

VILLAGE OF LANNON
MINUTES OF THE MEETING FROM VILLAGE BAORD ON 5/10/21

1. Call to order by presiding officer. President Sommers called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance was recited.
3. Roll Call: Village Board: Barbieri, Jensen, Martin, Nellis, Reek, Sommers 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/Plan Commission meeting from 4/12/2021. Nellis/Barbieri motioned to approve the meeting minutes from 4/12/21. Motion carried unanimously.
6. Discussion and possible action on the reading, correction and approval of the minutes from the Public Hearing from 4/8/21. Yates/Martin motioned to approve meeting minutes from 4/8/21. Motion carried unanimously.
7. Committee Reports:
 - a. Finance/Personnel – Yates stated that he spoke with Wendi about the American Rescue Plan and had some more discussion with her about next steps. Has some ideas and that will be brought forward in the future. Liz Ilnicki to engage some of the business community. We have until 2024 for use of funds.
 - b. Legislative - none
 - c. Parks and Recreation/Beautification – Barbieri reported that the graffiti people have been caught. Thanked Martin for putting together the reward, Mibbs & Vivs for the video and police dept. for all their time and effort.
 - d. Public Safety - none
 - e. Public Works/Recycling/Sewer - none
 - f. Quarry - none
8. Department Reports:
 - a. Clerk's Office – We received a \$25 donation for the Park from the Sled Bugs for use of park for snowmobile trail. Board of Review is on Wednesday, no paperwork has been filed, utility bills are due Monday, use the drop box for convenience and the Lannon Rummage sale is May 21st thru 23rd from 8:00 a.m. to 4:00 p.m. daily.
 - b. Police Department – chief supplied report.
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.)

Jan Schmidt – 20393 W. Good Hope Rd. Can the Police report be available to citizens, is their a reason we cant know what is going on? Park employees hours have been cut. There is a lot of work that needs to be done and it is going to cost the Village more money when you hire more people. She asked the chair of the committee and he responded with it will be handled and he hung up on her and as a trustee that is unacceptable. She would like an appropriate answer on how this will be handled.

Anna Robe – 21890 B N Weather Edge Circle. She was disappointed that Jan couldn't speak at the Plan Commission meeting and was told she couldn't speak because it wasn't citizen comments but yet Mr. Newman was able to talk at any time, also Mr. Sommers responded with "I" for everything. Shouldn't it be "we?"

Joan Daley – Dugout. Regarding the water situation to hook up, and was told she needs to have 3 water hookups and she has a good well. She has one municipal sewer hook up, and has been paying for 2 hookups for her two buildings. Would like her money back and plus the grant money.

Jan Schmidt – Christmas tree lights need to be added to the tree. Nothing has been done and would like the rest put on since she donated them to the Village.

Scorsone – 19446 W. Main St. President Sommers read comment into the record. Rocks covered on front lawn, utilities were put in and their yard is a mess. Dirt and filth on everything. They are unable to cut their lawn in the front area by the road.

Kimberly Hasis – Lannon Estates – worried about the take over of the well and the money they will be charged.

David Hasis – Lannon Estates – We are gathering information and would appreciate talking to someone at some time regarding the well situation. Our current well is healthy. They are being told it is being taken over by Lannon and they will be charged a lot of money and would like to know for what. There are a lot of rumors. They were told it is for new development. Did you consider any of the 160 residents that live there. Seeing a lot of abuse. Hope that doesn't come from Board members, will take whatever action is necessary. He is raising his family and he cares. He wants real information and a long term plan. Get the citizens the answers.

Jim Willard – 19953 Overstone Dr. Feels that Ben has been unjustly villainized for his discussion and findings. He has done a great job in finding the grants, they are only available for a limited time. He serves at the leisure of the board. Assessment ratio is raising. Look at the ruling to cap the wells. Overstone bills for water was a lot. Nobody has looked at that cost of watering or using the well for external use. Amend that with the USDA. They did have a draft but it was denied by the Board

Jan Schmidt – The board did not change the USDA grant, Tom Gudex changed that.

