

**VILLAGE BOARD MINUTES**  
**MONDAY, JANUARY 25, 2021**  
**6:30 PM**  
**BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVENUE**

Call to Order

Roll Call

Present: Trustees Anson, Dorau, Meyers, Wallschlager, Ludtke, Conner, President Pfannerstill

Others Present: Administrator Rhode, Police Chief Misko, Utility Operations Supervisor Felkner, Clerk Igl (zoom), Craig Eisenhut, Bob Rosch, Laura Myrah, Kent Rice, Bryan Lindgren, Jessie Senglaub, Elise Strupp, Rec Director Yogerst (zoom), Shaunta de Boer (zoom).

Pledge of Allegiance – Trustee Ludtke

Public Comments: Please be advised the Village Board will receive comments from the public related to any item(s) on the agenda for a three-minute time period per person, with time extensions per the Village President's discretion. Michael Gilberto, 1052 Woodbridge Court, commented that the Village's website is not user friendly and doesn't work for most people. Further he stated that his wife created Lake Country 411 which has 1,500 members and residents are not informed on meetings. He stated that he is against high rises and that the development is taking place in the Village but is not affordable housing.

1. Motion (Meyers/Ludtke) to approve Village Board minutes of January 11, 2021. Carried (7-0).
2. Motion (Wallschlager/Anson) to approve vouchers for payment in the amount of \$312,536.08. Carried (7-0).
3. Consideration of actions related to Licenses and Permits.
  - a. Motion (Dorau/Meyers) to approve Operator's (Bartender) License. Carried (7-0).
4. Discussion and consideration of a motion to approve a special event for Birch & Banyan which includes the sale of alcoholic beverages.

Jessie Senglaub, Birch & Banyan, and Elise Strupp, MobCraft Beer, stated that an event is planned for Feb. 5 offering sample of drinks with bakery. It was stated that Birch & Banyan will stay open a little later following the event to allow for retail sales. If the event is successful, it is intended that additional similar events will be held in the future. Trustee Wallschlager inquired whether a licensed bartender would be present. Ms. Strupp stated that as the event manager she will pull a secondary permit from the WI Department of Revenue but that they do not need a licensed bartender at the event as their off-site permit allows the sales. Motion (Anson/Meyers) to approve a special event for Birch & Banyan which includes the sale of alcoholic beverages. Carried (7-0).

**VILLAGE BOARD MINUTES**  
**MONDAY, JANUARY 25, 2021**  
**6:30 PM**  
**PAGE 2**

5. First reading of a Bill for an Ordinance 01/25/2021 "An Ordinance to Amend Chapter 2 of the Village Code Pertaining to Regular Meetings."

It was stated that this proposed ordinance change will change the Village Board meeting time back to 7:00 p.m. This item will be placed on the next Village Board meeting agenda for a second reading.

Items referred from the January 18, 2021 Plan Commission meeting

6. Discussion and consideration of a motion to approve an application for a stand by generator enclosure for Bravo Company, 340 Maple Avenue.

President Pfannerstill stated that this item had been reviewed and recommended for approval by the Plan Commission. Motion (Meyers/Anson) to approve an application for a stand by generator enclosure for Bravo Company, 340 Maple Avenue. Carried (7-0).

Other Items for Consideration

7. Discussion and consideration of a motion to approve a contract with Five Star Fireworks Company, Oconomowoc, in the amount of \$17,000 for the 2021 fireworks display.

Rec Director Yogerst stated that the proposed fireworks contract is the same price as last year for the fireworks scheduled for June 25 with a rain date of June 26. Trustee Wallschlager asked whether this contract is put out for bid every year. Rec Director Yogerst stated that we do not bid out this contract as we are comfortable with the current provider. Motion (Anson/Dorau) to approve a contract with Five Star Fireworks Company, Oconomowoc, in the amount of \$17,000 for the 2021 fireworks display. Carried (7-0).

8. Discussion and consideration of a motion to approve an Agreement with HydroCorp for the 2021/2022 Utilities cross connection inspections program in the amount of \$22,416.

Utility Superintendent Felkner stated that the Village had awarded the 2018 cross connection inspection contract to HydroCorp at the cost of \$206 per unit. He stated that four family or larger and all commercial buildings must be inspected. He stated that he put the contract out for bid. He learned that one of the companies that does this type of work cannot take on any additional work as they only have one inspector. Another firm stated that they wanted to bid but even after an extension was granted, they did not bid. The only proposal received was from HydroCorp for \$133 per unit. Motion (Meyers/Dorau) to approve an Agreement with HydroCorp for the 2021/2022 Utilities cross connection inspections program in the amount of \$22,416. Carried (7-0).

9. Discussion and consideration of a motion to approve a Letter of Credit Reduction for Neumann Developments, Inc. for Paradise Trails in the amount of \$680,950.

Bryan Lindgren, Neumann Companies, stated that they have fulfilled their obligations as the infrastructure in the public right of way is complete and has been inspected by the Village

engineers. Motion (Conner/Anson) to approve a Letter of Credit Reduction for Neumann Developments, Inc. for Paradise Trails in the amount of \$680,950. Carried (7-0).

