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

Village Board

Meeting Minutes

September 8, 2026, 7:00 PM

1. Roll Call

Present: Dan Quinn, Mary Litviak, Brandon Seymour, Darren Klingaman, Corey Ewers, Brad Seymour Remote: Brad Wilson (via Zoom, connection unstable).

Also in attendance: Elizabeth Gieck, Chris Conner, Cameron Quinn, Christa Quinn, Jen Merrison, Sandra Creasey, Pat Christianson, Angela Larson, Carl Busjahn.

ZOOM: Floyd Bartow, Michael Miller, Joe Block.

2. Approve Agenda

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

3. Approval of 8/04/2026 Meeting Minutes

Motion to approve August 4, 2026, meeting minutes were made by Seymour and seconded by Bindl. The motion carried.

4. Proposed 2026 Sidewalk Extension – S.T.H. '130'/'133'

a. Ewers Contracting, Inc. – Pay Application #2

The board reviewed Pay Application #2 from Ewers Contracting, Inc. Remaining incomplete items include pedestrian signage. The 5% retainage will be withheld until project completion.

Motion to approve Pay Application #2 to Ewers Contracting, Inc. in the amount of $77,770.00 was made by Seymour and seconded by Klingaman. Ewers abstained. The motion carried.

5. School Forest Subdivision Update

Bid opening is scheduled for October 1, 2026, at the Village Office. Bid awards are anticipated at the October 13, 2026, Board meeting.

6. Sidewalk Project

The contractor discovered deteriorated sidewalk panels adjacent to the active work area. After discussion, the board determined that replacing individual panels through the current contractor would be cost-prohibitive—approximately five times the normal rate—and deferred action. The overall project is progressing well, with paving anticipated the week of September 21st and full project completion expected by October 6, 2026. A safety concern was noted regarding a barrier that was temporarily moved near the bank intersection without being replaced, allowing an unauthorized vehicle through; the contractor was reminded of proper barrier protocol.

7. Discussion & Possible Action – Next Steps for Opposing Countywide EMS Levy

Bartow, Chairman of the Town of Buena Vista, addressed the board to outline his township's opposition to the proposed countywide EMS levy exemption. Buena Vista submitted a formal letter to the county on August 13th stating its intent not to allow the county to collect the EMS-designated portion of their levy, choosing instead to retain that funding in their own budget to preserve the existing service relationship with Lone Rock EMS.

A group of municipalities, led by the Town of Bloom, has drafted a joint resolution to pursue legal and regulatory action against Richland County. A Madison-based attorney has been identified at a rate of $411/hour, to be shared among participating municipalities. Each subsequent step—including any petition to the Department of Revenue or litigation—would require separate

board approval. The chairman noted that municipalities including Bloom, Buena Vista, Richwood, Forest, Westford, and the Village of Viola were expected to have the resolution on their agendas.

The board expressed significant skepticism about the county's proposed budget increase from $1.2 million to $2.7 million, the reimbursement mechanism, and the long-term implications if the county contracts out EMS services after 2028. Members noted the added financial burden to taxpayers already facing school referendum costs and sewer/water rate increases.

The board agreed that legal counsel should be obtained before committing to the resolution.

> Motion to table the matter, seek legal counsel, and act at the next board meeting was made by Seymour and seconded by Klingaman. The motion carried.

8. Schedule Performance Reviews

Performance reviews were scheduled for Tuesday, September 29, 2026, at 6:00 PM at the Village Office.

9. Schedule for 2027 Budget Meeting

The 2027 budget meeting was scheduled for Tuesday, October 20, 2026, at 6:00 PM at the Village Office. Department heads were requested to submit budget figures by October 15, 2026.

10. Discuss MOU between the Village of Lone Rock/Lone Rock Rescue Ambulance Service Regarding Service Agreement with Buena Vista

The board reviewed a Memorandum of Understanding formalizing the service relationship between Lone Rock Rescue Ambulance Service and the Town of Buena Vista, which had previously operated on a stated agreement since approximately 2018. The board agreed to remove the fixed end date, making the MOU open-ended and terminable upon 30 days' written notice. The Village President and Lone Rock EMS Chief were authorized to sign on behalf of the Village, effective the date of signing.

> Motion to approve the MOU between the Village of Lone Rock/Lone Rock Rescue Ambulance Service and the Township of Buena Vista, with the removal of the fixed end date, and to authorize the Village President and EMS Chief to sign the agreement, was made by Seymour and seconded by Klingaman. The motion carried.

