

VILLAGE OF LANNON
MINUTES OF THE VILLAGE BOARD MEETING FROM 6/9/2025

1. Call to order. President Yates called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance was recited.
3. Roll Call: Village Board: Battist, Grennier, Lake, Moore, Sommers, Willard and Yates were present. Moore was late.
4. Statement of Public Notice was confirmed.
5. Discussion and possible action on the reading, correction, and approval of the minutes from the 5/12/25 Village Board Meeting. Lake/Grennier motioned to approve the meeting minutes from 5/12/2025. Motion carried unanimously.
6. Committee Reports:
 - a. Finance/Personnel – item 23
 - b. Legislative – none.
 - c. Parks and Recreation/Beautification – Acknowledge the gardeners for planting flowers in the front: Gloria Tofke, Anna Calatola-Robe for the planters and Kelly Wood.
 - d. Public Safety – none
 - e. Public Works/Recycling/Sewer – Looking into doing shouldering work on Forest View Dr., concerns about tree trimming
 - f. Quarry – One Complaint from a blast a couple of weeks ago. He has a blast report, they were within the limits.
7. Department Reports:
 - a. Clerk's Office – Working on Licenses after the approvals tonight, a USDA compliance call this month and utility billing at the end of the month.
 - b. Police Department – informed the public regarding Lt. Lang's resignation.
8. Response to previous Citizen Comments. TID questions that will be cleared up tonight during Mr. Cameron's presentation. He will follow up with the AFW foundry site.
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).

Shirley Willard – none

Jan Manor-Schmidt – Good Hope Rd. Jan summarized the Car Show, and the maintenance of the space used for that and also that it is the main area in the Village. They maintain the Village lot as well, they pick up garbage in street as well. The Bartelt's gave the car show over to her family to run. The car show has donated \$25,000 to the Village over the years and donations in Lannon's name to non-profit organizations. We are not paid anything for running the Car Show. We have many volunteers who make this possible. When the discussion comes up again, the board should take this into consideration.

Dennis Sherkus – Overlook Ct. Status of the land that is for sale. It is in the budget for 2025.

Jan – Speed in Lannon has been a problem for a really long time. It is horrible down Lannon Rd. It is a racetrack. They are flying through these neighborhoods. There has to be something else that can be done. Speed bumps on Forest View to slow traffic down.
10. Update on TID districts by Ehlers and citizen questions. Jon Cameron was present to summarize TID districts. Borrowing capacity is intact and the Developer moves forward with what they said they were going to do so they get their money. Yates questioned what happens if a tax district closes with money? The money gets distributed to the taxing jurisdictions. If it closes with a negative fund balance, the liability stays with the Village. Bumps at TID closure, does it affect people's taxes? One time increase to total levy which is optional – take it or lose it. Levy goes up so does your equalized value so your mill rate should go down. Grennier – TIF or TID? Can they close if they are not ready. Reach the end of its life, fund balance exceeds liability outstanding or voluntarily closing but has not recovered liabilities so the General Property tax would cover that shortfall. Lake regarding Improvement Plans, what if we never created a TID, what would our options be to cover the expenses in the project plan. General Obligation debt and Revenue Bond debt were discussed. You would have to borrow. Your borrowing capacity has grown. Rate increases on the utility. The vehicle to do the things that increase our tax base and get some projects done we wouldn't be able to afford. Battist questioned the proposed senior living facility, what if it is tax exempt? The municipality wouldn't allow that; the developer agreement would address that and require a payment from the facility. MRO payments, hypothetical if they were to close early. TID 1 could close in 2033. Rock Point MRO project out to 2038. If we closed in 2033, do we owe Rock Point that money? You would keep that money in escrow and keep making those payments. How does Ehlers

