery of Plans so we can execute the documents and get them recorded with the Register of Deeds. He has also reviewed the Condo Declaration and that will get recorded after the developer agreement.  
The Park Board and the Task Force met regarding the US Cellular lease at the park. The proposal is currently being entertained by US Cellular.
18. President's Report. President Gudex thanked everyone for their help with the water issue. It is an emergency and everyone worked quickly to get this put together. Ben Wood for all the extra work, Waukesha County for help with the samples, Eric for the sound system, the DNR, Attorney De La Mora for being here at a moment's notice, Nicole and Chris to help make this work and the public for being here with limited amount of information. We will do what we can to keep everyone updated.
19. Possible motion to enter into closed session pursuant to Wis. Stat. § 19.85 (1) (e) for the purpose of 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, namely (a) the possible acquisition of property believed to be contaminated with the intent of using TIF funds to elevate the value or development potential of the area where the property is located; (b) the instruction of consultants of the Village with respect to responses to be given to potential developers with respect to commitment of TIF or other funds, if any, that the Board is willing to entertain in the course of negotiations regarding targeted real property. Reconvene in open session. Nellis/Yates motioned to go into closed session at 7:56 p.m. Barbieri-yes, Gizelbach – yes, Gudex – yes, Manor-Schmidt – yes, Nellis – yes, Reek – yes, and Yates – yes. Motion carried by roll call vote.
20. Consider and take any action deemed appropriate pursuant to the previously held closed Session. Reek/Gizelbach motioned to allow the Village President and Engineer Ben Wood to re-negotiate the contract with Himalayan Contracting to narrow down the scope of work. Motion carried by unanimous voice vote.  
Yates/Nellis motioned to authorize Strand to conduct fieldwork to identify the wetland delineation on the Lemke and Jr. Schultz properties. Motion carried unanimously.
21. Adjournment. Gizelbach/Reek motioned to adjourn the meeting at 8:41 p.m. Motion carried unanimously.