

**VILLAGE OF LANNON**  
**MINUTES OF THE VILLAGE BOARD MEETING FROM 11/9/20**

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: Village Board: Barbieri, Gizelbach, Gudex, Martin, Nellis, Reek and Yates.
4. Statement of Public Notice was confirmed.
5. Discussion and possible action on the reading, correction and approval of the minutes from the Village Board meeting from 10/12/2020. Reek/Martin motioned to approve the meeting minutes from 10/12/20. Motion carried.
6. Committee Reports:
  - a. Finance/Personnel -later on agenda
  - b. Legislative - none
  - c. Parks and Recreation/Beautification -none
  - d. Public Safety – 46 at the end of October. County is behind in processing the positive cases. 56 in Lannon as of today.
  - e. Public Works/Recycling/Sewer - none
  - f. Quarry - none
7. Department Reports:
  - a. Clerk’s Office – Christmas Tree lighting will be Friday December 4<sup>th</sup> at 6:00 p.m. We had 882 voters in the election. Clerk’s office is working on tax billing and nomination papers for the Spring Election can be circulated December 1<sup>st</sup>.
  - b. Police Department – Police Dept. report was submitted.
8. 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 Somers – 19543 W. Main St. issue with new developer making noise between 4 and 5 in the morning. What is the Village going to do about it and what can be done with the dust control? Running equipment after 6 but they are there early. How do I get something done about it?

Jake Jensen – 7328 N. Lake St. Halloween event was a great and the Police Department did a great job getting the kids here. Positive cases of Covid suck but there are more negative cases that don’t get reported.
9. Discussion and possible action on approval of the 2021-2025 garbage contract. Discussion regarding the garbage. We have not had any issues with Johns but Advanced came in quite a bit lower. It’s four years before they even get to where we are now. If we can save the residents some money now is the time. Reek/Yates motioned to switch to advanced for five years for garbage/recycling. Motion carried unanimously.
10. Discussion and possible action on approval of the 2021 Village of Lannon Budget. Yates/Reek motioned to approve the 2021 proposed budget as presented and prepared by Wendi Unger from Baker Tilly. Motion carried unanimously.
11. Discussion and possible action on approval of continued membership in the Waukesha Center for Growth for 2021. Tom explained the things they have done. Reek/Martin motioned to continue our membership. Motion carried unanimously.
12. Discussion and possible action on CTW 2021 Water Operations Contract. CTW is our licensed water contractor. Yates/Reek motioned to continue contract with CTW. Motion carried unanimously.
13. Discussion and possible action on Waukesha County Tax Collection agreement. Reek/Yates motioned to approve the agreement with Waukesha County Treasurer for \$2.25/parcel. Motion carried unanimously.
14. Discussion and possible action on Intermunicipal Agreement with Menomonee Falls for Snow and Ice Control. Yates/Martin motioned to contract with Menomonee Falls for snow and ice control. Motion carried.
15. Consideration and take possible action on a Relocation Order pursuant to Wis. Stat. § 32.05 (1) to enable the acquisition of a second source well, its facilities, ground area and easement to timely comply with USDA loan and grant requirements. Attorney de la Mora requested it be tabled for more information pending meeting with appraiser for Lannon Estates Well. Reek/Yates motioned to table for further information. Motion carried unanimously.
16. Consider and take possible action, following the public hearing held on November 5, 2020, to adopt the recommendations of the 2020 Water Impact Fee Study including the amendment of ordinances identified on pages 18 thru 20 of that study, a copy of which is available for viewing during announced business hours, or upon request at the office of the village clerk. Attorney de la Mora stated there was a public hearing held for consideration to modify the village ordinances pertaining to impact fees to project the village growth and water system expansion. Our current ordinance has 3 impact zones, the engineer has made it 2 zones so that the impact fee is assigned differently for those who has access to existing main and those who do not have existing main. We have a blighted set of conditions. Exhibit b is a copy of the report. Engineer Ben stated that the monetary impact here in concept, the water tower and future source has been shifted 90% to the TID’s. Zone 1 does not have water mains, Zone 2 fees have water mains. The costs have decreased due to developers paying impact fees and supporting the cost of the tower and second source. It shifted from 12,000 to 7700. Reek/Gizelbach motioned to accept the Ordinance. Motion carried unanimously.
17. Consider and take possible action, following the public hearing held on November 5, 2020, to adopt the recommendations of the Special Assessment Needs Assessment (“Report”) and the plans and specifications prepared by the Village Engineer, copies of which have been available for viewing during announced business hours, or upon request at the office of the village clerk and to adopt a resolution directing that the work referenced in such plans and specification be carried out and paid for in accordance with the Report and that a copy of the resolution be published and distributed in accordance with Wis. Stat. §66.0703 (8) (d) to establish the effective date of the resolution. Attorney de la Mora summarized the resolution for the special assessment. Village Engineer had prepared a special needs assessment report which has been made available and which was discussed at Public Hearing. Special assessment will be payable by each property owner in 2 ways. 2021, October 31<sup>st</sup> in full or a 20 year assessment on their tax bills at 2.25%. They may prepay and there is no penalty associated with that. Village will be collecting fees in the Clerk’s office as of the publication – installment assessment notice. Village Engineer Ben Wood stated it can be lump sum by November 1<sup>st</sup>, whatever is not paid off goes on to a special assessment on tax bills. 20 years is the timetable to keep it easy. There are a couple clean up items to the text. Some additional letters have been sent out with the vacant lots. If there is a decrease we don’t need to repeat the process. The final resolution will contain the numbers contained in the report. Yates/Reek motioned to accept the resolution pending the completion of any items in the resolution. Motion carried unanimously.

