

Town of Christiana

Special Town Board Meeting – Closed Session Notice Minutes - Approved

July 29, 2025, 12:30 PM

The meeting was called to order at 12:35 p.m. In attendance were Chair Jim Lowery, Supervisors Steve Kriedeman, Dawn Redford, Clerk-Treasurer Kathleen Egge, Attorney Stan Riffle and representatives of the Invenergy/Koshkonong Solar Project (KSP).

PROCEDURAL

It was noted the meeting was properly noticed and posted.

CONVENE INTO CLOSED SESSION

- a. Consideration of moving into closed session pursuant to Wis. Stat. sec. 19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body specifically with respect to a resolution regarding Solar Electric and Solar Electrical Inspections.

Jim Lowrey read aloud Wis. Stat. sec. 19.85(1)(g) and stated he would entertain a motion to move into closed session.

Steve Kriedeman so moved (to go into closed session) Dawn Redford seconded the motion.

Jim Lowrey – Yes

Dawn Redford – Yes

Steve Kriedeman – Yes

The motion carried via roll call 3-0

Attorney Stan Riffle stated he suspected we would come out of closed session and invited the attendees to stick around. Jim mentioned it would not take long to return.

RECONVENE INTO OPEN SESSION

- a. Following closed session, the Town Board will reconvene in open session and may take such action on the matters discussed in closed session as the Town Board deems appropriate.

Steve Kriedeman so moved (to go into open session). Dawn Redford seconded the motion.

Jim Lowrey – Yes

Dawn Redford – Yes

Steve Kriedeman – Yes

The motion carried via roll call 3-0

Jim Lowrey introduced Attorney Stan Riffle to the attendees.

Stan informed the attendees that the only reason for the closed session portion of the meeting was to alert the town board that there may be litigation associated with the town's actions in enforcing their electrical code as well as the actions the board may take concerning the items that are going to be discussed publicly here and now.

He reiterated to the board they may encounter more litigation than they are currently involved in. Assuring the attendees that no discussion was had in closed session regarding the hiring of an electrical inspector, permitting etc. He went on to explain that years ago the Town by reference adopted an electrical code that puts into place the state and federal electrical codes for the Town of Christiana.

The attorney shared that a CBCN was issued to KSP that requires them to follow the electrical codes. Further explanation was given regarding the community's concern for their safety due to the amount of electricity being put in and that this is a simple matter of public safety to ensure the codes are followed. He states that Mark Cook is the most qualified inspector in the state of Wisconsin for the work that is needed here. It was also mentioned that the PSC nor the State will send out inspectors to oversee the project.

Discussion was had regarding the need for a contract and its associated fee schedule for Mark's compensation as well as the resolution provided for implementation.

Stan reiterated our electrical code ordinance has been in place for years and as he understands KSP has done electrical work without getting a permit, which is contrary to the town's ordinance. He noted KSP did pull the required permits to place lines under our roads; however, he understands some work trailers have been set up contrary to the town's code. He believes with an inspector the stated issues could be resolved with KSP in a very congenial fashion.

Explanation was given by Stan regarding inspection fees and how he used industry standards to come up with them.

The board then took time to read the provided documents consisting of a contract for hire, the fee schedule, a resolution and a permit application form. The board asked the attorney various questions, receiving answers to their satisfaction.

Dawn Redford motioned to approve hiring Mark Cook and use the agreement as it is written with the correction to the insurance amount and the one or two typos 'of 'and the "apostrophe s". Steve Kriedeman seconded.

Jim Lowrey – Yes

Steve Kriedeman – Yes

Dawn Redford - Yes

The motion carried via roll call 3-0

Jim Lowrey stated he would entertain a motion to approve the electrical inspection fee as well as the resolution approving the fee schedule for large scale solar permits.

Dawn Redford made the motion and Steve Kriedeman seconded.

MOTION PASSED 3-0

ADJOURNMENT

Jim Lowrey stated he would entertain a motion to adjourn.

Dawn Redford so moved (to adjourn). Steve Kiredeman seconded.

MOTION PASSED 3-0

*Respectfully submitted,
Kathleen Egge, Clerk-Treasurer*