

VILLAGE OF WRIGHTSTOWN BOARD MEETING MINUTES

The regular bi-monthly meeting of the Village Board, of the Village of Wrightstown, was held at Wrightstown Village Hall, 352 High St., Wrightstown, WI, on **Tuesday, May 17, 2022.**

Meeting was called to order, after the Committee of the Whole meeting adjourned, at 6:34 p.m.

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.

MINUTES – Motion made by S Byers with a second made by T Schaeuble to approve the Tuesday, May 3, 2022 Village Board Meeting Minutes as submitted. **Motion carried.**

VOUCHERS – Motion made by S Byers with a second made by T Schaeuble to approve the vouchers, totaling \$311,305.33, from April 28, 2022 through May 11, 2022. **Motion carried.**

SCHEDULED APPEARANCES: None

WALK INS: None

CORRESPONDENCE: Thank you was received from the Denmark VFW, Auxiliary Post 67058, for participating in the Loyalty Event Parade on April 30, 2022. Brickstead Dairy donated use of their Breakfast on the Farm trailer which was pulled by a DPW truck. Village of Wrightstown veterans from the Urban Klister Legion Post braved the cold and rain to ride.

ADMINISTRATOR’S REPORT:

- Notice received that the Village of Wrightstown was awarded an EDA Grant for the restoration of Plum Creek. An agricultural retention pond is to be constructed in the field of the St. John’s property. Approval for this installation is being verified through the EDA since enhancements made to businesses are not always supported unless they are considered non-profit. Media will be notified of the kickoff, when it is scheduled, since it is a big accomplishment.
- Events scheduled for this weekend: Duathlon and Village Wide Rummage Sale
- Events scheduled for next week: Village Wide Clean Up Day and Memorial Day Parade
- Schedule of events is to be published in the Wrightstown Spirit this coming Wednesday and printed copies will be available at Dick’s Family Foods for distribution
- New condominium development is being considered for the property behind Dick’s Family Foods and several business projects are being discussed for parcels in the industrial park
- Expecting confirmation of TEA Grant Rail Funding very soon, now that DOT employee transition has slowed
- US Postal Service office is still on schedule to reopen in Wrightstown this summer

COMMITTEE REPORTS

FINANCE/PERSONNEL

- **Hiring of Part-Time Police Officer Amanda Alberts** – Motion made by K Wendlandt with a second made by T Schaeuble to approve the hiring of Amanda Alberts, for the open part-time officer position, to the Wrightstown Police Department. Amanda comes to the Village with experience as a sergeant for St. Croix County Jail and currently works for Osceola and Roberts Police Departments. She is also serving as a Brown County Clerk of Court official. Her husband and three children recently moving back to Green Bay, where Amanda is originally from, and her husband is a full time officer with the City of De Pere. She is well recommended! Call of roll: 5 yes votes. **Motion carried.**
- **Lock Rd-CTH U Storm Sewer, Golf Course Dr. Storm Sewer and WPS Pond Project Change Order** – Motion made by S Byers with a second made by M Leonard to approve change Order #1, from McMahon Engineers/Architects, for the Lock Rd-CTH U Storm Sewer, Golf Course Dr. Storm Sewer and WPS Pond project, dated May 3, 2022, in the amount of \$183,634.25. Call of roll: 5 yes votes. **Motion carried.**

PARKS, RECREATION AND REGIONAL PLANNING

- **NEW Operator License Applications** – Motion made by T Schaeuble with a second made by S Byers to approve the NEW Operator License Applications for:
 - Melissa A. (Brown) Gerke, 260 Theunis Dr., Wrightstown, WI 54180, for Royal St. Patrick's Golf Links
 - Samantha A. Micke, 568 S. Huron Rd., Green Bay, WI 54311, for Royal St. Patrick's Golf Links
 - Ella K. Weiss, 420 W. Capitol Dr., Appleton, WI 54911, for Royal St. Patrick's Golf Links
 - Cora E. Wolfgram, W7576 Gene Ct., Greenville, WI 54942, for Royal St. Patrick's Golf Links

Motion carried.