Mike Grim- W. Good Hope Rd. Clerk read the comments into the record.
10. Discussion and possible action to award Contract No. 4-2019 for the construction of public water main. Yates/Barbieri motioned to table the awarding of the contract. There is some more due diligence that needs to be done. He looked at the qualification package and has some questions before we move forward. Allocations need to be looked at. Consider for a special meeting at a later time for further action. Motion carried unanimously.
11. Discussion and possible action to authorize Village consultants to provide additional services related to the water system expansion project and the use of USDA-RD contingency funds. Engineer Ben Wood summarized the email he shared with the USDA that talks about the financials of the project. The bids came in under estimate. There is a second bid package to upgrade well site, advertise for bid June 23rd, bid opening in July. Only bids anticipated in the scope of the project. Well Improvement, would like to add in the contingency projects to the second bid package because bids came in lower than expected. Well Rehabilitation at both well sites. Third booster pump at Whispering Ridge site. Estimate is approximately \$500,000. There should be about \$800,000 available. After bids are awarded. Well acquisition may be complete around July 1st. Additional funds can be used to look at additional projects, wont know that amount until second bid package is opened. Engineering, legal fees, etc. PSC authorization for additional water main, etc. One year behind our time frame. Formal amendment needs to be submitted by staff while they are working towards these things subject upon getting concurrent from USDA. They will follow up with specific costs and would be for engineering and legal. Yates/Nellis motioned to have consultants evaluate the use of additional funds and be approved by the board at a later date

- for updated figures. Discussion about other fees, scopes, schedules and specific dollar amounts. It will come back to board for an amendment for any contracts. Spending the contingency money is out of the scope of the projects. Motion carried unanimously.
12. Discussion and possible action to authorize the Village Clerk to prepare a simplified water rate case that will result in a water rate increase of approximately 3%-6%. Engineer Ben Wood stated that in March a letter was sent to PSC in response to the letter they sent to us. The PSC wants us to go through a full rate case with a test year of 2022 and look at what the costs will be. In building toward that they directed us to submit a rate case application for a simplified rate case. They want us to do a full rate so this would be in line with the process. Nellis/Reek motioned to approve the simplified rate case. Motion carried unanimously.
 13. Discussion and possible action regarding Village Ordinance 74-157(b) Disconnection from Private Water Supply, and 74-158 Abandonment of Wells and 74-159 Well Operation Permit. Engineer Ben Wood stated that various versions of the ordinances were included. The abandonment of the wells was voted on by the Village Board. It was decided to close the wells because there was clearly additional burden on the Clerk's office for administrative purposes to make sure wells were still fine. There was also an alternative version that would have allowed them to keep their wells, explaining what they would need to do and provide to the Village to keep it. Licensed well would need to be compliant with casing requirement., a well person would certify that it is in good condition to make sure it is a good well, samples would have to be submitted twice a year, if they kept the well the cross connection would have to be looked at so the water is not interconnected to contaminate the well. They would need to be aware if they wanted to keep their wells. Attorney de la Mora stated there has been no condition that the well be abandoned, there can not be any cross connection whatsoever. He read the ordinance that was presented to the Board. What do our neighboring communities have in regards to this? Ben stated they do allow wells to be kept, but the municipality has to have a well monitoring program. He has not researched all the terms of their agreements. Can a new casing be put into an old well? The intent is to have them be up to code and have them be safe. If they are not willing to do that then it should be abandoned. Can we get language from neighboring communities and how do we compare with the costs. The more answers we get the better off we will be. The fee was to be for a five year term, \$100/ year. If residents are willing to have someone at their own expense, it would reduce the fee but there are costs in a couple of departments that need to be looked at. Discuss with the clerk as to the administrative burden on her office. Suspend enforcement of current ordinance for abandonment until we get things sorted out. Yates/Reek motioned to declare a moratorium on well abandonment so that everyone understands the situation. Prepare a moratorium on ordinance that is already in place and revise current ordinance. Motion carried unanimously. Jensen asked how we can ask them to test twice a year. Nellis stated we can better answer that once we get more information.
 14. Discussion and possible action regarding a recommendation by the Village Plan Commission to revise the lighting plan for Rock Pointe Village Apartments and to allow the substitution of the new lighting plan as part of the development agreement. Engineer Ben Wood summarized from the Plan Commission decision regarding the lighting plan for Rock Pointe Village. There previous plan had a lot of lights and scattered throughout and want to revise it to put lights on buildings to reduce the dead spots on the sight. It would be an amendment to their developer's agreement. Attorney de la mora stated that the original agreement had an exhibit as the lighting plan. It is to promote greater safety and light being thrown off the site with the new plan. It was demonstrated that it will not be an overcast onto neighboring properties. You will see the fixtures and source of light. Directions of lights, glare guards to block reflection, etc. is there cut sheets available for new fixtures? Reek/Nellis motioned to accept the revised lighting plan based on Plan Commission decision. Motion carried unanimously.
 15. Discussion and possible action regarding a PUD Development Agreement with ECT II, Inc. for the Stonewood Trail Condominium project located at approximately 20950 W. Main St. Attorney de la Mora stated what has been distributed is a track version of the development agreement at this point. They took overstone and another agreement and assembled what is already in place for other developments. Hector summarized the points of the developer's agreement. He will take back any comments, this was an intent to inform you that it is here and they are working on it and will be working on plans to attach to the agreement so that a public hearing can be held. Sommers asked how do we settle a dust issue within days instead of weeks. Yates had same concern. There is no simple answer to control a construction site with residential next to it. This is a smaller scale development than Rock Point with a continuous building of units. Sommers feels there has been no attempt to resolve issues. Hopefully, the message has been heard loud and clear. Strand is only on site for public improvements, water and sewer only. It is a step in the right direction. No action needed. For information only. Dust is being created from the construction site itself, so if we keep it watered it will slow down the construction. We paved the main road to keep dust down. We will just rip it up and redo it. Reek/Barbieri motioned to table. Motion carried unanimously.
 16. Discussion and possible action on amending Village Ordinance Section 50-11 regarding signs. Hector stated that this was discussed previously. Hector asked for it to be tabled. Yates/Martin motioned to table. Motion carried unanimously.
 17. Discussion and possible action on approving the application for a temporary beer license for the Hit a Thon at the Park. Nellis/Reek motioned to approve. Motion carried unanimously.
 18. Discussion and possible action on approving application for Operator's licenses. Reek/Nellis motioned to approve operator's licenses as presented. Motion carried unanimously.
 19. Discussion and possible action on hiring a part time police officer. Chief Bell introduced Dennis Baisley to fill some holes we have in our department. He has many qualifications. Former co workers work here. Nellis/Reek motioned to approve hiring Dennis Baisley. Motion carried unanimously.
 20. Discussion and possible action regarding Committee appointments. Don summarized the committee appointments. He tried to get everyone into a place where they could be utilized. Martin/Barbieri motioned to accept the committee assignments. Motion carried unanimously.
 21. Discussion and possible action on Plan Commission appointments. Sommers stated he had one opening and asked Grimm to come back. He brings a lot of experience and wisdom to the commission. Nellis/Yates motioned to accept Plan Commission appointments. Motion carried unanimously.
 22. Discussion and possible action to authorize the creation of a newsletter to be posted on the website. President Sommers stated this is something he brought up because there has not been a good source of information. Who has suggestions and get the right information out to people. What other information do we want to get out? Information about Volunteers, meetings, and water. Get it a little more friendly. By the time it gets tracked we are months behind on it. This is happening down the road. Questions were not asked up front. It is published and posted. Keep this information out there and as up to date as we can. Answers to public comments will also help. It has been bare and there is room for improvement. Discussion regarding information and updating website. Nellis/Yates motioned to provide all of the Board members all of the questions and provide answers to be posted on website as soon as possible and adjust accordingly down the road. Motion carried unanimously. Yates suggested getting guidance from counsel as to how that plays out if any. Hector stated some questions are legal in nature. Such as the open record request for police records to get the correct information and costs. Others can be much broader, if you have a good well. Some members can provide input but distribution system isnt effective, etc. Village President can review the responses and review with Ben or Hector to state these are opinions of the trustees.
 23. Discussion and possible action to approve a pay application for Mid-City for Contract 2033. No updated invoices. Yates/Reek motioned to table. Motion carried unanimously.

