



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

Public Hearing & Village Board

14-Apr-2026 Meeting minutes

Public Hearing

CDBG Update on Wastewater Treatment Facility Improvements

Village President Dan Quinn opened the public hearing at 6:30 PM regarding the CDBG update on wastewater treatment facility improvements. In attendance: Village of Lone Rock Board Members, Sandy Creasey, Bart Nies, Elizabeth Gieck, Pat Christianson. Bart Nies presented a comprehensive overview of the project, explaining that this was the second required citizen participation public hearing for the proposed wastewater treatment facility improvement project with the Village of Lone Rock.

Nies detailed that the project was necessitated by the village's inability to meet effluent BOD limits, exceeded sludge storage capacity in lagoons, excess nutrient release, and excess algae growth. The aeration system was deficient with broken aerators, holes in air lines, broken process control valves, debris accumulation, and limited detention time. The DNR issued a noncompliance order requiring these issues to be addressed.

The proposed activities include construction of a control building, headworks building, associated plumbing and electrical systems, motor control center, emergency power generator, blowers, mechanical sewer screen, septic tanks, lagoon cell baffle walls, replacement of aeration system and valves, discharge piping, and final restoration landscaping.

Nies reported that construction commenced June 25, 2025, with a contractual substantial completion date of July 25, 2026. The contractor is not yet complete but working diligently. The village qualified for the grant by meeting the low-to-moderate income census eligibility requirement of 51 percent, with Lone Rock at 56.82 percent.

The estimated total project cost is approximately \$3,250,000, with the sewer plant portion at about \$3,006,500. The village was awarded \$1,000,000 from the CDBG program. The project helps all community development needs, and no people were displaced.

When asked if anyone had input regarding other potential CDBG-funded projects or feedback on the current project, no one responded. Corey Ewers made a motion to close the public hearing, which was seconded by Mary Litviak and carried unanimously.

Village Board

Roll Call

Village Clerk Tammy Christianson conducted roll call. Present: Dan Quinn, Mary Litviak, Brad Wilson, Brandon Bindl, Adam Reno, Corey Ewers, and Brad Seymour.

Also in attendance: Bart Nies, Elizabeth Gieck, Chris Conner, Cameron Quinn, Christa Quinn, Jen Merrison, Betty Ruhland, Bruce Creasey, Sandra Creasey, Pat Christianson, Issac Gerber

ZOOM: Michael?, Susan Malmanger, Joe Block

Approve Agenda

Motion: Brad Seymour made a motion to approve the agenda as presented. Brad Wilson seconded. Motion carried unanimously.

Approval of 3/10/26 Meeting Minutes

Motion: Brad Seymour made a motion to approve March 10, 2026, meeting minutes as presented. Corey Ewers. Mary Litviak abstained. Motion carried unanimously.

Proposed 2025 Wastewater Treatment Facility Improvements – Bart Nies

MZ Construction, Inc. - Pay Application # 8

Bart Nies presented pay application number 8 from MZ Construction for \$144,269. He provided a project update, noting that seepage cells are 100 percent complete except for restoration, the headworks building is 85 percent complete, screen room and blow room are mostly complete, and the lab and electric room are about 70 percent complete. The mechanical screen is installed but needs startup and training. Electrical work is 40 percent complete, with the generator on-site but not yet on the pad. Process piping and manholes are 40-50 percent complete.

Nies reported that the aeration system piping to lagoons is installed, but piping inside lagoons cannot be installed until dewatering is complete. The contractor started dewatering lagoons last week and began desludging lagoon number 1. Chris Conner added that they expect to finish desludging by Wednesday and have a bag truck coming.

The contractor is still waiting for a dewatering permit from DNR to start lift station construction, expected Thursday or Friday of this week. Once received, they can start dewatering and excavating for the lift station work.

Motion: Corey Ewers made a motion to approve pay application number 8 for MZ Construction. Brad Wilson seconded. Motion carried unanimously.

