



**VILLAGE BOARD MEETING
MONDAY, AUGUST 7, 2023 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 President Spilde at 7:00 p.m.

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

3. Pledge of Allegiance.

4. Approval of the August 7, 2023 Village Board Meeting Agenda as presented

Mr. Johnson made a motion to approve the August 7, 2023 Village Board Meeting Agenda as presented, seconded by Mr. Lehmann. 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.

No comments from the public in attendance.

6. Committee/Department Reports:

A. Board Member Update

Mr. Spilde informed the board that Attorney Raihle drafted an email to Mr. Jeffrey Brown regarding the ClearPath Energy Option to Lease draft requesting changes discussed at a previous board meeting. Mr. Brown indicated that the changes suggested by the Village seemed reasonable and after speaking to their legal counsel, ClearPath Energy will provide some feedback by the end of the week.

The Village road projects of 120th Street – 30th Ave/119th St to 35th Avenue and 24th Avenue – 130th – 125th Street began today (August 7, 2023). Haas Sons, Inc in the general contractor and will have 20 days to complete the projects.

B. Police Chief/Police Commission Update

Chief Orgon presented his August 2023 report to the board as follows:

1. 24 Hour police recertification completed – Every Law Enforcement Officer in Wisconsin is required to attend a minimum of 24 hours of training between the dates of June 30 and July 1. Some of the training like firearms and emergency vehicle operation is mandatory. We successfully completed the training to recertify all 12 officers (11 full-time, 1 parttime) for no additional costs.

2. Repaired the starter for Squad 20 in the amount of \$727.75.

3. Evidence Room Refrigerator broke down. The unit is from the Fire District and was purchased in 1991. Purchased a new freezer from Best Buy for \$900.

4. On July 29, 2023, Chief Orgon, Officers Jamie Court, Nick Hutchinson, Dane Simmons, and Detective Tim Bowman attended Hallie Youth Day with minor issues. Detective Bowman participated in the Home Run Derby and hit a home run which was a big hit with the public in attendance. The video is posted to the Police Department's Facebook page. Additionally, we conducted traffic control after the fireworks display with no issues.

5. On August 1, 2023, Corporal Dave Prokopinski returned to full duty after being out approximately six weeks for a broken hand.

6. In July 2023, the Village received a Safety Grant in the amount of \$751.00 from the League of Wisconsin Municipalities to help with the cost of three squad docking stations for the new body cameras.

7. On July 22, 2023, Sgt. Jeremiah Rathke, Officer Nick Hutchinson, and Detective Bowman assisted the Freedom Fest Motorcycle Ride

with traffic control from the Harley Davidson store on Business 53 down Hwy 124 to the City of Chippewa Falls.

8. Purchased synthetic drugs (cocaine, heroin, marijuana, methamphetamine) as a training tool for K-9 Kita in the amount of \$846.95 as the current drugs were extremely old and needed to be replaced. The synthetic drugs will last a lot longer.

C. Park, Recreation & Tourism Commission Update

In Mr. Berg's absence, Mr. Spilde stated that Chippewa Valley Pickleball Club proposed improvements for Gower Park with the expansion of additional pickleball courts. Fundraising for the improvement is underway by the club with the Village's investment to be \$110,000 over the next two years. The Village's share will come from motel tax dollars. Continued discussions will take place at the Parks, Recreation & Tourism commission with their recommendation to come before the Village board at a future meeting.

7. New Business:

A. Presentation on landfill report by Short-Elliott-Hendrickson Ryan Shimko via Microsoft Teams
(Meeting ID: 267 672 883 164 Passcode: a3Wzm2)

