

MEETING MINUTES
Village of Palmyra
Committee of the Whole Meeting
Monday June 16, 2025
6:00 pm
Village Hall
100 W. Taft St.
Palmyra, WI.

The meeting was called to order by Gorsegner at 6:00 p.m. Roll call: Ball, Deichl, Petruska, Smith, Tucker, Gorsegner-present, Wallace arrived at 6:05 pm. Also present: Joe DeYoung, David Koziol, Adam Gerhard.

Pledge of Allegiance

Communications: July 4th The American Legion and Library are having a party in the park. 1 pm boat parade on Lower Spring Lake, Blue Spring Lake fireworks July 5th. Webinar reminder for those board members that were going to do training.

Department Reports:

Building Inspection

Clerk / Treasurer-nothing at this time. There is an agenda item to discuss.

Library- Trustee Petruska said that the reading program will be starting.

Parks & Recreation-none

Public Safety - nothing to report

Public Works -typed report was submitted. Scott is not present tonight

Committee Reports: Trustee Tucker will send an email reminder to Scott Halbrucker for copies of his review sheets. There is a Budget meeting next Thursday June 26th at 5:30 pm.

New Business:

1. Entire Committee of the Whole- some agenda items are taken out of order

D. Discussion/possible action on Towerpoint's offer to purchase the Village's cell tower leases. President Gorsegner said he shared the letter of intent to our Village attorney. Attorney Riffle did an offer analysis and said that the Village would be losing money if we accepted this offer. Adam Korsin attended via TEAMS. Towerpoint is offering \$1 million dollars to buy our cell leases out. No questions from the board. Tim says we've had this type of offer before and we declined. We would earn more money over the course of time to keep our leases. Petruska read from Stans breakdown. Petruska/Ball motion to decline Towerpoint's offer. All ayes-motion carried.

A. Update on the Virtus Development on Marsh Road and Hwy H. David Koziol and Adam Gerahard from Virtus were present along with Joe DeYoung from MSA. Adam Gerhard went over their updated concept plan showing the style of apartments and homes. They are hoping to start late fall 2025 or Spring 2026 if fall doesn't work. If construction starts in fall, the town homes and apartments will be constructed first. Joe says MSA is working to get their work done so homes can be built this fall. This is going before the Plan Commission on June 30th. This could be a 5-7 yr project depending on how fast things sell. They want to meet the spring home buying season. 2 apartment buildings with 42 units each. 1-3-bedroom units. Townhomes-25 units first, single family 25 smaller lots and 14 larger lots. 1 and 2 level homes with basement and garages. 3 story max. Chief Pavlock wants to look at road widths, etc. David Koziol will send plans to Fire Chief Mike Gartzke. 324 units total in whole development. Will start marketing as soon as they can. PUD (planned unit development) for 4 items, The Plan Commission would need to consider setbacks from 60 ft to 50 ft, side setbacks from 8 ft. to 5 ft for single family size. Height max part of the PUD to 3 stories, no higher. Town home units will be a little bit higher. Joe spoke about

stormwater and how they had to take away a couple of lots to help with s/w management. They are talking to blue spring lake management district about taking over their force main. No action taken.

2. Public Works Committee: Chairperson Petruska

A. Discussion/possible action on sewer force main options for the Virtus Development. Joe DeYoung is not worried about the capacity of the lift station. The Village and MSA would work with the Blue Spring Lake Management District on this. Petruska/Wallace motion to go with option #1 force main at \$475,00 directing MSA to work with BSLMD. Roll call vote: Ball, Deichl, Petruska, Smith, Tucker, Wallace, Gorseegner -ayes. Motion carried. DeYoung stated that this is definitely part of the TIF 4 project.

B. Discussion/possible action on a jurisdictional transfer of a portion of Hwy H from the village limits to just past the new Marsh Road intersection. Trustee Petruska did talk to Scott Halbrucker and he thinks that it would be a win/win to take over Hwy H. Hwy H is going to be in good shape for a long time as they just redid the road. If the Village takes over, we can put as many roads and driveways onto it as we want off of the development. Petruska/Smith motion to direct MSA and Scott Halbrucker to work with the county on transferring the road to the Village. All ayes-motion carried.

1. Entire Committee of the Whole continued from above:

B. Petruska/ Smith motion to approve the June 2, 2025 Village Board meeting, June 5, 2025 Personnel Committee meeting, June 11th, 2025 combined Public Safety and Budget Committee meeting as presented. All ayes-motion carried.

C. Smith/Ball motion to approve the appointment of Ken Dooley to the Plan Commission. All ayes-motion carried.

3. Public Safety Committee: Chairperson Ball

A. Discussion/possible action on the Public Safety Committee's recommendation to the Board that the Village pursue getting quotes and options for a new Public Safety building. Trustee Ball says that at the committee meeting it was voted on to pursue a new public safety building. Trustee Petruska thinks the Village needs to explore other options regarding remodel, look at everything as a whole before we go further. President Gorseegner says that repair is out. A remodel is 1/3 the cost of a new building. Petruska would like to look into mold remediation, they still need to work there and the mold should be taken care of. Fire Chief Mike Gartzke says that it will cost money just to get quotes for a remodel and new building. Petruska says we should raise wages before we start to think about a new building, and how we are going to pay for all of this. Chief Pavlock says that personnel are getting sick, there is mold in the building and air ducts. Mold remediation won't work because the building continues to leak and fall apart. Chief Pavlock says there is nothing anyone can do to get the air quality better. Trustee Deichl says maybe a temporary place for employees to work. Trustee Smith wants to table this and explore as many options as we can to let the community know we have researched it thoroughly. Put this item on the budget meeting agenda for June 26th. Tabled this for now.

