



P.O. Box 338 - 314 E Forest St. - Lone Rock WI 53556 - (608) 583-0088.

## 2026-01-07 Special Village Board Meeting Meeting Minutes

### Roll Call

The meeting was called to order by President Dan Quinn. Present: Dan Quinn, Mary Litviak, Brad Wilson, Corey Ewers, and Brad Seymour.

Also in attendance: Elizabeth Gieck

### Approve Agenda

Motion to approve the agenda as presented.

Motion by: Brad Seymour Second by: Brad Wilson Motion carried.

### Discussion and recommendation concerning revised Richland County Sheriff's 2026 Contracted Services Agreement

Tammy presented the revised agreement from the Richland County Sheriff's Department. She explained that the original budget had allocated \$27,560 for 10 hours of patrol service per week, while the Sheriff's Department was requesting \$44,096 for 16 hours per week, leaving a shortfall of \$16,536. The original proposal had been for 20 hours at \$55,170, which the board had declined.

Board members discussed the challenges of the situation. It was noted that Clay, the Sheriff, had already submitted his budget before receiving the Village's decision to reduce funding. Clay has assigned four deputies to work patrol hours in the Village to ensure continuity of service.

Several concerns were raised about the contract:

- One provision (Section 8.e) requiring the Village to pay for 24 hours of state-mandated training for officers was questioned.
- Questions arose about the value received for the significant portion of the village's tax levy being allocated to this service.
- Board members debated the benefit of dedicated patrol hours versus regular county coverage.

Brad Seymour advocated for meeting the Sheriff's Department's request, noting that the Village needed the service for ordinance enforcement and that dedicated patrol time ensures faster response times. He also suggested the Village should have communicated their budget decision more clearly to Clay. He emphasized that without a contract, the Village would have no way to enforce local ordinances, including zoning issues.

After extensive discussion, the board considered a compromise of 13 hours per week (700 hours annually) at a cost of \$37,100, which would require finding an additional \$9,540 in the budget.

Motion to modify the budget to remove \$7,000 from the park line and \$2,540 from the street department to cover the increase in the law enforcement contract for the Sheriff's Department.

Motion by: Brad Seymour Second by: Brad Wilson Motion carried.

The board agreed that Tammy would renegotiate with Clay, including removing the training hour requirement from the contract.

# Discussion and recommendation on funding Proposed Infrastructure Improvements (Sewer, Water, and Street Construction) for Lone Rock Estates (former School Forest Lots)

The board discussed the infrastructure improvements needed for the Lone Rock Estates development. The cost for water, sewer, and street construction for Forest Street alone was estimated at \$780,000, with additional streets bringing the total to approximately \$2.2 million.

Dan Quinn expressed his intention to seek investors and developers who might be interested in the project. The board discussed various approaches, including:

- Starting with only Forest Street to minimize initial costs
- Selling lots to generate funding before proceeding with infrastructure
- Getting firm commitments from potential buyers
- Potentially allowing duplexes or combined lots for larger homes to increase tax value

Members noted that the village would only gain approximately \$450,000 from selling all lots, making the project financially challenging. They discussed the timeline concerns with the TID (Tax Increment District), noting that they were already a year into the 20-year term, and it would take about three years for new construction to begin generating tax revenue.

The board agreed to have Dan speak with Ted (the realtor) and Bart (consultant) to explore options, including potentially having Delta 3 prepare bids to get more accurate cost estimates. Several members suggested improving marketing efforts for the lots, including better signage, and utilizing the village website and social media.

No formal motion was made on this agenda item.

## Hiring local Attorney to manage Lone Rock Ordinance Forfeiture Cases

The board noted that they have no attorney available to hire for this role. Their current attorney, Eric, is already designated to manage this work, so no additional action was needed.

## Adjourned

Before adjourning, Tammy informed the board about an upcoming meeting with Delta 3 regarding the sidewalk project. Per funding requirements, the village needs to invite residents affected by the proposed sidewalk to attend the meeting on Tuesday. The meeting will include the caucus at 6:00 PM followed by the sidewalk discussion.

Motion to adjourn.

Motion by: Brad Wilson Second by: Brad Seymour. Meeting adjourned at 8:03 PM.

Respectfully submitted: Tammy Christianson, Clerk.