Mr. Ryan Shimko, Short-Elliott-Hendrickson appear via Microsoft Teams to review the subsurface investigation on Hallie Town Landfill License #1771 with the board. The intent of the investigation was to evaluate the absence or presence of soil and/or groundwater contamination associated with the landfill operations. The Village inquired into the history of the landfill to understand the risks and liabilities of the site for the protection of human health and the environment. Additionally, a new residential development was in progress on the adjoining properties to the east and south of the landfill site prompted further evaluation to this site. The first step of the investigation conducted by S-E-H was to review the available records from the WDNR and the EPA and provide options to the Village on the potential impacts of the landfill. Delineating the limits of waste on the property was suggested to determine where waste was previously deposited and if waste may have encroached onto adjoining properties. Test pits were conducted in a grid-like fashion across the property. Findings of the waste limit delineation indicated the bulk of the waste was present on the east-west portion of the landfill property. Small amounts of waste were observed in the test pits closest to the south property line and northwest property line on the north side property lines and the waste was heavily mixed with soil indicating portions of the waste may have been from the final cover grading. Following the waste limits delineation, the Village elected to pursue subsurface investigation which included evaluating groundwater quality and groundwater flow direction; screen for the presence of landfill gas in the subsurface soils at select locations; further evaluate the depth of waste along the potential access road right of way (ROW) by advancing geotechnical soil borings and collect soil samples from the monitoring well and geotechnical soil boring locations to visually classify the site soils and submit for laboratory analysis if field observations indicate impacts may be present. Based on the findings of this investigation, SEH concludes the following. VOC soil impacts above NR 720 protection of groundwater RCLs were detected at MW-2 and B-2 through B-5. At MW-2, 1,4-dichlorobenzene, benzene, and cis-1,2- dichloroethene were detected above their respective WAC NR 720 protection of groundwater RCLs in soil samples MW-2 (19-20' bgs) and/or MW-2 (20-21' bgs). Although the detected concentrations exceed their NR 720 protection of groundwater RCLs, groundwater monitoring results indicate the soil to groundwater migration pathway has not resulted in NR 140 exceedances to groundwater. TCE was also detected at concentrations above its WAC NR 720 protection of groundwater RCL at B-2 (10-11' bgs and 19-20' bgs), B-3 (11-12' bgs), and B-5 (19-20' bgs). Chloroform concentrations also exceeded its WAC NR 720 protection of groundwater RCL at B-4 (10-11' bgs) and B-5 (19-20' bgs). The detected TCE and chloroform concentrations in soil were all "J flagged" by the laboratory as approximated values. TCE and chloroform were not detected in the groundwater samples collected, and therefore, the groundwater migration pathway has not resulted in impacts to groundwater from TCE or chloroform. VOC soil impacts were not observed to significant depths below the waste mass as evidenced by soil samples collected at MW-2. However, the lateral extent of these VOC detections in soil at MW-2 is not defined. Additionally, TCE was detected above its WAC NR 720 protection of groundwater RCL in soil sample B-2 (19-20' bgs), which equates to approximately 4-feet to 5-feet below the bottom of the waste at this location. Although the extent of the TCE detections in soil has not been fully defined, it does not appear that TCE soil impacts are a source of contamination to groundwater based on the November and December 2022 groundwater sampling results. Furthermore, it does not appear soil contamination extends further vertically in soil based on these subsurface investigation activities. Waste was encountered at borings MW-2 and B-3. MW-2 is located along the south property line, where waste was encountered from approximately 10-feet to 22-feet bgs. B-3 is located near the inside corner of the HTL property, and at this location, waste was encountered in an approximate 10-feet-thick layer, beginning at 5-feet bgs. It appears the waste may be located much closer to the property line at these locations than previously identified from the April/May 2022 waste limit delineation activities. Additionally, the maximum depth of waste encountered was 22-feet bgs.

Groundwater sampling was completed in November and December 2022. Groundwater elevation measurements from both the November and December 2022 events indicate groundwater flow is primarily to the west. Monitoring results did not indicate concentrations of any VOCs or dissolved RCRA Metals above their applicable WAC NR 140 groundwater quality standards during either sampling event. Methane in excess of its LEL was not indicated at gas probes GP-1 to GP-4 during the November and December 2022 sampling events. Based upon the results of this investigation the Village made the following recommendation to Short-Elliott-Hendrickson: present this report to the WDNR for any comment or feedback; Mr. Spilde will have conversations with Attorney Raihle in regards to local government units (LGUs), Wisconsin State Statute 292.11(9)(e), may not be responsible for investigating or cleaning up hazardous substances including contaminated soil and groundwater, at property acquired through methods indicated in the referenced statute and if the Village pursues construction of an access road across the site, an exemption to develop a historic fill site/licensed landfill will need to be granted by the WDNR. S-E-H will begin by submitting the report for WDNR feedback and then move forward with their recommendations.

B. Discuss/approve agreement for Professional Services from Ayres Associates for the 122nd Street & E. Melby Street Intersection Operations Study at a cost not to exceed \$19,300.00

Mr. Lehmann made a motion to approve the agreement for Professional Services from Ayres Associates for the 122nd Street & E. Melby Street Intersection Operations Study at a cost not to exceed \$19,300, seconded by Mr. Greenwood. Motion carried on unanimous voice vote by members present.

