

VILLAGE OF LANNON
MINUTES OF THE VILLAGE BOARD MEETING FROM 1/11/21

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 were present.
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 12/14/2020. Reek/Barbieri Motioned to approve the meeting minutes from 12/14/20. Motion carried unanimously.
6. Discussion and possible action on the reading, correction and approval of the minutes from the Special Village Board meeting from 12/28/20. Yates/Martin Motioned to approve the meeting minutes from 12/28/20. Motion carried unanimously.
7. Discussion and possible action on the reading, correction and approval of the minutes from the Special Village Board meeting from 12/31/20. Nellis/Reek motioned to approve meeting minutes from 12/31/20. Motion carried unanimously.
8. Committee Reports:
 - a. Finance/Personnel – item later on
 - b. Legislative - none
 - c. Parks and Recreation/Beautification - none
 - d. Public Safety – 16 cases in December 107 total
 - e. Public Works/Recycling/Sewer – meeting earlier this evening, items later.
 - f. Quarry - none
9. Department Reports:
 - a. Clerk's Office – There will be a Primary on February 16th for State Superintendent of Public Instruction. Working on Utility bills, conference call with Menomonee Falls tomorrow to figure out the correct file with all the old meters and new meters being installed. So hopefully bills will be out by the end of the week. We are also working on a way to set up a new audio line for the meetings. The WIS Line was discontinued on December 31st.
 - b. Police Department – Police activity report was given earlier, let him know of any comments or 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).

Don Sommers – Has copies of an email that he has been working with Isaak from Strand, early starts, drainage and lack of cooperation from Sawall. Drain pit below the grade of his front yard that doesn't drain, water will pool there and drain to his yard and kill his trees. Not his problem and should not have to worry about that. Want to check elevations but hard with the snow cover. Height of the buildings and this will interfere with air tv. Wants to see it on the agenda so it gets handled and not forgotten.

Tony Povletich – Lake St. Questioned if the USDA contract requires the closure of the private wells. If it wasn't in the contract and it was decided by the Village Board what meeting was that discussed at? How is it cheaper to abandon the well? Closing private wells in July. Mid City is doing the private plumbing work, 3 quotes in order to get funding, who were the other contractors, copies of quotes. 55% of the wells came back with unsafe wells. 55% is the number of wells tested not all the wells. Were numbers fabricated to qualify for grant. 14 tested of 60 wells available in the Hadfield community.

Shane Kunch 7273 N. Vine St. when we abandon our wells, do we have to use that contractor or can we have someone else do it. I don't qualify for the grant so he will have to pay the 920 instead of the 1840. 4D will charge \$900 so how many quotes were provided for that and what are they doing that another company will do it for \$900.00
11. Discussion and possible action to enter into an agreement with Ehlers, Inc. to provide services related to amending the TID Project Plan to encourage the implementation of phase 3 (addition of 90 units) of the Overstone Condominiums Development. Phil Cossen was available to amend the TID district. Amend projects included in the TID not an amendment to the district at this time. Approval by Plan Commission, Village Board and Joint Review Board. Contract takes you through that process. If they are not part of the TID they would get put on the general fund or sewer/water utilities to help keep those costs away from tax-payers. Authorize the work at this time to amend the project plan, no specifics at this time. Need to do this for the expansion to Overstone Condo development. We can include the lift station project as well. Yates/Reek motioned to enter into a contract with Ehlers to upgrade the TID 1 project plan.
12. Consideration of and action on the request of Mammoth Springs LLC for the Village of Lannon to consent to the full assignment of all of the rights, duties obligations and liabilities that ECT International, Inc has in that certain development agreement for multi-family construction dated August 11, 2020 to ECT II, Inc. retroactive to December 12, 2020 and that Trustee Patrick Yates be authorized to sign on behalf of the Village of Lannon upon approval of the document evidencing such action. Trustee Yates stated we were asked by the developer to change the entity in the Developers agreement for Estate Planning. Administrative procedure at this point. Attorney de la Mora stated that the letter of credit covers the Village because it is substantial. Nellis/Barbieri motioned to approve the change in entity. Motion carried by majority vote. Gudex abstained.
13. Discussion and action regarding Payment Application No. 1 by Mid-City Corp. for Contract 2033. This was recommended by the Finance Committee. Reek/Martin motioned to approve the County to pay the bills to Mid-City for the private property cost. Motion carried unanimously.
14. Discussion and possible action to award geotechnical services related to the Custer Lane Lift Station project. No action, it will be covered under item 17.
15. Presentation, Discussion and possible action related to Phase 3 of Overstone Condominiums, LLC including approval of tentative timeline leading to final approval. Marv Berg was present to discuss the Phase III. They have sold everything in 2a and 2b except for 6 units. Those will be complete by end of 2021. They are acquiring land for phase III. Phase III a and Phase III b. 90 total additional units. 90 Million dollars assessed value overall total project. The 13 acres is not in the TID district which includes the entrance road, etc. Clubhouse is just about finished. Exercise room, game room, patio, etc. Is helping us sell these units. Everything has been moving along really well. Patrick questioned if the styles and materials were going to stay the same. Top of the line materials. Color schemes will remain the same, some may be tweaked a little. Same building styles, may add square footage in some units, balconies, etc. 80% have been finishing the basements. A timeline was presented for approval of Phase III. Reek/Nellis motioned to approve tentative meeting schedule for Overstone. Motion carried unanimously.