11. Waive Zoning & Other Fees on Village Projects on Village Property – Historical Society, Battery Park Signs

Research confirmed that Battery Park is not owned by the Village; it is listed under the State of Wisconsin (6th Battery), with the Village identified as caretaker. The Historical Society intends to replace three existing signs and add one new sign at Battery Park, which requires a variance due to R-1 residential zoning. The board agreed to waive associated fees consistent with its policy for village-related projects on village-maintained property.

> Motion to waive zoning and other village fees for village projects on village property, including the proposed signage project at Battery Park, was made by Seymour and seconded by Litviak. The motion carried unanimously.

12. 4th of July Committee Report

Litviak reported a profit of approximately $4,500 for the 2026 event. Funds were disbursed as follows: $2,260 to the Lone Rock Fire Department for fireworks equipment; $1,000 to the Lone Rock Splash Pad Committee for shading; $200 to the River Valley Cross Country team; and $200 toward community building rental for the 2027 American Legion Auxiliary event. The committee also purchased a new PA system, which was donated to the Village. Committee leadership will transition to Angela Larson for the 2027 event cycle.

13. Flood Plain Ordinance

The board was informed that the Village is required under federal law to adopt an updated floodplain ordinance. The DNR prepared a draft ordinance on the Village's behalf. One property at 920 West Whitewater Street was identified as potentially having a portion within the floodplain. Adoption requires a Class 2 public hearing notice (two consecutive weeks of publication, with the hearing no sooner than seven days after the second publication).

> Motion to appoint Zoning Administrator Brad Seymour as the Village's Floodplain Administrator was made by Klingaman and seconded by Litviak. The motion carried.

> Motion to accept the terms of the floodplain ordinance process and proceed with the required public notice was made by Seymour and seconded by Ewers. The motion carried.

14. Zoning Administrator Report

Zoning Administrator Seymour reported that Chapter 13 Zoning Ordinance revision is ongoing, pending updated GIS maps from the Village Engineer. A rezoning request (B-1 to R-1) for property east of the mobile station on East Richland Street is forthcoming at the Plan Commission meeting. Zoning approvals were issued for a bus shelter and fence at Prairie Summit Community LLC, a ramp at Community Congregational Church, a garage for Tim Quinn, and a modular home continuation for Derek Reeves. One denial was issued to the Historical Society for Battery Park signage (variance process initiated). Active code violations include ongoing work at 444 South Maple and a fence repair notice issued to a property at 432 South Ash Street.

15. Zoning (B. Seymour): Secondary Approval of Zoning Permits

> Motion to grant secondary approval for the four zoning permits issued to Prairie Summit Community LLC, Community Congregational Church of Lone Rock, Tim Quinn, and Derek Reeves was made by Seymour and seconded by Ewers. The motion carried.

16. Building (D. Butteris) Permit(s): Approved

No building permits were presented for approval.

17. EMS

Chief Merrison reported 21 patient contacts in the prior month. Training is progressing, with three members in the current EMT class and two additional candidates in process, potentially bringing the total to five new EMTs by year-end.

18. Police

No report.

19. Fire District

No report.

20. Library

The library reported 236 attendees across 11 summer events and 199 visitors with 189 Libby app circulations in August. Planned exterior building upgrades have been delayed until spring 2027 due to state commercial building approval requirements. The library is exploring its 55th anniversary (founded October 1971) and has upcoming events including a fall book sale and participation in the Southwest Library System's Fall Library Crawl.

21. Splash Pad

The Splash Pad is scheduled to close September 28, 2026, with the park to follow in subsequent weeks.

22. Public Works Department – Chris Conner & Cameron Quinn

The sewer project is approximately 90% complete, with only finished work and a gate installation remaining.

23. Public Input

A resident inquiry was relayed regarding Village mowing responsibility on the right-of-way beyond the sidewalk. Staff clarified that property owners are responsible for maintaining both sides of the sidewalk up to the pavement, consistent with standard practice.

24. Upcoming Meetings

- Tuesday, September 15 – Plan Commission, 6:00 PM, Village Office
- Tuesday, September 29 – Performance Reviews, 6:00 PM, Village Office
- Tuesday, October 20 – 2027 Budget Meeting, 6:00 PM, Village Office

25. Next Board Meeting – Tuesday, Oct 13th, 7:00 PM, Village Office

26. Review Check Register/Bills

The check register and bills were reviewed.

27. Adjourn

The meeting was adjourned at 8:29 PM.

Respectfully submitted by Tammy Christianson, Clerk.