VILLAGE BOARD AND UTILITY DISTRICT NO. 1 MEETING– September 16, 2024

VILLAGE BOARD MEETING
The Regular Village Board meeting was called to order at 6:00 p.m. by Village President John Meyer.

Board Members Present at the Community Center: John Meyer, Eugene Mayernick, Wolfgang Hemschik, John Reinbold, Al Theis and Alan Barrows

Also Present at Community Center: Administrator Tamez; Todd Taves, Ehlers; Mike Court, SEH and Theresa Fitzsimmons, DPW Supervisor

Administrator Tamez noted that proper notice of this meeting had been posted in accordance with the open meeting laws of the State of Wisconsin.

PUBLIC COMMENTS
No Public Comments were received.

APPROVAL OF MINUTES
On a motion by Trustee Barrows, Board members approved the minutes of the Village Board meeting of September 3, 2024, as amended to correct the salary amount for the DPW Supervisor to $60,000.00 and acknowledged receipt of the Park Commission minutes of August 20, 2024, and waived reading thereof, second by Trustee Reinbold, passed.

ANNOUNCEMENT OF CLOSED SESSION
The Village President announced to all those present the purpose of the meeting and the fact that the Village Board intends to convene itself into closed session for the below-delineated purpose. Following that announcement, and upon motion, pursuant to Section 19.85(1)(e) duly made and seconded and acted upon by a majority of the members present, a closed session will take place which will be attended by the Village Board, Village Administrator-Clerk, and any other person whose presence the Village believes is necessary for conducting the closed session business stated below. The Board will reconvene into Open Session.

REVIEW OF 2024 UPDATED FINANCIAL MANAGEMENT PLAN AND APPROVAL THEREOF—EHLERS
Todd Taves of Ehlers and Associates presented the updated Financial Management Plan for the Village of Wales. The Village started doing the long-range plan over 10 years ago and has updated it annually ever since. Mr. Taves reported the Village is in excellent financial shape. He stated that the Village has a modest debt load and is in compliance with its debt policy. He also reviewed the TID closure and stated it is on track for closing in 2026, which is well ahead of schedule. Mr. Taves also reiterated the importance of keeping the Plan updated and following it to maintain the Village's excellent credit rating. Keeping it current helps with forecasting long-range Village needs and planning for their costs. The Board discussed the fact that it intends to utilize the Plan more effectively when it comes to preparing the annual budget. Dollar amounts in the budget will be closely followed allowing the Board to focus its budget meetings on Capital Projects instead of line-item budgeting. During those meetings special requests can be presented and submitted to Ehlers for assistance with creating

the long-range Capital plan. The Board thanked Mr. Taves for his work and for attending the meeting. Updates discussed during the presentation will be sent to him.

UTILITY DISTRICT NO. 1 BUSINESS

Sanitary Sewer Status—SEH

Mike Court reviewed the monthly memo with the Board. Discussion on the letter prepared by SEH regarding the flow issues, metering issues and water plan were had.

- **Unmetered Flow Status at 426/440 Oak Crest Drive and Recommendation to Continue Fees Being Assessed**
  Motion by Al Theis to recommend to the Village Board continue to bill the Hills of Wales facility as unmetered until such time that a certified as-built plan is provided of the water system and that American Rentals shifts the meter locations to be place prior to all other connections, second by Alan Barrows, passed unanimously.

  Once the conditions are met the District would then replace the meters.

CONSULTATION WITH VILLAGE ENGINEER

Mike Court, SEH, reviewed the engineer's report with the Board members. Discussion on the bridge over the Glacial Drumlin Trail was had. An inspection was done on the bridge and various issues, some critical were found and President Meyer has concerns that the snow load this winter could also be an issue, so the bridge has been closed to the public until further notice. The engineer will work on pricing to fix or remove the bridge. He will check on funds available from the State and Historical Society. The lighting plans for HWY 83/18 will be presented to the Public Works Committee soon. State is preparing for roadwork on Hwy 83 in 2025 and the Village would like to do the install of the lights at the same time. They are also working with the Hills of Wales to provide new as-builts for the development.

- **Recommendation from the Utility District to Continue Fees Being Assessed for Unmetered Flow at 426/440 Oak Crest Drive**
  Motion by Trustee Theis to accept the Utility District's recommendation and continue fees being assessed for unmetered flow at 426/440 Oak Crest, second by Trustee Barrows, passed unanimously.