- 16. Discussion and Possible Action for a certified survey map related to Overstone Condominiums, LLC Phase 3 located at approximately 19318 W. Main Street. Engineer Ben Wood stated that in Phase III he needs some property for access to this phase. This CSM is suitable for approval by Village Board. Nellis/Barbieri motioned to approve the CSM for Overstone Condominiums Phase III. Motion carried unanimously.
- 17. Discussion and Possible Action regarding recommendations from the January 11, 2021 Public Works Committee Meeting.
 - a) Progress of ordinance revisions related to grinder pump maintenance. No action was taken. Hector and Ben will look at Ordinances and recommend changes. We have notified Menomonee Falls to continue that maintenance.
 - b) Lift Station Alternatives Review report by Strand Associates, Inc. Engineer Ben Wood summarized the Lift Stations, new Custer Lane lift station and upgrades to current lift stations. Public Works approved to authorize Strand to include upgrades to the bids for lift station upgrades.
 - c) Award of geotechnical services related to the Custer Lane Lift Station project. Public Works recommend authorizing Tom to negotiate a contract for PSI up to \$10,000.
- 18. Yates/Martin motioned to approve the recommendations of the Public Works Committee meeting. Motion carried unanimously.
- 19. 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. No items at this time.
- 20. Discussion and possible action on payment of the bills. Yates/Reek motioned to pay the bills. Motion carried unanimously.
- 20. Engineer’s Report. Water project items have been put on the website which includes materials, minutes, etc. FAQ answers a lot of questions and comments from things addressed on social media. Don Sommers complaint, Strand has taken phone calls as they have risen throughout the project. They have been working with the Developer and Resident to come to some resolution. They advised Don to put his request in writing. They will investigate those complaint and work with attorney and developer on the complaint. USDA require well closure – that was decided by the Village Board. March 9th meeting? There was action in July as well. This was under those Ordinance amendments from 2 meetings this summer. Not sure of specific dates but could be around July. Draft Ordinance was brought before the Village Board to allow them to keep wells, it included building inspector to test wells twice a year, once it tested negative it would have to be abandoned. Inspected well to make sure it complies and is up to code with DNR. They would have to demonstrate it was in good condition. If they allowed to keep wells, there would be a well monitoring system. The discussion in short was that with the number of wells that are in conformance it would be an administrative burden for those wells. Referendum on keeping wells. Discussed at Village Board. Why Mid City? USDA is for public infrastructure and water main, not the private property construction. The Village got funding for the private property work for you to be able to connect to water main. They did do an open bid. There were 3 or 4 contractors, they only wanted to deal with one contractor. There were 2 quotes received, Mid City and Joe Debalik. Mid-City is using CTW for the well abandonment and that is what the costs came to. 55 % unsafe samples. 55% of every property, test results, etc. Number of properties that were tested positive for coliform or ecoli out of number of properties tested. Not all testing was performed. It was not mandatory testing, it was voluntary. Use the Village Contractor? County wants to pay one contractor outright. Cost difference? Two contractors who bid, that is what the cost came down to. Removing well pump, pipe, terminating electrical, backfilling well to seal it, cut well casing pipe, pressure tank, etc. Checked with DNR and they stated that they are in line with what they are use to seeing through their grant application. It is frustrating from the Village as well because they would like to have everyone be able to do that and they wanted to find enough money to cover all the costs. Some folks will qualify and some won’t unfortunately. He has been busy with phone calls and is willing to talk to anyone about their questions.
- 21. Attorney’s Report. None.
- 22. President’s Report. Look at the website for water information. He is also willing to talk to people.
- 23. Discussion and Possible consideration of a motion to proceed into closed session pursuant to Wis. Stat. §19.85(1)(e) to conduct specific public business, whenever competitive or bargaining reasons require a closed session, namely to instruct staff, its attorney and other representatives on bargaining position with respect to the request of the developer of phase 3 of Overstone Condominiums for the issuance of a municipal revenue obligation to be funded by available tax increment revenues resulting from the full buildout of 90 condominium units and related site improvement. Yates/ Nellis motioned to go into closed session. Reek -yes, Nellis- yes, Gizelbach – yes, Gudex-yes, Barbieri-yes, Yates – yes, Martin – yes. Motion carried by unanimous roll call vote.
- 24. 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.
- 25. Adjournment. Reek/Nellis motioned to adjourn the meeting at 9:15 p.m. Motion carried unanimously.

January 5, 2021
 Respectfully submitted,
 Brenda Klemmer
 Village of Lannon Clerk/Treasurer

*Notice is hereby given that the Municipal Building is accessible to elderly and disabled persons.**Notice is also hereby given that members of other governmental bodies from the Village of Lannon may be present at this meeting to gather information about a subject on which they may have decision making responsibility and may constitute a quorum of that governmental body. No action by any of those governmental bodies, except the Village Board of Lannon, will be taken at this meeting.