VILLAGE BOARD MEETING – September 14, 2026

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

Board Members Present at the Wales Community Center: John Meyer, Eugene Mayernick, John Reinbold and Alan Barrows

Excused: Al Theis

Also Present at Community Center: Administrator Tamez; Steve Yoss, SEH; Jacob Schufletowski, SEH (via Zoom); Todd Taves, Ehlers; Natalie Goetz, 261 Wakefield Downs; Tony Knoeck, Waste Management; Kim Suhr, 602 Mt. Snowdon and Anthony Sabatine and Paul Rademacher, American Quick Lube, 120 W. Summit Avenue

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

THE PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS
No Public Comment was received.

UTILITY DISTRICT NO. 1 BUSINESS
Sanitary Sewer Status—SEH
Steve Yoss reviewed the monthly report with the Board members.

VILLAGE BOARD BUSINESS

CONSENT AGENDA
Items listed under the Consent Agenda are considered in one motion unless a Village Board Member requests that an item be removed from it.

Motion by Trustee Barrows to approve the Village Board Minutes of August 10, 2026; the Plan Commission Minutes of July 28, 2026, Business Plans of Operation for Easy Day Dental, LLC, 511 N. Wales Road and Lake Country Direct Care Medical Clinic, 104 W. Summit Avenue and bills and payables as submitted under the consent agenda, second by Trustee Reinbold, passed unanimously.

REQUEST TO CLOSE ROAD ON OCTOBER 3, 2026 (WAKEFIELD DOWNS CUL-DE-SAC) 261 WAKEFIELD DOWNS—GOETZ
Natalie Goetz addressed the Board regarding her request to close the cul-de-sac in front of her home at 261 Wakefield Downs for her son's birthday party on Saturday, October 3, 2026 from 2-6pm. She has already spoken with both neighbors and they are okay with it. The Public Safety Coordinator has reviewed the request and recommended that the Board allow the proposed closure with the following conditions: access for emergency vehicles must be maintained and no open intoxicates may be consumed in the public right of way or road.

Motion by Trustee Reinbold to accept the Public Safety Coordinator's recommendation and allow the request to close the cul-de-sac at 261 Wakefield Downs on Saturday, October 3, 2026, from 2pm to 6pm with the following conditions: access for emergency vehicles must be maintained and no open intoxicants may be consumed in the public right of way or road, second by Trustee Mayernick, passed unanimously.

PLAN COMMISSION RECOMMENDATIONS

Update Existing Conditional Use Permit for 120 W. Summit Avenue to Reflect a new Property Owner, SCF RC Funding IV LLC and Removal of Propane Sales

Motion by Trustee Barrows to accept the Plan Commission's recommendation and approve updating the existing Conditional Use Permit for 120 W. Summit Avenue to reflect the new property owner, SCF RC Funding IV LLC and the removal of the sales of propane, all other conditions remain in effect, second by Trustee Mayernick, passed unanimously.

Business Plan of Operation for American Quick Lube, 120 W. Summit Avenue, to Operate an Oil Change/Carwash Facility

Motion by Trustee Reinbold to accept the Plan Commission's recommendation and approve the Business Plan of Operation for American Quick Lube, 120 W. Summit Avenue to operate an oil change and carwash facility, second by Trustee Mayernick, passed unanimously.

The company will need to submit the hazardous material spec sheets for chemicals kept on site for fire department use.

New Building and Monument Signage for American Quick Lube, 120 W. Summit Avenue

Motion by Trustee Barrows to accept the Plan Commission's recommendation and approve the building and monument signage as submitted for American Quick Lube, 120 W. Summit Avenue with the lighting of signage to be off by 11:00 p.m., second by Trustee Mayernick, passed unanimously.
Documentation showing the lighting of the signage will meet the Village's ordinance requirement must be submitted to the building inspector.

Specifics on these agenda items can be found in Plan Commission minutes of August 25, 2026.

Todd Taves, Ehlers, presented the pre-sale report in conjunction with the proposed general obligation promissory notes and the impact on the Village's levy. He went over the process, dates of sale, ratings call, closing date and how the debt would be structured. He also explained the parameters resolution and how it works and what the parameters would be.