PAY REQUEST NO. 1 AND FINAL FOR 2024 ROAD MAINTENANCE PROGRAM—THUNDER ROAD

Motion by Trustee Theis to approve the Village Engineer's recommendation and authorize Pay Request No.1 and Final to Thunder Road in the amount of $48,396.50, no retainage in conjunction with the 2024 Road Maintenance Program, second by Trustee Reinbold, passed.

TURF TANK LEASE QUOTE AND PRESENTATION

The DPW Supervisor gave a presentation on the turf tank robotic striper they would like to lease. It can be leased for 1- or 3-year terms and if the Village chose to purchase it, a portion of the lease payment would be applied to purchase price. After discussion on costs, maintenance of unit and the time it takes to stripe fields in the spring vs. the summer, this agenda item will be readdressed after the receipt of additional information on cost savings and personnel hours is received.

POLICY FOR SOCIAL MEDIA POSTS FOR VILLAGE OF WALES ACCOUNTS
Motion by Trustee Mayernick to approve the policy for social media posts for the Village of Wales accounts that states that all comments on a post shall be related directly to the original post and off topic comments may be removed, second by Trustee Hemschik, passed unanimously.

FIRE CHIEF MONTHLY UPDATE
No Report Received.

LINE OF CREDIT RENEWAL FOR LAKE COUNTRY FIRE & RESCUE
Motion by Trustee Hemschik to approve renewing the Line of Credit for the Lake Country Fire & Rescue Department in an amount of $500,000.00, second by Trustee Reinbold, passed unanimously.

ACTION TO RESERVE FUNDS TO COVER FUTURE MS4 PERMIT REQUIRMENTS FROM MONIES IN THE 2024 BUDGET
Motion by Trustee Barrows to approve reserving $3,000.00 for future MS4 Permit requirements from monies in the 2024 Budget, second by Trustee Theis, passed unanimously.

BILLS APPROVED FOR PAYMENT
Bills submitted for 2024 expenses were approved on a motion by Trustee Reinbold, second by Trustee Mayernick, passed.

COMMITTEE REPORTS/UPDATES
Finance Committee
No new updates to report at this time.
Personnel Committee
No new updates to report at this time.
Sewer Utility
No new updates to report at this time.
Plan Commission
No new updates to report at this time.
Parks Commission
The Comprehensive Plan is about 80% complete and should be available soon for review. Trustee Barrows met with representatives from the Milwaukee Torrent to discuss maintenance at the soccer fields and during that meeting the discussion of an indoor facility was brought up. They were directed to have a study done which would include various factors and information. More to come if they choose to continue the discussion.
Recycling the County is still working on the RFP process. More information should be available soon.
Public Works Committee
No new updates to report at this time.
Junk/Weeds
No new updates to report at this time.

Fire Department
A joint fire department meeting will be held on Thursday, September 24, 2024, at the Wales/Genesee Fire Department.
Insurance
No new updates to report at this time.
Administrator
No new updates to report at this time.
Village President
No new updates to report at this time.

CLOSED SESSION

Motion by Trustee Barrows to go into closed session, second by Trustee Theis, passed unanimously on a roll call vote as follows:

Trustee Barrows – Aye; Trustee Reinbold – Aye; President Meyer – Aye; Trustee Mayernick – Aye; Trustee Hemschik – Aye and Trustee Theis – Aye.

The Village Board convened into closed session pursuant to Section 19.85(1)(e) - 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 at 8:05 p.m.

- Purchase and Sale of Property within the Village

Motion by Trustee Mayernick to reconvene into open session, second by Trustee Theis, passed unanimously on a roll call vote as follows:

Trustee Barrows – Aye; Trustee Reinbold – Aye; President Meyer – Aye; Trustee Mayernick – Aye; Trustee Hemschik – Aye and Trustee Theis – Aye.

The Board reconvened into open session at 8:25 p.m.

OPEN SESSION

ACTION ON CLOSED SESSION MATTERS: OFFER PURCHASE AND SELL LAND WITHIN THE VILLAGE OF WALES

Motion by Trustee Mayernick to allow the Village Administrator to make an offer to purchase land within the Village of Wales and start the process of selling land owned by the Village as directed and approved in Closed Session, second by Trustee Barrows, passed unanimously.

ADJOURNMENT

The Board adjourned at 8:27 p.m. on a motion by Trustee Theis, second by Trustee Barrows, passed unanimously.

Submitted by:
Gail E. Tamez, Administrator Clerk