10. Discussion and consideration of a motion to authorize staff to issue a Request for Proposals for legal services.

President Pfannerstill stated that he believes proposals for legal services will fall in line, that he is happy with services we currently receive and would be hesitant to move to a new firm as there is pending litigation and the Village has the only sex offender moratorium in the state that our current attorney drafted. Trustee Ludtke stated that the Village Board is doing their due diligence by seeking proposals. Administrator Rhode stated that this is not a service that the Village must go to bid for and stated that this process will require a considerable amount of work to move forward. Motion (Meyers/Conner) to authorize staff to issue a Request for Proposals for legal services. Carried (6-1). Pfannerstill opposed.

11. Discussion and possible action on Arrowhead Campus and Arrowhead land annexation.

Bob Rosch, President of the Arrowhead School Board, along with Board Member Kent Rice and Superintendent Laura Myrah, provided an overview to the status of the annexation request. It was stated that the petition was presented to the Village in September of 2020 which was approved unanimously by the school board. Mr. Rosch stated that there are three segments to consider related to the request.

The first item to consider is the annexation of the main campus property which would create two town islands which would require an agreement with the Town of Merton and it was stated that the Town officials are willing to have the conversation with the Hartland Village Board. Rosch stated that the impact on Village services would be minimal. The School Resource Officer contract would cover 80% of the cost of an additional officer. That officer would be available to the Village during non-school hours. It was stated that there are few calls outside of the normal hours that the resource officer would be on duty. It was stated that fire calls are minimal, public works services would be only as needed as AHS maintains their own property and Administration and Building Inspector would be only as needed. AHS would pay for water and sewer services.

Secondly there is the annexation of the farm property to consider. It was stated that this would not need a mutual agreement with Merton. It was stated that this would allow AHS to get a premium price for the property as the school board intends to sell. This would be positive for all AHS taxpayers and guarantees that the Village would have control over development. If zoned similar to Four Winds West, it would produce a value of \$95,000 in tax revenue which would cover any costs associated with the annexation.

There is also the question of the connector road between Arrowhead Drive and Campus Drive. Rosch stated that the road is desired by the residents of Chestnut Ridge and North Avenue. He stated that the road is designed and ready for engineer review.

It was clarified that the name of the school district would not change. Rosch stated that there had been some negative comments about the Village by town residents which could be

addressed in the agreement with the Town of Merton. He stated that the school board is 100% committed to this partnership and feedback received has been positive.

Trustee Meyers asked whether a border agreement would be necessary. President Pfannerstill stated that he believed a border agreement would be necessary if Hartland were to annex the main campus unless the State informed the Village that one was not necessary. Trustee Meyer expressed his opposition to creation of an additional border agreement.

Trustee Wallschlager stated she had reviewed the request extensively and that she feels there is no benefit to annexing the main campus. She asked whether the utilities are built to the Village's specifications. Further it was stated that typically a developer requests annexation of property. It was clarified that Swallow School does not have first right of refusal to purchase the farm property.

It was stated that the farm buildings are not in good condition and may contain lead/asbestos. Rosch responded that none of that would fall on the Village but rather the buyer of the farm property would have to deal with the buildings. Trustee Wallschlager stated her opposition to the annexation. Trustee Conner stated that he felt the Village should continue the annexation discussion with Arrowhead to look at the details.

Motion (Conner/Anson) to continue the discussion with AHS regarding possible annexation. Carried (6-1). Wallschlager opposed.

12. Consideration of a motion to approve the appointments made by the Village President to the Park & Recreation Board and Environmental Corridor & Open Space Committee.

President Pfannerstill appointed Craig Eisenhut and Shaunta' de Boer to the Park & Recreation Board and appointed Dave Van Thiel to the Environmental Corridor and Open Space Committee. Motion (Meyers/Dorau) approve the appointments made by the Village President to the Park & Recreation Board and Environmental Corridor & Open Space Committee. Carried (7-0).

13. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regards 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 Administrator or other Village Staff members.

President Pfannerstill announced the second annual event planned to benefit veterans at the Legion Post on Feb. 12 and 13. He stated that participants sleep outside as part of the event.

Utility Operations Supervisor Felkner stated that the Nixon Park pond has been dewatered with dredging starting on 1/26.

Police Chief Misko provided an update on recruitment for an officer with the physical and written testing having been conducted. He stated that 20 applicants were tested and the field since narrowed to 10 candidates. He stated that the process will continue with interviews. He

**VILLAGE BOARD MINUTES**  
**MONDAY, JANUARY 25, 2021**  
**6:30 PM**  
**PAGE 5**

also stated that squad 6 arrived well before anticipated. This vehicle is the detective squad used for investigations.

Administrator Rhode, on behalf of Fire Chief Jambretz, stated that the Fire Department will be administering COVID vaccines to Police and Fire Department personnel next week.

14. Consideration of a motion to recess to closed session pursuant to State Statutes §19.85 (1)(c), considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility regarding the Village Administrator. (Roll call vote). Roll call vote taken – all ayes. Adjourned to closed session at 7:31 p.m.
15. May reconvene in open session to take action, if any, with respect to the subject matter of the closed session.

Reconvened in open session at 7:35 p.m.

Motion (Anson/Conner) to give a 2.3% pay increase to the Village Administrator retroactive to the first paycheck of the year for an annual salary of \$122,760. Carried (7-0).

16. Adjournment

Motion (Dorau/Anson) to adjourn at 7:40 p.m.

Respectfully submitted,

Darlene Igl  
Village Clerk