SCOPE OF ENGAGEMENT LETTER WITH QAURLES & BRADY, LLP FOR THE PROPOSED ISSUANCE OF $3,085,000 GENERAL OBLIGATION PROMISSIRY NOTES, SERIES 2026A FOR THE VILLAGE OF WALES

Motion by Mayernick to approve the Scope of Engagement Letter with Quarles & Brady, LLP for the Proposed Issuance of $3,085,000 General Obligation Promissory Notes, Series 2026A for the Village of Wales in the amount of $33,000 ($20,000 Bond Counsel and $13,000 Disclosure Counsel), second by Trustee Barrows, passed unanimously.

RESOLUTION AUTHORIZING THE ISSUANCE AND ESTABLISHING PARAMETERS FOR THE SALE OF NOT TO EXCEED $3,085,000 GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2026A FOR THE VILLAGE OF WALES

Motion by Trustee Mayernick to approve the Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed $3,085,000 General Obligation Promissory Notes, Series 2026A for the Village of Wales as drafted by Quarles and Brady, LLP, second by Trustee Reinbold, passed unanimously with a roll call vote as follows: Trustee Barrows – yes; Trustee Reinbold - yes; President Meyer – yes; Trustee Mayernick – yes.

PUBLIC WORKS COMMITTEE RECOMMENDATIONS

Contract for Village Hall Security Updates and Remodel

Motion by Trustee Reinbold to accept SEH's recommendation and award the contract for Village Hall security updates and remodeling to Harmony Construction Management, Inc. with a base bid of $299,179.00, alternate #1 (windows) $72,810.00 and alternate #2 (mobile office) $9,430.00 for a total cost of $381,419.00, second by Trustee Barrows, Village President Meyer called for a roll call vote: Trustee Barrows – yes; Trustee Reinbold – yes; Trustee Mayernick – no and President Meyer – yes, passed 3-1.

The project is projected to begin in October and be done by January.

CONSULTATION WITH VILLAGE ENGINEER

Steve Yoss reviewed the monthly report with the Board members. He updated them with the status of the Hwy 83/18 street lighting project. No start date yet, but they have been working with the company. GIS licenses have been purchased. SEH will contact the Village to set up training.

Contract for Glacial Drumlin Pedestrian Bridge Rehabilitation

Motion by Trustee Mayernick to award the contract for the Glacial Drumlin Pedestrian Bridge Rehabilitation contract to Radtke Construction in the amount of $91,309.38, contingency $9,130.94 and engineering $38,000, for a total of $138,440.32, second by Trustee Barrows, passed unanimously.

MONTHLY MAINTENANCE REPORT—T. SADLER

The Village Board reviewed the monthly report. No questions were raised.

CONTRACT WITH WASTE MANAGEMENT FOR REFUSE AND RECYCLING FOR THE VILLAGE OF WALES

Tony Knoeck was present to address the new contract for refuse and recycling for the Village of Wales. Trustee Barrows asked that information discussing what is accepted for recycling be updated to reflect the same information as Waukesha County. Also, exhibit B was updated as well to reflect current information in the Intermunicipal Agreement with the partner communities and the updating where recyclables will be taken. The new contract will have a 1.2% increase for 2027 and a cap of 5% for each of the remaining 4 years of the contract. The new contract also establishes an annual bulk drop-off at no cost to the Village or residents.

Motion by Trustee Barrows to enter into a five (5) year agreement with Waste Management for refuse and recycling for the Village of Wales with the above listed terms starting January 1, 2027, second by Trustee Mayernick, passed unanimously.

EXTENSION OF CONTRACT WITH SCHULTZ APPRAISAL AGENCY TO PROVIDE ASSESSOR SERVICES FOR THE VILLAGE OF WALES

Motion by Trustee Reinbold to approve the three (3) year extension with Schultz Appraisal Agency to provide assessor services for the Village of Wales at a cost of $35,000.00 per year, second by Trustee Mayernick, passed unanimously.

TID CLOSURE FINAL AUDIT AS PREPARED BY BAKER TILLY

Motion by Trustee Mayernick to approve the TID Closure Final Audit as prepared by Baker Tilly and dated August 31, 2026, second by Trustee Barrows, passed unanimously.

The audit will be sent to the overlying taxing jurisdictions along with their portion of the excess increment.

Village of Wales: $75,350
Kettle Moraine School District: $251,412
Waukesha County: $54,446
WCTC: $9,119

COMMITTEE REPORTS/UPDATES

No Committee Reports

ADJOURNMENT

The Board adjourned at 8:10 p.m. on a motion by Trustee Barrows, second by Trustee Reinbold, passed unanimously.

Submitted by:
Gail E. Tamez, Administrator Clerk