

VILLAGE OF LANNON
MINUTES OF THE VILLAGE BOARD MEETING FROM 12/9/24

1. Call to order by President Yates at 7:00 p.m.
2. Pledge of Allegiance was recited.
3. Roll Call: Village Board: Lake, Calatola-Robe, Newman, Grennier, Sommers and Yates were present. Moore absent.
4. Statement of Public Notice was confirmed.
5. Discussion and possible action on the reading, correction, and approval of the minutes from the 11/11/24 Village Board Meeting. Newman/Grennier motioned to approve the minutes from the meeting on 11/11/24 as presented. Motion carried unanimously.
6. Discussion and possible action on the reading, correction, and approval of the minutes from the 11/13/24 Special Village Board Meeting. Newman/Sommers motioned to approve the minutes of the Special Village Board meeting on 11/13/24 as presented. Motion carried unanimously.
7. Discussion and possible action on the reading, correction, and approval of the minutes from the 11/21/24 Special Village Board Meeting/Public Hearing. Grennier/Sommers motioned to approve the meeting minutes from the 11/21/24 Special Village Board meeting as presented. Motion carried unanimously.
8. Committee Reports:
 - a. Finance/Personnel – item 21
 - b. Legislative - none
 - c. Parks and Recreation/Beautification – Tree lighting went well, Trustee Lake Thanked everyone for helping decorate and set up. The Dugout repairs have been done with ARPA funds, banners have been bought and hung courtesy of the car show, Thanked Jan for those.
 - d. Public Safety - none
 - e. Public Works/Recycling/Sewer - Final test Custer Lane Lift Station. We need spare parts and a cabinet in that station. Maintenance on Sewer Pumps at other lift stations. Water Main is completed on Good Hope Rd. item 19, need to have a meeting regarding public works issues and some projects that need to be done.
 - f. Quarry - none
9. Department Reports:
 - a. Clerk's Office - Tax Bills will be going out soon. Preliminary Audit at the end of this week. We will post holiday hours on the website. Nomination papers are due January 7th before 5:00 p.m.
 - b. Police Department – Report was submitted. CCW Class. Darren Picard resigned, recruiting for that position. \$1250 in gift cards for those in need. Working with School and County for distribution.
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).

Jim Willard – 19953 Overstone Dr. item 17 regarding the development of senior housing. EMS and increase in water consumption. They should be given no property tax relief. This will increase Village debt; he feels no developer incentives should be considered. It's time to hit the pause button.
11. Discussion and possible action regarding changes to MRO obligations with several developers to a predetermined schedule from the original from the original calculation based annual payments. Jon Cameron from Ehlers was present to summarize MRO payments. TID 1 is Overstone and Rock Pointe and TID 2 is Wren. This proposed structure would simplify these payments, and it would be an advantage for the Village and the Developer. It simplifies the process, and you won't have to calculate anything, and it would not change the magnitude of the payments. Payments based on values known today. They would get those payments sooner and they know the calculation and value. There are Pros on both sides. No prepayment penalty for closing and TID early. How does Appreciation and Value come into play? The revenue would come in, but the expense stays the same without changing the amount the developer is receiving. What happens when the TIDS close? What impact does it have on the Village and its finances. Assuming it closes with a positive fund balance, the money gets distributed throughout taxation district. Audit has to be done. Two sets of equalized value – TID IN is the value of all properties in the Village, 5% of equalized value. TID OUT is equalized value of properties. The mill rate would drop based on the values. One time levy limit bump based on a calculation based on increment of TID and equalized value. He recommends Changing the development agreements just to show the changes. JRB meeting at 3:00 p.m. on Monday.
12. Discussion and possible action on update from Parkitecture. It is a Plan for the future of Lannon, it may never happen, it may change but it gives us a plan. It was a simple ask. Updates to Joecks Park, walkability, and the development of vacant areas by Village Hall. A guideline for new development that may happen down the road for future divisions. New neighborhoods, roads, parks, etc. Update some of the community and make it more walkable, easier to get around, more to offer people. When the project started, there was a steering committee from the community to point them in the direction to start. Flush out this plan, not set in stone, simply a starting point. We bring in more businesses and form larger groups to reform some concepts. This is for the Residents and the community vision, not this Boards vision. Opportunities for public input and involvement on committees to break things down into smaller projects. Engineer Ben Wood summarized some of the situations that they have come across with funding opportunities. Any funding source wants to see that something is spelled out and shows something concrete. For instance, a Pocket Park opportunity is more feasible by funding sources with a plan. They want to see the bigger picture. 2018 TID plans have some of these projects in them for street scaping. A copy will be on the website as well.
13. Discussion and possible action regarding dropping the Commercial Plan Review/Inspection delegation for Commercial Buildings. Paul the Building Inspector was present to summarize the delegation as a community through the State. There is not a lot of commercial development in this community. We don't have a lot of plan reviews, staff, etc. The state recommended if you are not doing plan reviews or a lot of commercial projects it makes more sense to have the State do that. Hector agreed with the situation and with dropping the delegation. He would like to prepare an ordinance and pass it along. Table until January to generate paperwork. Newman/ Sommers motioned to table item 13 and 14 until January. Motion carried unanimously.
14. Discussion and possible action regarding Building Code Updates. Tabled
15. Discussion and possible action regarding Operator's Licenses for McDugout and Dobbbs Lake/Calatola Robe motioned to approve Bellmon, Schmitt and resubmittal of Miron. Motion carried unanimously.

