

VILLAGE OF WRIGHTSTOWN

COMMITTEE OF THE WHOLE MEETING MINUTES

The regular bi-monthly meeting of the Committee of the Whole, of the Village of Wrightstown, was held at Wrightstown Village Hall, 352 High St., Wrightstown, WI, on **Tuesday, May 17, 2022**, and was called to order at 6:01 p.m. by Village President Dean Erickson.

The Pledge of Allegiance was recited.

Roll Call: Present – Village President Dean Erickson; Trustee Sue Byers; Trustee Mark Leonard; Trustee Terry Schaeuble; Trustee Keith Wendlandt. Absent – Trustee Andy Lundt; Trustee Dan Segerstrom

Also present: Brian Roebke (Wrightstown Spirit); Administrator Travis Coenen; Public Works Director Andy Vickman; Clerk/Treasurer Michelle Seidl; Fire Chief Mike Schampers; Police Chief Greg Deike; Residents Tony Decker and Gordon T. Wilker Jr.

Motion made by S Byers with a second made by T Schaeuble to open the Committee of the Whole Meeting. **Motion carried.**

Motion made by S Byers with a second made by T Schaeuble to approve the Committee of the Whole Meeting Minutes from Tuesday, May 3, 2022. **Motion carried.**

Tower Point Letter of Intent for 520 Meadow Ln. – Tower Point has asked to purchase the rights to all cell equipment leases currently installed on the Meadow Ln. water tower. The 99 year agreement would include easement access for new installations and maintenance. The Village would receive \$650,000, in ten equal annual installments, in lieu of collecting approximately \$31,000 annually for the foreseeable future. The Village would also collect 50% of revenues collected for all new leases negotiated after the sale. The benefit to the Village would be an immediate \$34,000 revenue increase, annually, which could reduce the likelihood of a PSC forced rate increase. If installed equipment would be removed after 5+ years in, the agreement would be considered void, with no payback to Tower Point required. However, all unpaid annual installments would still be owed to the Village. The risk to the Village of Wrightstown is that during the 99 year agreement, the potential income to the Village could be substantially higher than the \$650,000 being offered. However, the likelihood of technology upgrades, that no longer require this cell equipment, is very good. If that happens prior to year 25 of the agreement, the Village will come out ahead. Attorney Bob Gagan is currently working through the agreement to present to the Village Board for action. Surrounding municipalities such as De Pere and Ashwaubenon are currently collecting revenues for cell equipment leases. They are retaining responsibility of their towers in hopes of obtaining additional leases and increasing their annual income, since their towers have the room for them to do so. Tower B, in the Village of Wrightstown, is currently vacant. Per the agreement, the Village is responsible for maintaining the water tower.

Lock Rd - CTH U Storm Sewer, Golf Course Dr. Storm Sewer, WPS Pond Contract #W0014-09-20-00749 Change Order – The original scope of work for the Lock Rd-CTH U Storm Sewer, Golf Course Dr. Storm Sewer, WPS Pond project noted the need for two parallel storm water lines to be constructed, at a later date, to tie the new development phases into the

current Royal St. Patrick subdivision. However, installing a manhole and running a lateral along Theunis Dr., now, will save the Village significant costs. Also, water from the existing catch basins will be caught and moved, which should reduce some of the drainage issues. “Opinion of Probable Costs” for the work, from McMahon Engineers/Architects, is \$183,634.25. Expense can be covered by the 2022A General Obligation Bonds borrowing and ARPA funds, which were already committed to the Royal St. Pat’s Storm Water project.

Chapter 206 Zoning Revisions – Updates are being made to Chapter 206 Zoning, of the Village’s Municipal Code, to include:

- Recent changes to Chapter 174 Swimming Pools
- The addition of NEW Chapter 123-2A Short-term rental properties
- Addition of detail to definition list
- Conditional uses, per zoning district, are now being listed as permitted uses, due to new Wisconsin Act 67 requiring significant evidence to support a denial of a conditional use permit application

Village’s zoning map is also being updated to reflect recent growth and development.

Prior to being presented for public hearing, changes in other zoning districts will need to be made.

Village Facilities and Parks Camera Installation – Due to recent vandalism, Public Works Director Andy Vickman and Police Chief Greg Deike have contacted Martin Security to quote the installation of video cameras in Village parks and outside of Village owned facilities. The original estimate is coming in at approximately \$42,000. Other, more cost effective options are being investigated, with the goal being the highest quality visual data. In the meantime, Officers will be patrolling these areas more often. Unfortunately, the expense may prevent already planned park enhancements from occurring.

Motion made by T Schaeuble with a second made by S Byers to close the Committee of the Whole meeting. **Motion carried.**

Meeting adjourned at 6:34 p.m.

Michelle Seidl

Clerk/Treasurer

Posted: 06/08/2022 MS