



**VILLAGE BOARD MEETING
MONDAY, MARCH 17, 2025 AT 7:00 P.M.**

Lake Hallie Municipal Building
13136 30th Avenue
Lake Hallie, WI 54729

MINUTES

1. Meeting called to order according to Chapter 19.84 of the Wisconsin State Statutes by Mr. Spilde at 7:00 p.m.

2. Roll Call: Mr. Greenwood, Mr. Hudson, Mr. Spilde, Mr. Berg and Mr. Lehmann all present.

3. Pledge of Allegiance.

4. Approval of the March 17, 2025 Agenda as presented

Mr. Lehmann made a motion to approve the March 17, 2025 agenda as presented, seconded by Mr. Berg. Motion carried on unanimous voice vote by members present.

5. Public Comments: Public comments are limited to two (2) minutes and will be limited to issues that have an impact on the Village of Lake Hallie. An exception to the two (2) minute limit may be made at the discretion of the Village President.

Mr. Mike Yearous, 4381 118th Street, Lake Hallie lives on the corner of 118th Street and 44th Avenue states that the water line is going down 44th Avenue and he doesn't think he will be benefiting from that. He is not connected to the water that will be going down 118th Street. Mr. Yearous talked about the Village Ordinance 4.3.0.2. He asked the Board if he could be excluded from the plan coming up in April. Mr. Spilde stated that since your address/driveway is on 118th, we would forego that assessment. But if you're well ever went out and you had to hook up, you would have to pay the assessment. Mr. Yearous thought that was fair.

6. Committee/Department Reports:

A. Board Member Reports

Mr. Spilde stated that he asked SEH and Elhers to come up with an estimate for a rate study on the cluster system so we can start making some money on the cluster system instead of being in the hole.

B. Police Chief/Police Commission Update

Chief Orgon updated the Village Board with his February 2025 Monthly Activity Report:

Monthly Activity Report

February 2025

Complaints and Activities

36 Vehicle Crashes 17 Alarms and 911 Calls/Misdials

6 Animal Complaints 51 Assist Citizen/Motorist

8 Assist other Agencies 10 Battery/Disorderly/Harassment

3 Property Located 19 Burglary/Theft/Robbery

3 Child Custody/Domestic Disturbances 0 Missing Persons/Property

7 Crisis Interventions/Suicide Attempts 4 Civil Disputes & Building Checks

0 Damage to Property/Vandalism 2 Drug Related Complaints

2 Traffic Hazards 6 EMS/Fire Calls/Death

7 Fraud/Identity Theft/Fraudulent Activities 3 Juvenile Related Complaints

2 Noise/Music Complaints 2 Probation/Court Order/ Complaint

1 Sexual Assaults/Abuse of Vulnerable 28 Suspicious Circumstances

6 Traffic Complaints 1 Crimes – Other

1 Recreational Related/Trespassing 18 Municipal Code & Parking

Total – 243 .

Arrests/Citations

2 Driver License (Susp/Revoke/None) Viol. 1 Operate while Intoxicated.

5 Vehicle Registration 0 Child/Seatbelt Violations

1 Insurance Related Violations 8 Speeding

4 Hit and Run/ Failure to Notify 4 Too Fast/Inattentive/Too Close

1 Miscellaneous Traffic Citations 3 Failure to Obey Sign/Signal

0 Underage Drinking/Tavern Related Offenses 8 Warrant/Probation/Parole Arrest

0 Damage to Property 2 Other Ordinance Violations

3 Battery/Disorderly Cond/Resisting/Obstruct 10 Theft of Property/Vehicle

1 Burglary/Robbery/Trespass to Dwelling 1 Financial Crimes

8 Drug Related Arrests 0 Sexual Assault/Child Crimes

2 Reckless/Disorderly Driving 3 Other Criminal/Weapons

Written Traffic Warnings: 6 Issued Parking Citations: 2

C. Plan Commission Update

No updates

D. Public Works Department Update

Mr. Shawn Nyhus stated that Great Plain Structures got back to us. Hopefully they will be doing Tower 1 inspection in the next couple of weeks. They will get back to us on a quote for Tower 2 for the inspection. March 25 – 28, 2025 Sam Bautch and Scott Decker will be attending the Rural Water Association Conference in Green Bay, WI. In the Roads Department, the new truck came, and we are able to get the accessories put on with GenComm. A Resident from the public did say she would like to call attention that there is a pothole on 26th and 105th Street and it is getting bigger every week.