Proposed WWTF Upgrade/Lift Station #2 Replacement – Bart Nies

Set Sewer Rates' Increase Schedule

Nies explained that the DNR would not fund the lift station portion with the sewer plant because they consider them different project types. A separate application was made for the lift station using sewer revenue bonds to secure a DNR loan at 1.4 percent locked for 20 years. To use sewer revenue bonds instead of general obligation bonds, the sewer rate increase from the 5-year phasing plan must be instituted before loan closure.

The rate increase was originally scheduled to take effect July 1, 2026, but to close on the loan by end of May and start receiving reimbursements, the effective date for 2026 rates needs to be moved to April 1, 2026. This is not an additional increase but simply moving up the timeline.

Brad Seymour expressed concerns about the rate structure, noting they are only looking at about \$10 per year total increase with nothing per gallon. He worried about ending up in the same situation as before, not bringing in enough revenue to cover expenses. Nies explained that this increase is specifically for debt service, which must be paid regardless of usage, and is structured as a base rate to guarantee collection.

The discussion revealed that the rate increase would cost the average homeowner \$12 per year, or \$2.99 per quarter for single-family homes.

Motion: Brad Seymour made a motion to make the effective date of the 2026 sewer rate increase April 1, 2026. Corey Ewers seconded. Motion carried unanimously.

Board members discussed changing future rate increase dates to January 1st for easier administration and tracking.

Motion: Brad Seymour made a motion to change the date for rate increases for sewer to January first of each calendar year. Corey Ewers seconded. Motion carried unanimously.

Proposed Sidewalk Extension – S.T.H. '130' – Bart Nies

Nies presented detailed plans for the proposed sidewalk project along State Highway 130, which has been in development for about three years. The DOT had bid opening for the highway project that day. The sidewalk would start at the Shell station driveway, proceed along the west side of the highway with a crosswalk at Broadway Street (River Rock Mobile Home Park entrance), continue to Fourth Street, then cross to the east side and proceed to Dr. B Reynolds Street, connecting to existing sidewalk installed three years ago.

A key design issue was addressed regarding the slope between the mobile home park entrance and Fourth Street. The original plan called for guardrail due to steep grades, but DOT would not approve it, requiring curb and gutter instead. This added approximately \$6,000 to the project cost but will look better and require less maintenance.

The project includes three sets of rectangular rapid flashing beacons (RRFBs) at crosswalks, costing about \$80,000 total (\$25,000 per crosswalk). All crosswalks will have continental ladder-type pavement markings. Three trees must be removed at intersections, all within the right-of-way.

The total project cost is approximately \$302,000, with the grant covering about \$195,000. The village's portion of about \$107,000 includes engineering costs already paid. The project must be bid on May 1st to qualify under the 2026 DOT budget.

Nies proposed that contractors do not start until after July 4th weekend to avoid conflicts with village celebrations, with completion by October 15th or 30th. The bid opening is scheduled for Thursday, May 1st at 11 AM at their Platteville office.

Brad Seymour asked about grant approval status, and Nies confirmed the money is secured. The board discussed the importance of the flashing beacons for safety on that busy highway.

Motion: Brad Seymour made a motion to approve the plan specs and estimates for the State Highway 130 proposed sidewalk extension. Brad Wilson seconded. Motion carried unanimously.

Republic Services Reply to Complaints

Susan from Republic Services joined via Zoom to address village complaints about their garbage service. Village officials raised concerns about hydraulic fluid spills from trucks, broken glass, and repeated pickups where trucks would service the same containers multiple times in one day.

Susan explained that Republic has corporate safety guidelines that prevent some practices the previous company (Town and Country) used, such as backing up into traffic. This has required route changes that may appear as over-servicing. She acknowledged equipment issues inherited from the previous company and stated that new trucks are coming.

Regarding oil leaks, Susan requested specific information about when and where problems occur so operations supervisor Michael Longoria can address them. She emphasized the need for better communication and provided contact information for direct reporting of issues.

Brad Seymour reported recent improvements, noting that drivers have been taking more care to ensure garbage falls into trucks rather than out of barrels. The board discussed the communication process for reporting problems, with Susan clarifying that municipal-wide issues should go through village officials to operations management, while individual resident complaints should go directly to Republic Services.

