



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

Regular Village Board

Meeting Minutes

July 14, 2026, 7:00 PM

1. Roll Call

Present: Dan Quinn, Mary Litviak, Brad Wilson, Brandon Bindl, Darren Klingaman, Corey Ewers, Brad Seymour

Also in attendance: Elizabeth Gieck, Chris Conner, Cameron Quinn, Christa Quinn, Jen Merrison, Sandra Creasey, Pat Christianson, Isaac Gerber, Bart Nies.

ZOOM: Michael Miller, Joe Block

2. Approve Agenda

Motion to approve the agenda as presented was made by Seymour and seconded by Litviak. The motion carried unanimously.

3. Approval Of 6/9/26 & 6/17/26 Meeting Minutes

Motion to approve June 9, 2026, and June 17, 2026, meeting minutes as presented were made by Seymour and seconded by Ewers. The motion carried unanimously.

4. Police

Deputy Gerber reported 39 calls for service in June — the highest since the contract began — with 40 billed hours. Three citations were issued. The Board acknowledged the department's continued enforcement efforts.

5. Proposed 2025 Wastewater Treatment Facility Improvements

MZ Construction, Inc. – Pay Application #11

The project is approximately 95% complete. The headworks building electrical is nearly finished, the generator startup was successful, and the driveway grading is mostly complete. A hot mixed asphalt patch near the fire station was completed. Substantial completion has been achieved, with final completion expected by end of July.

Motion to approve Contractor's Application for Payment No. 11 to MZ Construction, Inc. in the amount of \$492,006.00 was made by Seymour and seconded by Klingaman. The motion carried, with Trustee Ewers abstaining.

6. Proposed Infrastructure Improvements – School Forest Subdivision Phase 1

Engineer Bart presented updated plans and cost estimates for Phase 1 of the School Forest Subdivision infrastructure improvements, consisting of Forest Street (\$575,000), Sumner Street (\$156,000), and East Doctor B. Reynolds Street (\$224,000), for a total estimated cost of approximately \$955,000. The Board discussed phasing, financing, and construction timing at length. It was noted that constructing all three streets together offers significant cost savings. The Board agreed to approve the plans and specifications, with the bid date to be determined pending a Finance Committee review of borrowing capacity and loan terms.

Motion to accept the proposal for Phase 1 of the School Forest Subdivision infrastructure improvements — including Forest Street, Dr B. Reynolds Street, and Sumner Street — with the bid date to be set in the future, was made by Seymour and seconded by Litviak. The motion carried unanimously.

The Finance Committee will meet Monday, August 3rd at 7:00 PM to review financing options prior to the regular Board meeting.

7. Richland County EMS Meeting on June 29th

President Quinn and Seymour reported on the June 29th Richland County EMS meeting. The County is proposing a countywide EMS levy that would increase the County's EMS budget from \$1.2M to \$2.7M. Under the proposal, the Village of Lone Rock

would see a tax increase of approximately \$52,000 annually but would receive reimbursement of its current ~\$65,000 EMS operating budget from the County, resulting in a potential net benefit. Concerns were raised regarding transparency of the process, the fairness of charging EMS for radio tower and dispatch costs, and long-term financial reliability of the arrangement. No action was taken; the item was informational.

8. Resolution For Lone Rock EMS Services Provided to Town of Buena Vista

The Board reviewed a resolution drafted by the Town of Buena Vista opposing the Richland County countywide EMS levy. The Board agreed to prepare an equivalent resolution for the Village of Lone Rock, to be signed by all Board members.

Motion to prepare and adopt a resolution opposing the inclusion of a countywide emergency medical services levy, to be signed by all Village Board members, was made by Seymour and seconded by Litviak. The motion carried unanimously.

9. Driveway Approval at the End of Liberty Street

A property owner in the Town of Buena Vista requested permission to connect a private gravel driveway to the end of Liberty Street. All costs are to be borne by the property owner, and the connection is not expected to impact on any future street improvements.

Motion to approve the extension of a private driveway onto the end of Liberty Street in the Village of Lone Rock was made by Seymour and seconded by Ewers. The motion carried unanimously.

10. Memorandum of Understanding (MOU) with Lone Rock Community Library

Seymour, serving as the Board's appointed representative to the Library Board, presented a draft MOU between the Village and the Lone Rock Community Library. The MOU clarifies maintenance responsibilities and assures the Library Board that it may continue to occupy the Village-owned building on a mutually agreeable basis. The MOU was prepared in anticipation of the Library Board spending approximately \$200,000 in donated funds on building renovations.

Motion to approve the Memorandum of Understanding between the Village of Lone Rock and the Lone Rock Community Library was made by Seymour and seconded by Klingaman. The motion carried unanimously.

