

**VILLAGE OF HARTLAND
VILLAGE BOARD MINUTES
MONDAY, APRIL 28, 2025 · 6:30 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD**

President Pfannerstill called the meeting to order at 6:30 pm.

Present: President Pfannerstill, Trustees de Boer, Pfeiffer, Wallschlager, Conner, Hallquist

Excused: Trustee Truttschel

Others Present: Village Manager Bailey, Clerk Policello, Fire Chief Jambretz, Kajil Sharp, Fire Department

Clerk Policello administered the oath to President Pfannerstill and Trustees Hallquist, Conner and Wallschlager

Public Comment: Please be advised the Village Board will receive comments from the public related to any item(s) for a three-minute time period per person, with time extensions per the Village President's discretion. This meeting will be recorded and will be available online through the Village's website.

Matt Ballantyne, owner of S3 Deli, 131 Capitol Drive. He said he sees – 15 – 20 people a week there are close accidents. Cars go fast past there. There is a crosswalk sign in the middle of the road that gets moved for plowing. That is the Ice Age Trail – there are a lot of walkers. The parked cars block the traffic for pedestrians. With the warmer weather the close calls have increased.

1. Approval of Minutes
 - a. March 24, 2025
 - b. April 14, 2025

Motion (Conner/Wallschlager) to approve the March 24, 2025 minutes. All were in favor; abstain Hallquist and Pfeiffer, **motion carried.**

Motion (Pfeiffer/Hallquist) to approve the April 14th minutes. All were in favor, **motion carried.**

2. Items related to vouchers
 - a. Consideration of vouchers for payment in the amount of \$131,035.01

Motion (Wallschlager/Conner) to pay vouchers in the amount of \$131,035.01.

Trustee Wallschlager questioned an item on Pg 1 that is coded to pay from the Hometown donations account; Village Manager Bailey said expenses for the event are paid from that account. Page 4 – operating supplies and expenses, bingo supplies; why is this under public works? Bailey this is a coding issue and should be paid from a recreation account.

Trustee Conner asked about Library t-shirts at an expenses of \$1,386; Bailey said this is paid from Friends of the Library money and approved by the Library Board for t-shirts for staff. All were in favor, **motion carried.**

3. Items related to Licenses and Permits
 - a. Consideration of Class “B” Beer and “Class C” Wine license for Beer Snobs at Hartland Beer Garden at Nixon Park

Motion (Pfeiffer/Conner) to approve the Class “B” Beer and “Class C” Wine license for Beer Snobs at Hartland Beer Garden at Nixon Park. President Pfannerstill reviewed the premise description. All were in favor, **motion carried.**

Referred from Plan Commission April 21, 2025 Meeting

4. Review and consideration of addition to Lake Country Lutheran, 401 Campus Drive

Appearance by the applicant via Zoom. Village Manager Bailey said they addressed all of Ryan Amtmann’s concerns. They are adding additional parking with 24,000 – 30,000 additional square footage to the building.

Motion (Conner/Hallquist) to approve the addition at 401 Campus Drive for Lake Country Lutheran. All were in favor, **motion carried.**

Other Items for Consideration

5. Review and consideration of Baker Tilly to do an Examination of expenditures of ARPA funds as required by the Federal Government

Village Manager Bailey said we received \$975,000 in ARPA funds from the federal government. A review of the expenditures is required.

Motion (Hallquist/Pfeiffer) to direct Baker Tilly to do an examination of expenditures of ARPA funds as required by the Federal Government. All were in favor, **motion carried.**

6. Consideration of the 2026 Budget Preparation Schedule

Village Manager Bailey said this is a CIP year. This is the year that we do a two year borrowing. He asked if a trustee cannot make it to a meeting, that they meet individually with the presenting department to cover their budget.

Motion (Wallschlagger/Conner) to approve the 2026 Budget Preparation Schedule.

President Pfannerstill said in the past the review was broken up into smaller groups. We can return to that, but if we don't he wants the Board to know they can meet with Bailey or departments outside of a meeting.

All were in favor, **motion carried.**

7. Consideration of Board, Commission and Committee appointments as presented by Village President Pfannerstill

Motion (Pfeiffer/de Boer) to approve the Board, Commission and Committee appointments as presented by Village President Pfannerstill. All were in favor, **motion carried.**

8. Discussion and consideration of rescheduling the May 26th Village Board meeting to May 27th.

The fourth Monday in May is May 26th, which is Memorial Day. Motion (Conner/Hallquist) to reschedule the May 26th Village Board meeting to May 27th. All were in favor, **motion carried.**

9. Verification of Board members' completion of Harassment Training and Phishing & Social Engineering videos.

All Board members have completed the annual training.