7. New Business:

A. Discuss new hospital by Chippewa Valley Health Cooperative

Mr. Spilde stated that he was at the Chippewa Falls Board Meeting a few weeks ago and he met up with some of the people from the Chippewa Valley Health Cooperative Hospital and stated that he would like an update on it so they thought it would be a great idea to come in and give us one. Presenting information to the Board and the public was Mr. Mike Sanders and Ms. Patty Darley. Mr. Sanders stated that they are a nonprofit, 501c3 cooperative, with over 1,100 members of the community. The goal is to build a new hospital here in Lake Hallie. We are working with Dave Markquart, as we will be building on his land. Mr. Sanders stated that they are looking at is a 48-bed hospital, about 150,000 square feet with about 400 – 500 possible jobs. They are looking at having a full-service hospital with emergency services. Ms. Darley stated that in the meantime, HSHS approached them and asked them if they were interested in the St. Joseph's facility. We are about 95% there to make this happen and we think this facility can be used while we build the new hospital. Ms. Darley also stated that once we open the new facility, we will bring everyone over from the St. Joseph's facility since they will already be trained, and they can do the work that needs to be done on day one and allow us to get started much faster. Chief Edwad Orgon did ask if they would have any mental health care and unfortunately, they will not directly have that, but they are looking for a partner as they are very aware of how much it is needed. Mr. Lehmann did ask when St. Joseph's would be open and they responded that is to be determined, as the deal was just official last week. Mr. Sanders stated no dollars will be leaving town, the dividends stay within the cooperative.

B. Public Hearings: Discussion and/or Action on the following:

1. 2025 – 0002 Rowan – Conditional Use Permit Request – Home Occupation

Mr. Spilde called the Public Hearing for 2025 – 0002 Rowan – Conditional Use Permit Request – Home Occupation. Tony Roder, Chippewa Planning and Zoning, stated that the Petitioner is looking to allow a home occupation (the rental of a pole shed for the storage of residential items) in the Residential 2 District in accordance with 70-115 and 70-108 of the Lake Hallie Zoning Ordinance on parcel number 22809-2744-07300000, which is located in the SE ¼ of the SE ¼, Section 27, Township 28 North, Range 09 West. Property

Address: 10796 20th Avenue. Ms. Eloise Rowan did apologize to the Village Board and stated she has been living there since 1971, and they have always had people parking stuff there and didn't think it was a big deal. She never thought she was in violation. Ms. Rowan is now trying to come into compliance. She does not intend to have a junkyard. Mr. Hudson stated that the recommendation from the Planning Commission was to approve the conditional use permit with a note according to the Statue, that it would be for one building and no outside storage. Mr. Spilde closed the Public Hearing.

Mr. Lehmann made a motion to approve the conditional use permit request 2025 – 0002, seconded by Mr. Berg. Motion carried on unanimous voice vote by members present.

2. 2025 – 0003 Commercial Properties LLC – Conditional Use Petition – Commercial Buildings in the Industrial District

Mr. Spilde opened the Public Hearing for 2025 – 0003 Commercial Properties LLC – Conditional Use Petition – Commercial Buildings in the Industrial District. Mr. Roder stated this is to allow a three-building development for commercial, food and retail commercial establishments in the Industrial District in accordance with 70-74(b)(2) of the Lake Hallie Zoning Ordinance. Parcel number 22809-3623-75892002, which is Lot 2, Certified Survey Map 5892, located in the SW ¼ of the NW ¼, Section 36, Township 28 North, Range 09 West. Property Address: Vacant. Staff recommendation would be to approve. Mr. Spilde stated they started working on a developer's agreement and one of the Owners had requested that they pay the assessment for hooking up to the septic system in increments, as each building is built, and they would pay that portion of acreage at \$10,000 an acre.

Mr. Spilde closed the Public Hearing.

Mr. Lehmann made a motion to approve the 2025 – 0003 Commercial Properties LLC – Conditional Use Petition Commercial Buildings in the Industrial District, seconded by Mr. Hudson. Motion carried on unanimous voice vote by members present.