11. Proposed Renovations to Lone Rock Community Library Building

Seymour outlined the Library Board's proposed renovations to the Village-owned library building, to be funded entirely by the library using previously donated funds. Proposed improvements include new siding and insulation, a redesigned entryway with full glass doors and HVAC, full-height interior meeting room walls, restroom reconfiguration, new ceiling tiles, and flooring updates. The Board's approval was sought to allow the Library Board to solicit bids.

Motion to allow the Library Board to proceed with soliciting bids and proposals for the proposed renovations to the Lone Rock Community Library building was made by Seymour and seconded by Klingaman. The motion carried unanimously.

12. Reschedule 8/11 Village Board Meeting Due to Partisan Primary Election

Due to the August 11th Partisan Primary Election, the Board agreed to reschedule the August meeting. The regular Board meeting will be held Tuesday, August 4, 2026, at 7:00 PM. The Finance Committee will meet in the evening prior, Monday, August 3, 2026, at 7:00 PM, at the Village Office.

13. Approve Renewal of Line of Credit with Royal Bank same amount and terms

Motion to approve the renewal of the line of credit with Royal Bank in the amount of \$1,000,000 under the same terms as previously established was made by Seymour and seconded by Ewers. The motion carried unanimously.

14. Vendor Food Permit: Sarah White-Dilley for Wandering Brew on 7/2/2026

Motion to approve the vendor food permit for Sarah White-Dilley for Wandering Brew on July 2, 2026, was made by Seymour and seconded by Ewers. The motion carried unanimously.

15. Zoning Administrator Report

Zoning Administrator Seymour reported that Chapter 13 zoning code revisions are progressing slowly. Active code enforcement matters include ongoing issues at 444 South Maple Street, an unpermitted real estate sign on Oak Street, and an unfinished modular home at 254 East Richland Street currently being addressed with the Village Attorney. The Filling Station Bar & Grill was brought into compliance with sign regulations. The Zoning Board of Appeals will convene August 10th to consider a variance request from the Community Congregational Church of Lone Rock for a handicapped access ramp replacement.

16. Zoning (B. Seymour) Approval Permit

Motion to approve the secondary zoning approval permit for Connie Risch and Rich Walker for a building addition to house a walk-in cooler at 234 South Oak Street for the On the Rocks Tavern was made by Seymour and seconded by Ewers. The motion carried unanimously.

17. Fire District

No formal report presented under this item.

18. EMS

The EMS reported 20 patient contacts for the month. The chicken barbecue fundraiser sold out. A request was made to place a pay raise discussion on the August agenda.

19. Splash Pad

Sandy reported that the duck and crab features are installed. A fundraiser in partnership with the Historical Society is planned for August 16th at the park during Music in the Park. Shading for benches is identified as the next priority. Minor maintenance issues with the splash pad activation mechanism were noted.

20. Library

The library recorded 273 visitors and 176 checkouts in June, with 91 using the Libby app. The summer reading program saw 94 attendees across June programs, a significant improvement over prior year. Weekly summer programs continue every Thursday through the summer finale on August 20th.

21. Public Works Department – Chris Conner & Cameron Quinn

Public Works reported that the new asphalt patch near the fire station requires additional curing time and will remain closed to traffic temporarily.

22. Public Input

A community member raised concerns about water infiltration in the Village community center entryway, particularly following recent heavy rains. The Board acknowledged the issue and noted it may be related to brick construction. Seymour recognized the Farmers Market Committee for improvements in vendor participation and program quality this season. President Quinn thanked the Fourth of July Committee and Fire Department for a well-received fireworks event. Deputy Gerber raised the ongoing unresolved situation at 255 East Richland Street, where the owner cannot be located and the property is approximately five years in arrears on taxes. The Board directed the matter to the Village Attorney. Concerns were also raised regarding the speed and service reliability of the current refuse collection contractor, with discussion of monitoring complaints for potential contract review ahead of the 2029 renewal.

23. Upcoming Meetings

- Thursday, July 16 – Preconstruction Meeting, 10:00 AM, Village Office
- Monday, August 3 – Finance Committee Meeting, 7:00 PM, Village Office
- Monday, August 10 – Zoning Board of Appeals, 6:30 PM, Village Office
- Tuesday, August 11 – Partisan Primary Election, 7:00 AM – 8:00 PM, Village Office

24. Next Board Meeting – August 4th, 2026 (1 week earlier), 7:00 PM, Village Office

25. Review Check Register/Bills

The check register and bills were reviewed without formal discussion.

26. Adjourn

The meeting adjourned at 9:02 PM.

Respectfully submitted: Tammy Christianson, Clerk.