PUBLIC SAFETY

Fire Department

- Responded to 5 fire calls in the month of April.
- Participated in Every 15 Minutes program at Wrightstown High School.
- The Town of Lawrence replacement fire truck is now in service. Therefore, there is no need for Wrightstown Fire Department to cover their calls.

Police Department

- Chief Deike, Officer DeWinter and Officer Vande Hey participated in rescue task force pre-load training, in anticipation of a large scale event being held in Brown County at the end of summer.

- Assisted with the Every 15 Minutes Program at Wrightstown High School, on April 20th.
- Hosted a Drug Take Back event on Saturday, April 30th.

PUBLIC WORKS

- **Tower Point Letter of Intent for 520 Meadow St.** – Motion made by T Schaeuble with a second made by S Byers to approve the Letter of Intent, from Tower Point, to purchase interest in the Village’s wireless site at 520 Meadow St. (Tower A).

Trustee Mark Leonard voiced concern that the Village may be giving up a large amount of long term revenue for short term gain. He feels that the cell equipment currently installed on Tower A will be positioned long term, since possible replacement satellite technology is not as reliable.

There is risk in either the decision to approve or not approve the Tower Point contract since the future need for cell equipment is a guess. In year 11, after contract payments cease, the water utility will need to decrease expenditures or raise rates to offset the \$65,000 annual revenue being generated from Tower Point.

Administrator Coenen noted that the \$650,000 the Village will receive, per the contract, is the amount of revenue that would otherwise take approximately 20 years to collect. There is a possibility that if the currently installed cell equipment is not removed within that 20 years that a loss of revenue will result for the Village. However, in the next 10 years, enough water utility debt should be paid to cover any shortfall that occurs once the contract is paid in full.

The current cell equipment lease has a “sunset” termination clause, with annual CPI adjustments. The payment terms are then renegotiated every 5 years. The next “negotiation” period will be in 2024. At that time, it is expected that the current annual lease amount collected will increase, which adds to the Village’s risk in signing the Tower Point contract.

Trustee Mark Leonard also voiced concern about the possibility of having to maintain the tower for the obligation term of 99 years, even if the Village has no further need for it.

Public Works Director Andy Vickman shared his belief that cell equipment will be needed long term, but also sees the benefit in the large upfront revenue stream that the contract will bring. He is wary, however, to the speed in which Tower Point is requesting a response and how quickly they raised their initial offer from \$450,000 to \$650,000.

It was noted that the current cell equipment lease could terminate at any time, which would result in immediate revenue loss.

Rural areas see less termination of cell equipment leases due to lack of tower availability to relocate.

Trustee Sue Byers stated that her preference would be to agree to the \$650,000 paid over 10

years but she asked if there is a possibility to adjust the terms and increase the overall contract amount.

Trustee Mark Leonard offered to investigate the average increase in cell contracts negotiated at the end of the current contract term. This will help the Village determine if accepting the \$650,000 offer is actually a good decision.

Trustee Sue Byers suggested tabling the motion based on concerns voiced during the meeting, to allow for additional investigation and to have the two missing trustees available to add their input.

Motion made by T Schaeuble with a second made by S Byers to rescind the earlier motion to approve the Letter of Intent, from Tower Point, to purchase interest in the Village's wireless site at 520 Meadow St. (Tower A) and table the discussion until all seven board members are in attendance.

Motion carried.

CLOSED SESSION

Motion made by S Byers with a second made by T Schaeuble to proceed into **CLOSED SESSION**, pursuant to Wisconsin State Statute 19.85(1)(g) Conferring with legal counsel for the governmental body which is rendering oral or written advice concerning strategy to be adopted by the body, with respect to litigation in which it is, or is likely, to become involved.

Town of Wrightstown/Village of Greenleaf Incorporation

Call of roll: 5 yes votes. **Motion carried.**

ADJOURN – Meeting was adjourned after the closed session.

Michelle Seidl

Clerk/Treasurer

Posted: 06/08/2022 MS