

Regular Meeting of the Village of Somerset Board of Trustees  
Village Hall, 110 Spring Street Somerset, WI 54025 | Tuesday, November 19, 2024

Village President, Mike Kappers called the Public Hearing to order at 6:00 p.m. Present were Donnie Kern, Ryan Sicard, Caleb Garn, Chris Moreno, Mike Kappers, Brandon Krohn, and Christ Dubak. Also present at Village Hall - Village Attorney, Paul Mahler; Director of Public Works, Bob Gunther; and Village Engineer, Chuck Schwartz

**Public Hearing: 2025 Proposed Budgets**

- There was no public comment or discussion during the public hearing.
- Public hearing was closed.

**Regular Meeting Called to Order**

**Public Comment**

- None

**Approval of Agenda**

- *Motion by Kern, second by Garn to approve the agenda as presented and motion carried unanimously.*

**Consent Agenda**

- *Motion by Kern, second by Dubak to approve the Consent Agenda including the following:*
  - *Minutes of October 15, 2024*
  - *Village, Water and Sewer Bills*
  - *Plan Commission*
    - *Preliminary Plat - Part of PID #181-4141-01-00*
    - *Site Plan Review - 664 Shay Street - Waste Management*
  - *Public Works*
    - *TID 5 Lift Station and Utility Extension Bid Award*
    - *Self-Watering Hanging Basket Proposal - Purchase up to 20 @ \$29.85 ea.*
    - *Lot Use - Somerset Champions*
  - *Finance/Personnel*
    - *St. Croix County Tax Collection Agreement*
    - *Dental Insurance Renewal*
    - *Health Insurance - Medica*
    - *CIT Proposal*
  - *Fire/Rescue Report*

*Motion to approve the above consent agenda carried unanimously.*

**New Business**

- **Discussion/Possible Approval - Update to Ordinance 15-1-3 to reflect current Wisconsin Code Language**
  - Mahler asked if more areas in that section need to reflect the change
  - *Motion by Sicard to table until December to allow Mahler to work with the building inspector on necessary changes, second by Kern and motion carried unanimously.*

- **Discussion/Possible Approval - 2025 Wages**
  - Krohn recommends 4.5% wage increase
  - Kappers stated 4% was recommended by the Finance committee
  - Kern shared information from surrounding municipalities and also stated he would like to move forward with the committee recommendation of 4%
  - *Motion by Kern to approve 2025 Wages as presented, second by Kappers. Roll call vote and motion carried 6-1; Krohn - nay.*
- **Discussion/Possible Approval - 2025 Proposed Budgets**
  - Otto - Current mill rate is 6.34. New mill rate will be 6.42. Tax impact will be \$45 on a \$300,000 home.
  - *Motion by Garn, second by Kern to approve the 2025 Proposed Budget an motion carried unanimously.*
- **Discussion/Possible Approval - 2024 Tax Levy Resolution 2024-08**
  - *Motion by Kern, second by Sicard to approve Resolution 2024-08 to set the 2024 Tax Levy at \$2,139,454,21 and motion carried unanimously.*
- **Discussion - First Reading of Ordinances**
  - Dubak - Title 12 (b)(4) - recommends reference to sports equipment be added
  - Mahler - Title 2 - 11-6-2-K - all language after title was deleted but needs to have language after title so it is enforceable.
  - Title 12 - discussion regarding fees in ordinance or reference to a fee schedule
- **Discussion/Possible Approval - Appoint Trustee to the Joint Review Board**
  - *Motion by Kappers, second by Kern to appoint Trustee Moreno to the Joint Review Board and motion carried unanimously.*
- **Discussion - Review evidence of CUP violation at 260 Main Street**
  - Mahler recommends the Board should first decide whether or not to pursue special counsel
- **Discussion/Possible Approval - Appoint special counsel to address conflict of interest concerns regarding the Board President**
  - *Motion by Krohn, second by Garn to appoint a special counsel to address CUP violation at 260 Main Street.*
  - Kern asked why this was not reviewed at Plan Commission
  - *Roll call vote and motion carried 4-3; Kern, Kappers, and Dubak - nay.*
  - Kern inquired how special counsel would be appointed.
  - Mahler can provide names. Will not be from Bakke Norman firm.
  - Discussion regarding if Kappers should be involved in special counsel appointment.
- **Discussion/Possible Approval - Ordinance Revisions: Section 2-3-2 - Certain officials to be appointed**
  - *Motion by Sicard, second by Krohn to approve changes to ordinance section 2-3-2 as presented. Roll call vote and motion carried 6-1; Kappers - nay.*
- **Discussion/Possible Approval - Board of Commissioners of Public Lands**  
**Application/Resolution 2024-07 authorizing the issuance of \$1,510,000 State Trust Fund Loan to provide funding for the purchase of property in Tax Increment District No. 6.**
  - Gunther shared information - loan is for land acquisition for TID 6.
  - Current interest rate is 5.5%
  - Kern asked about debt capacity
  - *Motion by Kappers, second by Garn to approve Resolution 2024-07 as presented and motion carried unanimously.*

### Unfinished Business

- **Discussion/Possible Approval - Update of landowner complaints in River Hills/Aspen Dr drainage**
  - Gunther provided update. Work will not take place this year. Will wait until spring.
  - *Motion by Kern, second by Garn to table until May 2025 and motion carried unanimously.*

### Closed Session

- *Motion by Kappers, second by Garn to convene into closed session pursuant to Wis. Stats. 1985(1)(2) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session - Developer's Agreement: Capstone Homes, Land Purchase Agreement, Economic Development Update & 2025-2026 Police Collective Bargaining Agreement. Roll call vote and motion carried unanimously. Move into closed session at 6:55 p.m.*

### Reconvene into open session and take action on closed session items

- *Motion by Kern, second by Garn to reconvene into open session at 7:33 p.m. Roll call vote and motion carried unanimously.*
- *Motion by Sicard, second by Kern to approve the Developer's Agreement and Exhibits for Pine Vale 1<sup>st</sup> Addition and motion carried unanimously.*
- *Motion by Kern, second by Sicard to approve the 2025-2026 Police Collective Bargaining Agreement as presented and motion carried unanimously.*

### Adjourn

- *Motion by Garn, second by Kern to adjourn and motion carried unanimously. Meeting adjourned at 7:34 p.m.*

Tasia Berger, Village Clerk