get paid? Scope of services for a fixed fee to create the TIDs. Prep of project plan, filing documents, meetings, etc. Annual requirements and meetings. That gets paid out of the TID. Budget concerns/constraints, we contribute admin costs to the general fund, what is the mechanism to contribute to costs. We are not eligible to allocate those costs to the TIDS, only capital expenses. Jim Willard – benefits of the districts but haven't talked about the short falls. Diverts revenue from basic services. Any increase in those districts gives us a shortfall to pay for services. Negatives – referendums are the biggest tools right now. Many municipalities went out for referendums which were not successful. They sit on the school side typically, but the municipalities can't bear the expenses. Wheel tax is not popular and is very limited. It gets collected by DOT but can be used in public works. Only applies to regular weight vehicles. Impact fees, garbage charged separately. Stormwater utility. None of these are the magic arrow. We need to educate the public or cut services. Shrinking of TIDS, you have to weigh the options, things you will get bang for your buck. It can't be tied to any MRO but it will not bring in the tax flow. Negative's of TIDS – need for services increases but any development would increase your services. Lack of transparency and oversight. That small board, how much oversight is there. The big meetings were when the TIDS were created, the annual meeting is just a summary of the districts. Water project – petition PSC to reduce the rate of return. Has it ever been done? Alternate revenue services help them be successful with the PSC. TID 1 balance at the beginning of the year? (\$52,000 in 2024) in 2025 it is over 1 million. 146,842 – 118,589 for 2025. Negative balances because of upfront costs in the TIDS. In 2025 the village owes 188,000 – it gets paid out of the revenues from the TIDS. We earn interest when it goes into the positive. A resident questioned the condition of some of the buildings in the Village. It doesn't have a good look as you drive through. The challenge for the board, you keep getting squeezed. For the greater good they do help us. He would have changed his vote for the referendum after hearing the presentation. How long has land been sitting there with nothing on it. Incremental value if there was a senior center. How does the contract negotiations work. Shirley Willard asked if the lots are in the TIDS? If the Village is lacking money what was the reason for buying the lot. Ben Wood – benefit is utility connection fees. Rock Point paid almost 1 million dollars in connection fees. The RCA fees are about \$8000 for water and \$6000 for sewer. When those TIDS were open the connection fees were a lot higher, which paid the water debt. General Road conditions – 1997 when sewer went in. Road maintenance was deferred because water was going to go in. That water project wasn't planned when TIDS were created. The general funds were not available, so the TIDS were also created to have a bulk at the end to do these projects. Because of the water project we were able to do the roads instead of paying for them. Use the tools available and apply them where they make sense. There is no magic arrow to cover everything however we have used some useful tools.

11. Discussion and possible action regarding the ongoing use of Municipal Code Enforcement. Trying to address the concerns of the Village. They came to us at a reasonable rate instead of paying staff. We wanted to raise the aesthetics of the Village based on the new developments, etc. We wanted to eliminate that expense because the money wasn't there – however because attorneys, engineers and inspectors cost more than the \$50.00 hour they charged. Have the Board make some sort of decision as a contracted service. We still have issues out there. 40 violations in the Village at any given time. It was a trial thing, but it was well done. They sent the notice and followed up very well and have the time vs the police chief and building inspector. There are offenders that are repeat offenders that will take some legal issues. We directed them to concentrate on some big things in the Village and gained compliance in many areas. We are paying them in lieu of paying the Building Inspector, Police Dept. and Attorneys. The appearance of properties in the Community is a big thing to many people in the Village. Reasonable rate for enforcement. They determined to wait until budget time and see if they can fit it in.
12. Discussion and consideration of action to authorize the Village Attorney to commence a Circuit Court enforcement action against the property located at 20712 Main Street owned by David Dronen for continued non-compliance with various village ordinances, including but not limited to obtaining a raze order. Attorney de la Mora summarized the building and the history. He asked Mr. Dronen to be present so he could be heard. Many residents have asked about the building since the fire. Mr. Dronen has not even pulled a building permit. He appreciates the fact that he wants more time. He did not justify why he needed more time. Financial limitations and he has to do the work himself. Start an action in Municipal Court to pursue the violations. It will cost the Village money either way. Mr. Dronen stated that he would like more time to get a permit, and he will speed it up. He intends to sell it and not move back in. Would like until October 30th. He will get some help and he does know people that will help him. Moore/Lake motioned to have the property listed by the end of June and start cleaning up the property or Hector has authority to pursue action. Motion carried unanimously.

13. Discussion and possible action on Transient Merchant Application for Kris Ratz of 2635 Golf Ave. Racine WI 53404 for Fireworks Sales at 19010 W. Main St. Lake/Grennier motioned to approve the application for the sale of Fireworks at 19010 W. Main St. Motion carried unanimously.
14. Discussion and possible action on the approval of Combination "Class B", Class "B" Retail licenses for the period July 1, 2025 to June 30, 2026, to the following:
 - a. Scott Birkholz of Dobber's, 20202 W. Good Hope Road
 - b. Michael Monacelli of Mibb's & Viv's, 7300 N. Lannon Road
 - c. Christopher Wright of Twelve29, 19967 W. Main St.
 - d. Justin Kahle of Just Smokin BBQ, 20316 W. Main St.
 - e. Gerald Anderson of McDugout, 7273 N. Lannon Rd.

Lake/Moore motioned to approve the Class B licenses for the applicants listed above. Motion carried unanimously.
15. Discussion and possible action on the approval of a Combination "Class A", Class "A" Retail license for the period of July 1, 2025 to June 30, 2026 to the following:
 - a. Narendra Patel of Lannon B P, 20093 W. Main St.
 - b. A&J Liquor, 20316 W Main St.

Lake/Sommers motioned to approve the Class A license applications for above applications. Motion carried unanimously.
16. Discussion and possible action on the approval of Class "B" licenses for the period July 1, 2025 to June 30, 2026 to the following:
 - a. Milwaukee Beavers Baseball Team at Joecks Park – Lannon Rd.

Lake/Moore motioned to approve the license with a corrected license period on the application. Motion carried unanimously.
17. Discussion and possible action on the approval of Nonalcoholic Beverage licenses for the period July 1, 2025 to June 30, 2026, to the following:
 - a. Scott Birkholz of Dobber's
 - b. Michael & Gina Monacelli of Mibb's & Viv's
 - c. Chris Wright of Twelve29
 - e. Justin Kahle of Just Smokin' Barbeque
 - f. Gerald Anderson of McDugout, Lannon Rd.