C. Discuss/approve SEH agreement 9022 for the Cluster System Flow and Expansion feasibility study

Mr. Jeff Nussbaum, SEH, stated there was an original plan in 2010 for the Cluster system and currently things are changing in that area with new developments coming in. There are two components to the cluster system which are the flow study and the expansion feasibility study. It would be very useful to have the staff document what are the existing flow rates, what our system capacities were and conditions and lump that into some recommendations. The other part is the Expansion feasibility study which there may be land available adjacent to this area and whether or not we would want to consider expansion in the future. The first step would be to inform. The second step would be what is needed. Mr. Berg asked if we have this documented somewhere? Exactly what is changing with all of this? Mr. Spilde said the whole usage is changing out there, even with the hospital having its own septic system. When you look at some of the uses that were put in the original documents, they pretty much all changed.

Mr. Hudson made a motion to approve SEH agreement 9022 for the Cluster System Flow and Expansion feasibility study, seconded by Mr. Spilde. Motion carried on unanimous voice vote by members present.

D. Discuss/approve SEH agreement for the 2025 Village of Lake Hallie Landfill #2807 monitoring

Mr. Spilde stated this is an ongoing expense that we have had for several years, and we have been monitoring the Landfill.

Mr. Lehmann made a motion to approve SEH agreement for the 2025 Village of Lake Hallie Landfill #2807 monitoring, seconded by Mr. Hudson. Motion carried on unanimous voice vote by members present.

E. Discuss/approve supplemental letter with SEH for the Well 6 Preliminary Design Study

Mr. Spilde stated we have the site; we do have a small test well there and we know there is water there. The only thing we do not know is if we pump it continuously, will it affect Wells 1 & 3. So, this would determine whether it would be a stand alone and we wouldn't have to worry about wells 1 & 3 or if it does affect wells 1 & 3, then maybe we will have to go somewhere else to find water. Mr. Jeff Nussbaum, SEH, stated they did test pump the well with a small pump to see if it would fit in a 6" hole and did get water quality results from it. The testing was inconclusive based on the pumping rate we get from that pump so given that the DNR said that Wells 1 & 3 went against each other, the first step before you spend a bunch of money on the well, would be to try and study that in more depth.

Mr. Berg made a motion to approve the supplemental letter with SEH for the Well 6 Preliminary Design Study, seconded by Mr. Lehmann. Motion carried on unanimous voice vote by members present.

F. Discuss/approve Ehlers TID terminations

Brian Roemer presented with information on the TID terminations.

Before April 15: No tax increment collected in 2026, Permanent increase to levy limit for 2025 / 2026 and estimated % levy increase = ~8.85%

After April 15: Assumes Village invokes affordable housing extension – one or both TIDs, Final accounting for TID through 2025 & 2026 revenue affordable housing only and Permanent increase to levy limit for 2026 / 2027

Affordable Housing: Based on 2025 tax increment collection, Village would receive ~\$2.080 million, 75% allocated to affordable housing & 25% to any housing anywhere in Village and Affordable = no > than 30% of household gross income.

Mr. Lehmann made a motion to approve Ehlers TID terminations, seconded by Mr. Greenwood. Motion carried on unanimous voice vote by members present.

G. Discuss/approve Ehlers Street and utility financing

Brian Roemer presented with information on the Street and Utilities Project costs: Watermain \$648,000, Storm Sewer \$47,000, Street Construction \$1,143,000, Cost of Issuance \$13,000, with the Total Financed Amount: \$1,851,000. **\$1.19MM Streets Portion of Project:** Debt could be paid back in 3 years with annual payments of approx. \$485,000 • 5-year, interest only payments with balloon maturity • Annual interest estimated to be ~\$65,000 • Debt prepayable any time – apply as much or as little as you'd like • Deferring principal payments can result in additional interest cost for financing the streets: Rapid amortization – maximize levy and Preserve flexibility of annual levy. Financing water: Combined & matched with Streets, no debt – pay cash and Financing Calendar: Any debt issue will require roughly 60+days from authorization to proceed through closing

H. Discuss/approve awarding the bids for the 117th reconstruction project

Mr. Berg made a motion to approve the bids for the 117th reconstruction project, seconded by Mr. Hudson. Motion carried on unanimous voice vote by members present.