Municipal Group, LLC new Agreement for Assessment Maintenance & Revaluation Services for 2026-2030

Clerk Tammy Christianson presented the renewal contract with Municipal Group LLC for assessment services. The current 3-year agreement expires at the end of June. The new 5-year contract increases the monthly fee from \$416 to \$500 for maintenance services.

Seymour raised several questions about the contract, particularly regarding Market Drive software costs that would be billed to the municipality. She also questioned whether complete revaluation would be required in 2031 and whether property values are adjusted prior to complete revaluations.

The board discussed the revaluation schedule and costs, noting that the complete revaluation cost of \$15,000 is significantly higher than annual maintenance costs. Brad Seymour suggested exploring options to avoid large revaluation costs through smaller annual adjustments.

Given the questions about software costs and revaluation requirements, the board decided to table the item pending clarification from Municipal Group LLC.

Motion: Corey Ewers made a motion to table the Municipal Group LLC agreement. Brad Seymour seconded. Motion carried unanimously.

Sent a date for Board of Review before June 10th.

Clerk Tammy Christianson explained that per Wisconsin Department of Revenue requirements, the annual board of review must be conducted no later than June 10th. The board meeting is on June 9th, so the review needs to occur before then. The board of review must be in session for a minimum of 2 hours.

After discussion of available dates considering Memorial Day weekend, the board settled on May 19th at 5:00 PM. Christianson noted that Municipal Group LLC's staff will prepare notices and schedule the required open book session prior to the board of review meeting.

TownWeb renewal contract

Treasurer Elizabeth Gieck presented the TownWeb contract renewal. The current 3-year contract expired April 1st. The new contract maintains the same costs except for a one-time \$800 fee to cover rising costs and upgrade all municipalities to a new content management system.

Gieck also requested adding an ADA compliant solution for \$600 per year, as all government websites must be compliant by April 26, 2027. This service would automatically make website content ADA accessible through nightly backups and processing.

Brad Seymour questioned spending \$600 for compliance a year before it is required by law. The board discussed whether the ADA compliance could be added in 2027 rather than immediately.

Motion: Corey Ewers made a motion to table the TownWeb contract renewal pending clarification about ADA compliance timing options, Brad Seymour seconded the motion, carried.

Temporary Class "B" Retailer's Liquor License to the LR Fire Department on May 1, 2026, for LR Fireman's Banquet

Motion: Brad Seymour made a motion to approve the temporary class B retailer's liquor license for the Lone Rock Fire Department for May 1, 2026, for the Lone Rock Fireman's Banquet. Corey Ewers seconded. Motion carried unanimously.

Review/Approval of Lone Rock Rescue Unit Billing

EMS Chief Jen Merrison presented proposed rate increases for EMS billing, noting that fees have not been updated since 2024. Current rates are base rate \$700, mileage \$15, treatment/transport \$175, and lift assist \$75. Proposed resident rates: base rate \$900, mileage \$23, treatment/transport \$225, and lift assist \$125. For non-residents: base rate \$950, mileage \$23, treatment/transport \$275, and lift assist \$125. The billing company suggested higher non-resident rates due to collection difficulties.

Merrison explained that Medicare pays \$12.27 per mile and Medicaid \$7.36. She is working on a supplemental payment program for Medicare that could be backdated to July 2023. The service maintains a 90 percent collection rate.

The proposed rates are comparable to four similar EMS services. Brad Seymour questioned whether the \$50 difference between residents and non-resident base rates was sufficient given collection issues.

Motion: Adam Reno made a motion to approve the rescue unit billing rate increase proposal. Mary Litviak seconded. Motion carried unanimously.

Spring Clean-up – Dates: Wed, May 13th: 2pm-6pm and Sat, May 16th: 8am-10am

The spring cleanup dates were announced: Wednesday, May 13th from 2-6 PM and Saturday, May 16th from 8 AM to 10 AM. No tires will be accepted.

Zoning Administrator Report

Brad Seymour provided his zoning administrator report. Chapter 13 zoning ordinance revisions are in process, with cost estimates for revising future land use and zoning maps expected by end of week. Minor revisions to the draft zoning code are in progress. The plan commission needs to meet to provide recommendations, and a public hearing is required before village board approval.

