VILLAGE BOARD SPECIAL MEETING
TUESDAY, MARCH 26, 2024 AT 6:30 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 6:30 p.m.

2**.** Approval of the March 26, 2024 agenda as presented
Mr. Berg made a motion to approve the March 26, 2024 Special Meeting Agenda as presented, seconded by Mr. Johnson. Motion carried on unanimous voice vote by members present.

3. Meet with Mr. Jason Darley to develop real estate within the Village, allowing for action/approval by the Village Board
Mr. Jason Darley appeared before the board to discuss a potential development on the west 4 lots north of Hwy 29 Bridge (40th Avenue & 110th Street). Mr. Darley currently has a contract on the north 3 lots with the potential of the 4th lot. Plans are for condos; a 55+ community. Discussions revolved around road access to the future development, long-term plans to run water main to the area and whom would be responsible for that cost and the possibility of a bike trail expansion through the developable area. Current access to this development is by a 33' easement which is privately owned. Board members expressed their concerns on road access currently being an easement, emergency vehicle access to the development and the ability for emergency apparatus to have the necessary radius for the trucks to turn around, the necessity for a stormwater management approved plan and septic plans. The board indicated to Mr. Darley that he should come back with a plan to move forward on the development with plans drawn out, viable solutions to address road access to the development, stormwater management and water/sewer. The board also informed Mr. Darley that the Village would not have any financial obligation to resolve the easement issue or for the construction of road access for the development.

4. Discuss reimbursement of watermain upsize charge from Prairie Winds Estates development, allowing for action/approval by the Village Board
Mr. Dennis Lyberg, developer of Prairie Winds Estates forwarded a message to the Clerk indicating money was owed to him for a main upsize for a project he constructed in 2007. In reviewing development agreements for Prairie Winds Estates, no agreement in writing was found indicating that the Village would pay for the upsize charge. The Village Board asked Attorney Raihle to research the statue of limitations due to the time frame of when the project took place. Mr. Lehmann made a motion to deny reimbursement of costs incurred by Mr. Lyberg to extend the main to his development along 117th Street, seconded by Mr. Berg. Motion carried on unanimous voice vote by members present. Mr. Spilde also indicated on a separate development that Mr. Lyberg upsized a main for a project constructed in 2016. The cost of the upsize was approximately \$6600.00. The board will consider reimbursement of the upsize charge upon receiving documentation and an invoice by Mr. Lyberg.

5. Adjournment.
Mr. Berg made a motion at 8:01 p.m. to adjourn the meeting, seconded by Mr. Greenwood. Motion carried on unanimous voice vote by members present.

Respectfully submitted;

Kris Fitzsimmons
Clerk-Treasurer