4. Budget & Finance Committee: Chairperson Wallace

A. Petruska/Tucker motion to approve the payment of bills totaling \$33,500.13 on the bill list with extras presented tonight to AFLAC, UNUM, Car Quest, Sludge hauling, Palmyra Mobile for reimbursement of their fees they paid for amusement device licenses, Core & Main, Insight FS for gas and diesel, Menards. Roll call vote: Ball, Deichl, Petruska, Smith, Wallace, Tucker, Gorseegner-aye. Motion carried.

5. Personnel Committee: Chairperson Tucker

A. Discussion/possible action a posting for the Deputy Clerk/Treasurer position. Clerk Mueller said that she asked for some advice on this posting from other clerks and they said we shouldn't try to hire someone in October 2025 but rather wait until Feb. or March 2026. No one is going to want to be hired to work next to Dee Dee for 6 months and then maybe go FT. And Mueller said we may not have enough work for both Dee Dee and this new person to stay busy. Scott Halbrucker had said that he needed some work done that this person could do to add hours to their day. Mueller said she would like a list of what he wants done so know if it is

a once-a-year item. Mueller's fear is that we won't have enough work after 6 months or a year to keep this person busy enough for FT work and then they quit. There was a suggestion to remove the number of hours that is listing in the posting so as to not be so specific. Wallace/Petruska motion to approve the draft deputy clerk job posting, taking the number of hours out and adding in grant writing experience helpful. All ayes-motion carried. The posting should go on Wisconsin jobs, Indeed and wherever the Clerk can post it with other clerks on July 1st.

6. Administration and Planning: Chairperson Deichl

A. Petruska/Wallace motion to approve Resolution 2025-06, Notice Regarding Public Records. All ayes- motion carried.

B. Tucker/Smith motion to approve a Temporary Alcohol Beverage license for the Palmyra Lions Club for July 19th, 2025 event in the Village Park. All ayes-motion carried.

C. Wallace/Tucker motion to approve the Temporary Alcohol Beverage license for the Palmyra Lions Club for Jan. 31, 2026 Fisheree event at the Lions Club Beach Pavilion. All ayes-motion carried.

D. Smith/Wallace motion to approve the temporary Operator's license for Gloria Redders and Kristy Westenberg for July 19th, 2025 Lions Club event in the Village Park. All ayes-motion carried.

E. The following renewal of licenses for the period July 1, 2025 through June 30, 2026:

Class "A" Beer License

Judith Semrad, S69 W25155 Longview Drive, Waukesha, WI. 53189 for the premises located at 117 W. Taft Street, known as Jim & Judy's Foods Inc., Village of Palmyra. Judith Semrad-agent.

Class "A" Beer and "Class A" Beer and Intoxicating Liquor License

Hank Yee, 4445 N. 61st Brookfield, WI. for the premises located at 102 E. Main Street, known as Palmyra Mobile, Village of Palmyra. Hank Yee-agent

Virendra Verma 16225 Cumberland Trail Brookfield, WI for the premises located at 162 E. Main Street, known as Lower Spring Lake BP Inc., Village of Palmyra. Virendra Verma-agent

"Class B" Beer and Intoxicating Liquor License

Denys Wambold S109 W34780 Jacks Bay Road Mukwonago, WI 53149, for the premises located at 102 N. Second Street, known as Squidys 2, Village of Palmyra. Denys Wambold-agent

Urime Selimi W4075 Moyse Dr. Whitewater, WI. 53190 for the premises located at 111 N. Third Street and 300 W. Main St. and sidewalks abutting the building known as T & D's Grill, Village of Palmyra. Urime Selimi-agent

Frances Nestler, S102 W36194 Hwy LO, Eagle, WI for the premises located at 227 S. 3rd Street, known as Nite Cap Inn, Village of Palmyra. Frances Nestler-agent

Sefadin Ahmedi, N1966 County Hwy E Palmyra, WI for the premises located at 123 W. Main Street, known as Main Street Family Restaurant, Village of Palmyra. Steve Ahmedi-agent

Jennifer Halverson, W174 S6986 Hiawatha Dr. Muskego WI. 53150 for premises located at 200 W. Main St., known as Hot Rod Bar & Grill LLC, Village of Palmyra. Jennifer Halverson-agent.

Smith/Tucker motion to approve the licenses listed above and read aloud by Chairperson Deichl. All ayes-motion carried.

F. Tucker/Wallace motion to approve the following renewals of operators licenses for the time period July 1, 2025 to June 30, 2026: Denys Wambold, Hank Yee, Mark Martin, Mark Garlock, Katie Sourile, Heather Smith, Eileen Baranowski, Urime Selimi, Don Rutkowski, Bryce Gerlach, James Gerritson, Mary Baranowski, Ana Saettone, Timothy Glenn, Pamela Tubbs, Poonam Singh, Shannon Jensen, Ashlee Crigger, Alonna Leszynski, Jessica Provencher, Nicole Burton, Susan Thornton, Sherry Minton, William Lean, Jennifer Gutierrez, Jennifer Trinastic. All ayes-motion carried.

Ball/Petruska motion to adjourn at 8:35 pm. All ayes-motion carried.

Respectfully submitted,

Laurie Mueller
Village Clerk/Treasurer

Minutes approved with/without correction July 7, 2025