He issued zoning approval permits for signs at 33735 and 33773 US Highway 14 (across from Shell station), requiring village board concurrence. The property at 444 South Maple Street with ongoing violations is moving forward with enforcement actions, with sheriff's department citations issued.

Seymour reported receiving five zoning approval applications this year and is working to process them. He is also working with Southwest Regional Planning regarding compliance with new legislation AB 453, which impacts zoning requests for residential housing developments and may require changes to the village comprehensive plan.

Zoning (B. Seymour) and/or Building (D. Butteris) Permit(s): approved.

Zoning Approvals

Motion: Brad Seymour made a motion to approve secondary approval of the sign approval permit issued to 33735 and 33773 US Highway 14. Dan Quinn seconded. Motion carried unanimously.

Fire District

The next fire district meeting is April 28th.

EMS

Chief Jen Merrison reported 20 patient contacts in the last month. They are hosting an EMS class starting in August with growing interest from potential new members. The class will run 8 months total, covering EMT 1 and EMT 2 training.

Police

Deputy Isaac Gerber provided the police report. The sheriff sent an invoice for the previous month's services. There were 10 total citations issued, mostly traffic violations with two for marijuana possession. Deputies responded to 18 calls for service within the village.

He has been working with the sheriff on ordinance enforcement. Two initial citations were issued for junk and junk vehicles at \$25 each, but with court costs, the total will be \$170-200. He documented 34 residences for warning letters regarding junk and junk vehicle violations.

Deputy Isaac Gerber noted that only he and Deputy Ewers log their time in the village, though other deputies also respond to calls. Sheriff Porter requested a list of who has permits for chickens, bees, and ducks to assist with enforcement, but the village currently issues no such permits.

Brad Seymour thanked both deputies for their proactive approach to ordinance enforcement, noting it was long overdue.

Splash Pad - Approval of Purchases

Sandy Creasey reported on splash pad equipment purchases. After visiting the manufacturer in Sparta, they selected a duck feature for \$9,400 and a crab feature for \$5,000. The duck has a wider step and slide suitable for various ages, measuring 8 feet high and 5 feet wide. The crab is 17 inches tall with waterspouts.

The manufacturer lowered prices from previous quotes and can deliver within 8 weeks of order. The equipment will be molded, painted, and delivered. Payment arrangements were discussed with the splash pad committee, writing checks and seeking reimbursement from village funds.

Motion: Corey Ewers made a motion to approve splash pad purchases in the amount of \$14,400. Mary Litviak seconded. Motion carried unanimously.

Library

Brad Seymour reported for the library director. March statistics showed 148 visitors, 167 checkouts, and 72 digital checkouts. They are planning summer programs and selling aloe plants and Mother's Day cards by donation to support programming.

The library board is discussing improvements to interior and exterior using library funds, including new siding and insulation. They plan to finalize a wish list and meet with village committees for approval to seek proposals. All improvements would be funded by library funds with no cost to the village.

Public Works Department – Chris Conner & Cameron Quinn

Chris Conner reported that lagoon equipment is operational. He is purchasing six trees for parks - four for Fireman's Park and two for Garrison Park. The Fireman's Park bathrooms will open tomorrow after resolving issues, and Garrison Park will open in a couple of weeks. He thanked Adam Reno for his work with public works during his term.

Public Input

It was announced that farmers markets will start May 7th from 3:30-6:30 PM at the park. Porta potties will be delivered that day, and tables need to be set up beforehand.

Brad Seymour thanked Adam Reno for his four years of service on the village board, noting he was a great resource who will be missed but understanding his decision to move on to other commitments.

Upcoming Meetings

- Tuesday, April 21st – Welcome Trustees – 7:00 PM - Village Office
- Monday, April 27th – 4th of July Committee – 6:00 PM – Village Office
- May 19th – Board of Review – 5:00 PM - Village Office
- May 12th – Next Board Meeting – 7:00 PM - Village Office

The meeting adjourned with congratulations to Adam Reno for his service.

Adjournment

Meeting adjourned at 8:15 PM.

Respectfully submitted: Tammy Christianson, Clerk.