10. Discussion regarding Village Board's willingness to potentially waive impact, sewer connection and/or Regional Sewer Availability Charge fees related to Three Leaf's senior living project on Campus Drive.

This was presented to the Plan Commission at its April meeting. The Plan Commission wanted the Village Board's input on this financial matter. John Ford, 3LP, LLC appeared in person. He gave a brief update for Westrock and said the first units will be ready in June, which includes two townhouse buildings and the clubhouse; the project is on schedule. They have started to lease units.

Ford presented a PowerPoint. They have been working to reduce project costs. Construction costs have been reduced by approximately \$1 million. Design changes include eliminating the rooftop club room and deck on the 4th floor of independent living and they have converted two other smaller areas from common area to additional units; they will be a change from 118 to 124 units, which will result in an increase in revenue. They have worked with the future facility operator to gain efficiencies to provide the most competitive structure to support the development. In total they have lowered their project costs by \$3 million, or \$25,000 per unit.

3LP is proposing a reducing only those impact fees that are applicable to this development. This equates to paying 37% of the Village and regional sewer connection fees commensurate with utility usage by the facility. Waiving the remaining 63% is approximately \$309,000. Additionally, they are asking for the library and parks portion of the impact fees to be waived due to limited/no senior involvement. This equates to approximately \$73,000. They are requesting that \$382,874 be waived.

Bailey said this would go back to the Plan Commission May 19th, which would possibly be a joint meeting and back to Village Board on May 27th. This change would be an amendment to the PUD to add the additional units. There is no vote on this today but 3LP is trying to determine if the Board has an appetite for this.

Wallschlager said we may have to hire another firefighter with this type of facility; Bailey said that cost would be \$100,000 annually. She said this is a \$47 million project; would they stop the project for \$300,000. Ford said the current gap is \$800,000. Ford said even if this waiver is approved, 3LP still has more work to do to reduce costs.

Bailey asked the Board members to each indicate whether they have an appetite for this proposal or not. Hallquist said he likes the development; he doesn't want the taxpayers to have to cover this. Conner likes the project; he would like to see more regarding possible taxpayer burden. Wallschlager thinks it's a fabulous project; she doesn't want to see taxpayers have to cover the fees. Pfeiffer has an appetite for further discussion; would like to learn more. de Boer thinks it's a great project; seniors don't use as much water; she would like to learn more. Pfannerstill thinks it's a great project; he appreciates the effort that 3LP put into cutting costs before coming to the Board; he appreciates the PowerPoint presentation. Bailey said the Village portion of tax base gained for the Village using a mill rate of 4.2 on an estimated assessed value of \$25 million; is about \$100,000 annually. Pfannerstill said that is more tax revenue than we are getting from Riverwalk, which is in a TIF, we would start collecting the tax revenue immediately. Bailey said if the fees are waived, there is no taxpayer money that is being paid to make that up.

11. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regard to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Manager or other Village Staff members.

Chief Misko said the gas leak on Cottonwood and Capitol is now capped off and the event is ending. He said squad 8 was surplus and sold for \$10,175. An old ink fingerprint table that is not used was sold for \$90. Door locks have been found that will be brought to the Board to surplus at a future meeting. He attended Legislative Advocacy Days in Madison. He was contacted about a

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possible protest at Arrowhead on May 7th; the protest area is the sidewalk area on North Avenue which is in Hartland. He has been communicating with the protest organizer.

President Pfannerstill said Bark River Bash is this weekend and encouraged residents to attend; the Beer Garden will be open. Reilly Gaines will be speaking at Arrowhead on May 7th 6 pm – 7:30 pm. The Arrowhead sculpture will be installed tomorrow. He congratulated the Board members that won their seats.

We have secured Culvers as a presenting sponsor for Hartland Hometown, this is a \$15,000 sponsorship.

Meeting recessed at 8 pm. Returned to open session at 8:09 pm.

12. Keller building presentation

Devin Flannagin and Greg Staub with Keller presented building options at Hartbrook Park and Lawn Street for Police Department, Fire Department and Village Hall buildings.

13. Adjourn

Motion (Pfeiffer/Conner) to adjourn. All were in favor, motion carried.

Meeting adjourned at 9:09 pm.

Respectfully submitted,
Santee Policello
Village Clerk