I. Discuss/approve the 117th reconstruction engineering project contract

Mr. Berg made a motion to approve the 117th reconstruction engineering project contract, seconded by Mr. Lehmann. Motion carried on unanimous voice vote by members present.

J. Discuss/approve the original contract amendment for the 44th Avenue water main

Mr. Spilde stated that when we started this project, we hadn't really thought about 44th Avenue and then it became apparent that it was time to do. Ayres Associates went ahead and did the engineering and decided it was necessary, and it did add another \$4,000 to the project.

Mr. Lehmann made a motion to approve the original contract amendment for the 44th Avenue water main, seconded by Mr. Berg. Motion carried on unanimous voice vote by members present.

K. Discuss/approve Jim Johnson water concerns

Mr. Spilde stated that Mr. Johnson called him the other day and he is extremely upset because of his 4-plex and his duplex that are way in the back, which is part of that lot. In order to get there, we would have to go through some septic systems. Mr. Johnson's plumber gave him a price of about \$30,000 to get the water back there. Mr. Spilde's recommendation is to come off the new water main and go between two of those duplexes instead of coming off of 117th Street. Mr. Brian Lambert, Ayres Associates, doesn't think it would be a problem.

No motion needed.

L. Discuss/approve the ordinance to repeal and recreate section 2.5.02 and to create section 2.5.03 of

Title 2. General government and administration of the Lake Hallie code of ordinances.

Mr. Spilde stated this is the ordinance to change our advertising. Mr. Spilde talked to Raihle Law Office because he thought it was going to be a first reading and a second reading but since it's a resolution, all we have to do is amend it and it will take effect.

Tabled until the next meeting

M. Discuss/approve Resolution 2025-06 Reimbursement from the League for the Lexipol Policy

Mr. Berg made a motion Resolution 2025-06 Reimbursement from the League for the Lexipol Policy, seconded by Mr. Hudson. Motion carried on unanimous voice vote by members present.

8. Old Business:

No old Business

9. Approval of Minutes: Minutes are unapproved & changes could be made when it is addressed during the meeting.

- A. March 3, 2025 Village Board Meeting Minutes
- B. March 4, 2025 Village Board Public Hearing Minutes

Mr. Lehmann made a motion to approve the March 3, 2025 Village Board Meeting Minutes and the March 4, 2025 Village Board Public Hearing Minutes, seconded by Mr. Hudson. Motion carried on unanimous voice vote by members present.

10. Finance:

A. Treasurer's Report: (Usually 2nd Meeting of each Month)

- 1. February, 2025 Treasurer's Report
- 2 February, 2025 Profit & Loss Statement
- 3. February, 2025 Investment Summary

Mr. Lehmann made a motion to approve the February, 2025 Treasurer's Report, February, 2025 Profit & Loss Statement and the February, 2025 Investment Summary, seconded by Mr. Berg. Motion carried on unanimous voice vote by members present.

B. Claims & Disbursements.

- 1. March 17, 2025 Check Register in the amount of \$291,206.09 (check range # 41435 - 41491)

Mr. Berg made a motion to approve the March 17, 2025 Check Register in the amount of \$291,206.09 (check range # 41435 - 41491), seconded by Mr. Lehmann. On roll call Mr. Berg, Mr. Lehmann, Mr. Greenwood, Mr. Hudson and Mr. Spilde, voting aye. Motion carried.

11. Licensing:

A. Operator(s):

- 1. See List

B. Room Tax Permit:

- 1. Booking.com @ Oosterdokskade 163 10011 D1 Amsterdam, Netherlands

C. Chicken License:

- 1. Ryan Normand @ 14244 42nd Avenue, Lake Hallie, WI 54729

Mr. Berg made a motion to approve the Operators licenses, **Room Tax Permit:** Booking.com @ Oosterdokskade 163 10011 D1 Amsterdam, Netherlands and the **Chicken License:** Ryan Normand @ 14244 42nd Avenue, Lake Hallie, WI 54729, seconded by Mr. Hudson. Motion carried on unanimous voice vote by members present.

12. Adjournment.

Mr. Greenwood made a motion at 8:55 p.m. to adjourn, seconded by Mr. Berg. Motion carried on unanimous voice vote by members present.

Respectfully submitted,

Cathy Zeinert