- 24. 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 this agenda item has been on here for any updated information. No action needed. Barbieri/Nellis motioned to table. Motion carried unanimously.
- 25. Discussion and possible action on payment of the bills. Yates/Reek motioned to pay the bills contingent upon MF bill being paid short to pay the Whispering Ridge plowing bill. Motion carried unanimously.
- 26. Engineer’s Report. Custer Lane lift station is out for bids. It will be open for 4 weeks.
- 27. Attorney’s Report. Overview of the transition with the Board. Becoming a local official isnt something you know about, it comes with experience. Fundamentally there are ground rules within each community. There should be a page by page reading of the ordinance. It is a comprehensive book about things. They are general and subject to interpretation. We don’t have a lot of staff members so it is challenging. He summarized some of the rules of the village and municipalities in general. What is said in closed session needs to stay in closed session. Negotiations cannot be public to tell someone your next step. Personnel matters, tries to protect those people and privacy and encourage them to be good employees. The information needs to remain with the Village Board.
- 28. President’s Report. It has been an experience so far. Doing a lot of digging to put a lot of these questions to bed. It will move us along from this, and put rumors to bed. His goal is to get these questions answered and do what is best for our community as a whole. Get our town back to being friendly. There will always be a difference in opinion.
- 29. Possible motion to enter into closed session pursuant to Wis. Stat. 19.85 (1) (g) for purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved with respect to the expansion of the Village Water System. Hector had asked that it be put on the agenda based on information. YatesNellis motioned to table. Motion carried unanimously.
- 30. Adjournment. Nellis/Martin motioned to adjourn at 9:31. Motion carried unanimously.

<p>May 17, 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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