16. Discussion and possible action regarding Pay Application 2 for Miller Pipeline on Contract 1-2024, Good Hope Road Water Main Extension. Engineer Ben Wood stated it has been reviewed and is okay to pay. Newman/Sommers motioned to approve pay application 2. Motion carried unanimously. It has been completed, pavement is done, road is striped, and road is open. Final Inspection is tomorrow.
17. Discussion and possible action to authorize Strand Associates, Inc. to conduct a survey on West Main Street in anticipation of potential extension of municipal water and sewer service to the proposed senior living development in TID No. 1. Authorize Strand on time and materials up to \$15,000 to survey the corridor so then we have that report before the dead of winter. Lake/Newman authorize Strand to conduct the survey for infrastructure extension not to exceed \$15,000. Motion carried unanimously.
18. Discussion and possible action regarding a letter of credit reduction for Stonewood Trail condominiums. Ben Summarized that the developer submitted the spreadsheet. They are asking for a reduction of 1 million plus. This would leave a letter of credit of \$600,000 plus. The letter of credit was for infrastructure, grading, landscaping, storm sewer. They are claiming 70% complete and 100% infrastructure complete. Another 10% would be held for contingency. We do need a certification statement from their Engineer and lien waivers to approve. Strand agrees with some of the reductions. Lake/Calatola-Robe motioned to authorize approval of letter of credit reduction contingent upon getting completion statement from Developers Engineers and receiving lien waivers and reviewed by Strand. Motion carried unanimously.
19. Discussion and possible action regarding Change Order 1 for Contract 2-2024, Whispering Ridge Well House Upgrades and Lannon SCADA System Upgrades. Engineer Ben Wood summarized the cost proposal request with the change of scope of work. Proposed change in system provider which saved approximately \$136,000. Integration company out of Iowa. Strand has worked with them in other states. Requested a change in date from deadline 1 which is the generator install. They asked for a 1-month extension. \$589,965.00. Authorize Strand to draw up change order 1 for these changes. Lake/Newman motioned Strand to create change order 1 for well house upgrades for \$589,965.00 and authorizing Jerry Newman to sign and execute the change order and President Yates to execute the contract. Motion carried unanimously.
20. Discussion and possible action regarding issuing Requests for Proposals for two WisDOT funded projects, Village Wide Pedestrian Facility and Safe Routes to Schools Plan and Design Services for the Reconstruction of Good Hope Road from Main Street to Townline Road. Ben Wood summarized the grants that were issued to the Village. DOT has four years to complete that study. The next funding source applications will be due next fall. Publish this request for a proposal to entertain submission for next fall. Can publish the RFP by end of January. Look at getting going on the study in the new year. Designate someone to work with Strand to issue the RFP and have the DOT publish the RFP. Strand is not eligible to do the work. Good Hope Rd. grant will need to be tabled for more information from State. Lake/Newman motioned to create and publish an RFP for a safe route to school plan and administered by Jerry Newman and have Strand review RFP. Motion carried unanimously. Lake/Newman motioned to table the Good Hope Rd. be tabled. Motion carried unanimously.
21. Discussion and possible action regarding 2025 contract renewal for Mid-City Corporation. Newman/Sommers motioned to approve Mid-City Corporation contract. Motion carried unanimously.
22. Discussion and possible action on the payment of bills. Grennier/Calatola Robe motioned to pay bills with adjustment as presented. Motion carried unanimously.
23. Engineer's Report. None.
24. Attorney's Report. None.
25. President's Report. The tree lighting was last week, Good Hope Rd. project complete, JRB meeting at 3:00 p.m. on 12/16/24. He has heard back from the Department of Administration regarding population growth. He is looking into that further.
26. May convene into closed session pursuant to Wis. Stat. Sec. 19.85(1) (e) to deliberate or negotiate 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, consideration of details of the potential acceptance of the terms of the seller of a vacant parcel, namely Tax Key LANV0067 982 owned by the Barisa Trust. Lake/Grennier motioned to go into closed session. Lake-aye, Calatola-Robe -aye, Newman-aye, Moore-aye, Grennier -aye and Sommers-aye. Motion carried.
27. Reconvene into open session and may take action, if any, with respect to the subject matter of items No. 25 above. None.
28. Adjournment. Grennier/Sommers motioned to adjourn the meeting at 9:24 p.m. Motion carried unanimously.

December 10, 2024
Respectfully submitted,
Brenda Klemmer
Village of Lannon Clerk/Treasurer