18. Consideration and possible action to approve documentation required by the USDA with respect the Loan Resolution/Grant Agreement and related or similar documents in satisfaction of USDA requirements. Attorney de la Mora stated we are on track with the reporting of the documents. Yates/Martin motioned to table. Motion carried unanimously.
19. Discussion and possible action on payment of the bills. Yates/Reek motioned to pay the bills as presented. Motion carried unanimously.
20. Discussion and possible action to approve impact fee compliance alternative. Attorney de la Mora stated they have taken action on two items that deal with the payment of items for impact fees and special assessment. The impact fee is stated it needs to be paid at the time that the building permit is paid for per state statutes. The fees are due immediately. The Village has a strong interest that everyone who has access to water be given an opportunity to come up with those funds. \$7500 for 2020 and \$7700 for 2021. Promissory note if the Village decides to extend a loan to individuals for up to 5 years so that these individuals can apply for additional money from USDA or obtain a loan from traditional banking sources. Gudex suggested everyone apply for the USDA money, it may have a lower interest rate and see if you can get something from them to help with payments. Doesn't want to be an imposition on everybody. Yates feels it is a nice surprise. We had not had any means to finance that and its good to have some other option. Engineer Ben Wood questioned that if someone is in default, does it go on their tax bill? Not paid, it will go into default. There is not the tax bill option. Originally it was going to be a 1 year to get their finances and get their bearings to see if they can collect money, refinance, etc. Ben questioned the monthly payment vs an annual payment. Attorney de la Mora stated the Village can pursue payment how they feel best. This was his starting point. Sometimes its easier to break down monthly vs. annually. Yates would favor a longer grace period. Safer home loans may be under this interest rate. Reek/Yates motioned to approve the impact fee alternative with a longer grace period of 15 days. Motion carried unanimously.
21. Engineer's Report. None.
22. Attorney's Report. None.
23. President's Report. None.
24. Possible motion to enter into closed session pursuant to Wis. Stat. § 19.85 (1) (e) for the purpose of deliberating or negotiating, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session with respect to a civil judgement obtained against a defendant in Case No. 2009 CV 002896 and discussion about a compromise of same, if any, that may be entertained by the village in exchange for prompt payment. Reek/Yates motioned to go into closed session. Roll call vote: Reek- yes, Gudex -yes, Yates -yes, Martin-yes and Gizelbach-yes. Motion carried by unanimous roll call vote.
25. Reconvene in open session to discuss, consider and take possible action, if any is required, with respect to the subject matter of the closed session. No action.
26. Adjournment. Reek/Yates motioned to adjourn at 8:26 p.m.. Motion carried unanimously.

November 9, 2020  
Respectfully submitted,  
Brenda Klemmer  
Village of Lannon Clerk/Treasurer