Lake/Grennier motioned to approve the nonalcoholic beverage licenses for the above applicants. Motion carried unanimously.
18. Discussion and possible action on the approval of Amusement Device Licenses for the period July 1, 2025 to June 30, 2026, to the following:
 - a. Scott Birkholz of Dobber's
 - b. Michael & Gina Monacelli of Mibb's & Viv's
 - c. Gerald Anderson of McDugout,

Lake/Grennier motioned to approve the applications for amusement devices. Motion carried unanimously.
19. Discussion and possible action on the approval of Cigarette Licenses for the period July 1, 2025 to June 30, 2026, to the following:
 - a. Narendra Patel of Lannon B P

Lake/Grennier motioned to approve the cigarette license for Lannon BP. Motion carried by majority voice vote. Moore abstained.
20. Discussion and possible action on the approval of Operators Licenses for the period July 1, 2025 to June 30, 2026 to the following:

a. Daniel Birkholz- Dobbers	v. Madisen Stender – Twelve29
b. Lisa Stoeveken – Dobbers	x. Sydney Snedden – Twelve29
c. LeAnne Pomeroy - Dobbers	y. Grace Diel – Twelve29
d. Jessica Miron - Dobbers	z. Giana Pollnow – Twelve29
e. Justin Kahle – Just Smokin' BBQ	aa. Veronica Holub - McDugout
f. Terry Kahle – Just Smokin' BBQ	bb. Laura Kaczmarek - McDugout
g. Tracy Raasch – Mibbs & Vivs	cc. Suzette Klinger - McDugout
h. Ricky Petrowski – Mibbs & Vivs	dd. Terri Fischer - McDugout
i. Michael Gildemeister – Mibbs & Vivs	ee. Michelle Renniecke-McDugout
J. Sandi Scheiber – Mibbs & Vivs	ff. Darwin Myhre-McDugout
k. Michele Schmitz – Optimist Club	gg. Sarah Bellmann-McDugout

- l. Deanna Schmidt – Optimist Club
- m. Robert Tschimperle – Mil. Beavers
- n. Ankita Patel – Lannon BP
- o. Cecilia Berg – Twelve29
- p. Gabrielle Tomlin – Twelve29
- q. Lydia Baas – Twelve29
- r. Kortnie Williams – Twelve29
- s. Skyler Bohn – Twelve29
- t. Ariel Geldon- Twelve29
- u. Jordan Cribb – Twelve29

- hh. Zachary Hunn = McDugout
- ii. Marisa Armbruster-McDugout
- jj. Carlee Carini - McDugout
- kk. Brandi Meyer - McDugout
- ll. Angela Bielejeski-McDugout
- mm. Christopher Wright – Twelve29
- nn. Ankit Patel – Lannon BP

Lake/Grennier motioned to approve the Operator's licenses for everyone except Cecilia Berg, Gabrielle Tomlin, Jordon ribb, Grace Diehl, Michele Reinecke, Darwin Myhre, Zachary Hunn, Marissa Armbruster, Carlie Carini which can be approved by completing the forms and talking to the Chief, if the Chief is uncomfortable with the applicant it will come back to the board. Motion carried by majority vote. Moore abstained.

- 21. Discussion and possible action for a Temporary Class "B" for the Optimist Club of S-L-L-B for July 27, 2025 for the Car Show. Sommers/Battist motioned to approve the temporary license for the optimist club for the Car Show. Motion carried unanimously.
- 22. Discussion and possible action on approval of Resolution for CMAR report on Lannon's behalf for 2024. Grennier/Moore motioned to approve resolution 2025-4. Motion carried unanimously.
- 23. Discussion and possible action on the payment of bills. Grennier/Moore motioned to approve payment of the bills. Motion carried unanimously.
- 24. Engineer's Report. None.
- 25. Attorney's Report. None.
- 26. President's Report. MCE meeting and also a meeting with the Bartelts to move their project along.
- 27. Upon a motion duly made pursuant to Wis. Stat. §19.85 (1) (c) for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility may enter into a closed session to discuss the examination of the "employment file" as created by Wis. Stat. 165.85 (2) (ap) of a current village employee. Grennier/Moore motioned to approve going into closed session at 11:25 p.m. Motion carried by roll call vote. Lake- yes, Moore-yes, Battist-yes, Yates – yes, Willard- yes, Grennier- yes and Sommers – yes.
- 28. Reconvene in open session to take any action if needed with respect to the closed session item 26 above. Sommers/Willard motioned to accept Lt. Lang's resignation as of July 1st. Motion carried by majority vote. Moore and Grennier no.
- 29. Adjournment. Battist/Moore motioned to adjourn at 11:54 p.m. Motion carried unanimously.

June 11, 2025
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.

31161138_1.DOC