

**0VILLAGE OF LANNON**  
**MINUTES OF THE VILLAGE BOARD MEETING FROM 3/8/21**

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: Gizelbach, Gudex, Martin and Yates were present. Barbieri, Nellis and Reek were absent.
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 2/8/2021. Yates/Martin motioned to approve meeting minutes from 2/8/21. Motion carried unanimously.
6. Discussion and possible action on the reading, correction and approval of the minutes from the Special Village Board meeting from 2/25/21. Yates/Gizelbach motioned to approve the meeting minutes from 2/25/21. Motion carried unanimously.
7. Committee Reports:
  - a. Finance/Personnel – dropped off item for Judge Dutcher earlier, need to schedule a time to recognize her. Item to pay bills.
  - b. Legislative – none.
  - c. Parks and Recreation/Beautification - none
  - d. Public Safety – Covid – 1 new case. 114 total.
  - e. Public Works/Recycling/Sewer – none.
  - f. Quarry - none
8. Department Reports:
  - a. Clerk's Office – Board of Review May 12<sup>th</sup> and wrapping up the 2020 Financial Audit with Auditors.
  - b. Police Department – The monthly activity distributed earlier. Chief presented officer Biedenbender with an award. He has excelled and put a lot of work into the squad cars with lighting for safety and efficiency. He has completed a lot of tasks. Presented a service award to Officer Biedenbender. Chief also would like consideration to hire Joe Lagosh as a candidate for police officer. We have lost 2 officers in the last month and looking to replace them. Background is done as well as drug testing. Yates/Martin made the recommendation to hire Lagosh as a police officer. Motion carried unanimously.
9. 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). (Except as otherwise allowed by motion of the Board, citizen comments will be limited to 3 minutes per person although written comments of any length may be submitted prior to the meeting to the Village Clerk.) Don Sommers – after more than a dozen complaints and various issues and early starts. Last week at 5:45 a.m. there was equipment running again. Why did it take so long for the President to stop over and give them a warning. Jan Schmidt – Why has Mid City not been around, we have called them numerous times and they have not gotten back. Tom stated they pulled off because of cold. Brian Swearingen – Winter after winter the snowplowing on Main St. has gotten worse. He has contacted Waukesha County and has not gotten anywhere with them. They say the shoulder of the road is not their responsibility. Menomonee Falls said they are not in charge of the shoulder either. Wants the road plowed from curb to curb so people can park for Safety and emergency vehicles. No shoulder to park on because nobody wants to plow it. Kelly Jensen – Safety of her son getting on and off the bus because of the plowing. Jan – Car Show set for July 25<sup>th</sup>. Is not happy with the Garbage people. Is there someone specific to contact. Need Garbage and recycling bins for Car Show. Any Volunteers can contact her.
10. Discussion and possible action to amend and re-file Relocation Order pursuant to Wis. Stat. §32.05 (1) to include elements of access and operational rights related to the acquisition of a second source well, its facilities, ground area, and easement previously contemplated by Resolution No. 2020-12. Engineer Ben Wood summarized the acquisition of the well at Lannon Estates. We had reached an agreement with the property owner however the lender got involved and suggested taking the well by eminent domain so they would not slow it down. No formal board action has been taken on some of these issues but have been talked about and negotiated with Lannon Estates. Acquisition cost of well matches what they would be charged, they will upgrade the well so it has the ability to serve Lannon. One bill for water use to Lannon Estates. Lannon Estates will continue to bill residents individually. Sewer bill is being paid on an estimate but when it switches to meter it will be used and measured on use. Their private water main is leaky and has a 40% water loss in their system. Their reduced sewer discount will last 3 years so they can invest money into water mains until end of 2024. We would own the building and they can use the building as a limited use for storage and maintenance. Village pay electricity and maintains outside of building. Lannon Estates will take care of maintenance around, lawn and snow, etc. They are also responsible for water mains in the park. Attorney de la Mora stated they are asking the Board to approve the relocation order as amended. Yates/Gizelbach motioned to approve the relocation order as amended. Motion carried unanimously. This needs to be recorded to the County.
11. Discussion and Possible action regarding a blasting permit application by SX Blasting related to the Whispering Ridge Estates North Phase 2 site development. Engineer Ben Wood stated that SX Blasting applied for a blasting permit for site development. It doesn't require board action but they asked that the board approve it. It has been reviewed by Strand. Attorney de la Mora questioned if it was the original contractor, was there any issues, how often will that occur and will there be any impact to neighboring houses. It is for excavation purposes and will take place over a couple weeks. Hector did look at the insurance information and it states that you can't really rely on that. It is a widely used form. Recommend that they provide a declaration document that names the Village and Strand as an insured. Yates/Martin motioned to approve the blasting permit for SX Blasting with the condition that a declaration page be provided with additional insureds. Motion carried unanimously.
12. Discussion and possible action on approval of Operator's licenses for BP. These are temporary licenses until June. Background checks have been completed. Gizelbach/Yates motioned to approve the operator's licenses for BP. Motion carried unanimously.
13. Discussion and possible action on approving pay application for Mid-City for Contract 2033. No action on this item. Mid City has not done anymore work in the last month. Waukesha County did not issue right of way permits. Mid City should resume work this week. Yates/Gizelbach motioned to table until next meeting. Motion carried.
14. 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. Yates/Gizelbach motioned to table until next month. Motion carried unanimously.
15. Discussion and possible action on payment of the bills. Yates/Martin motioned to pay the bills as presented. Motion carried unanimously.
16. Discussion and possible action on a CSM for Stonewood Trail, LANV 0073-486 and LANV 0073-481 for Sawall Development. Engineer Ben Wood stated that this is the Quataro property. It is a land acquisition and there are minor comments after their review. They are acquiring a neighboring property and the mother parcel will be left with a two-acre residents. As modifications are made, made to dedicate the right of way for utilities. They need to verify Right of Way width and verify with property owner. Will another CSM be created to show the triangle that will be transferred. It has already been transferred and shown in Lot 2. Ben is under the assumption that the transaction has taken place. The lender needs

the CSM to be approved to close the transfer. Yates/Martin motioned to approve the CSM contingent upon Strand’s review and final form verification for Right of way dedication. Motion carried unanimously.

- 17. Engineer’s Report. None.
- 18. Attorney’s Report. None.
- 19. President’s Report. None.
- 20. Upon motion duly made and carried, the Village Board of Trustees and consultants/staff may be convened in 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 to discuss elements of the Development Agreement (“DA”) being negotiated and to formulate a position with respect to the DA and the terms of two Municipal Revenue Obligation notes(“MRO”) being sought by the developer of the proposed expansion of an existing project to be known as Overstone Condominiums Phase 3 and to instruct staff accordingly. Gizelbach/Yates motioned to go into closed session. Gudex – yes, Yates – yes, Martin – yes, and Gizelbach – yes.
- 21. Discussion and possible action on a resolution for two Municipal Revenue Obligation notes related to Overstone Condominiums Phase 3. Yates/Gizelbach. Motion to approve the modifications to MRO A and MRO B for \$2,000,000 and \$2,500,000 respectively to include schedule from Ehlers on 3/7/21 and have staff and Developer review final drafts. Motion carried unanimously.
- 22. Adjournment. Gizelbach/Yates motioned to adjourn at 7:57 p.m. Motion carried unanimously.

<p>March 10, 2021 Respectfully submitted, Brenda Klemmer Village of Lannon Clerk/Treasurer</p>	<p>*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.</p>
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