C. Discuss/approve advertising for full-time police officer position, utilizing 2023 budgeted part-time wages to fund position for the remainder of the 2023 calendar year

With the resignation of part-time officer staff, Chief Orgon presented to the board costs estimates of how to fund a full-time position within his department utilizing 2023 budgeted part-time wages for the remainder of the 2023 calendar year. After his review with the board, Mr. Lehmann made a motion to approve advertising for a full-time police officer position, seconded by Mr. Greenwood. Motion carried on unanimous voice vote by members present.

D. Discuss/approve Bow Hunting Permit for Joshua Gracia on Village of Lake Hallie
Parcels #22809-2621-00020000 from October 16 – November 16, 2023

Mr. Lehmann made a motion to approve the Bow Hunting Permit for Joshua Gracia on Village of Lake Hallie Parcels #22809-2621-00020000 from October 16 – November 16, 2023, seconded by Mr. Greenwood. Motion carried on unanimous voice vote by members present.

E. Discuss/action on Claim for Damage to Animal filed by Kim A. McCarty @ 8814 26th Avenue, Eau Claire
Mr. Kim McCarty @ 8814 26th Avenue, Eau Claire submitted a Claim for Damage to Animal after his neighbor's dog attacked his dog leaving his dog severely injured. Mr. McCarty's two-year-old male long haired chihuahua, Rocky was the victim of the dog attack and he wished to submit the form for the purpose of being reimbursed for the vet bills incurred as well as for the sake of Rocky's potential death. Village Board members questioned Mr. McCarty about his dog being a fully trained service dog and how the Village was to be liable for the incident that occurred between the neighbors two dogs. Mr. McCarty also submitted a claim to his neighbor which was submitted to his insurance company for further investigation. Mr. Spilde made a motion to deny the claim for damage to animal filed by Mr. McCarty, seconded by Mr. Lehmann. Motion carried on unanimous voice vote by members present.

F. Discuss/approve Resolution #2023-25 – Resolution to approve the hiring of Public Works Operator Employee

Mr. Lehmann made a motion to approve Resolution #2023-25 – Resolution to approve the hiring of Public Works Operator Employee Randall Poirier, seconded by Mr. Johnson. Motion carried on unanimous voice vote by members present.

G. Discuss/approve the closing the Village Clerk's Office on August 23, 2023 for staff training

Mr. Lehmann made a motion to approve the closure of the Village Clerk's office on August 23, 2023 for staff training, seconded by Mr. Johnson. Motion carried on unanimous voice vote by members present.

8. Old Business:

A. Discuss/approve Step Tank Ordinance (amendments, maintenance, and responsibility)

Mr. Spilde will be meeting with Mr. Doug Clary and his staff for recommendations on the Step Tank Ordinance.

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

A. July 17, 2023 Village Board Meeting Minutes

Mr. Lehmann made a motion to approve the July 17, 2023 Village Board Meeting minutes as presented, seconded by Mr. Greenwood. Motion carried on unanimous voice vote by members present.

10. Finance:

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

1. None

B. Claims & Disbursements.

1. August 7, 2023 Check Register in the amount of \$124,852.48 (General Fund check range #39684-39735)

Mr. Lehmann made a motion to approve the August 7, 2023 claims and disbursements in the amount of \$124,852.48 (General Fund check range #39684-39735), seconded by Mr. Johnson. On roll call vote Mr. Lehmann, Mr. Johnson, Mr. Greenwood, and Mr. Spilde voting aye. Motion carried.

11. Licensing:

A. Operator(s):

1. See attached list

B. Social Use Permit/Temporary Class "B" Retailer's License (Village Hall Rental/Park Rental):

1. Yer Thao ~ 11788 44th Avenue, Lake Hallie

Birthday Party Celebration on August 12, 2023 @ Lake Hallie Municipal Building, 13033 30th Avenue

C. Class B Combo Liquor License

1. JAMA Investments, LLC

Sophia Taft – Agent

1713 County Hwy OO

Lake Hallie, WI 54729

Mr. Lehmann, by single vote, made a motion to approve the attached list of Operator Licenses, Social Use Permit for Yer Thao – birthday celebration on August 12, 2023 at the Lake Hallie Municipal Building, 13033 30th Avenue and the Class B Combo Liquor License for JAMA Investments, LLC @ 1713 County Hwy OO, Lake Hallie, seconded by Mr. Greenwood. Motion carried on unanimous voice vote by members present.

12. Adjournment.

Mr. Greenwood made a motion at 7:55 p.m. to adjourn, seconded by Mr. Johnson. Motion carried on unanimous voice vote by members present.

Respectfully submitted;

Kris Fitzsimmons
Clerk-Treasurer