

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

PRESENT: President Scott Handschke, Trustees: Julene Baldwin, Mark Van Hefty, Frank Thiel and Matt Lancaster.

EXCUSED: Mike Brantmeier

STAFF: Village Manager Chad Pelishek, Finance Director / Treasurer Alissa Van Eperen, Clerk/HR Manager Meghan Winkler

4. Identify Potential Conflicts of Interest

None

5. Correspondence or Communications from Board and Staff

President Handschke - Attended East Central Policy meeting and the WI DOT is not cooperating with changing KK from a minor artery to major principal road due to strict guidelines and residential is rated lowest on their priority list. This will continue to be discussed.

Trustee Van Hefty - Would like to thank staff and road crew for installing the basketball rims and nets at Darboy Park. Both courts were full prior to tonight's meeting.

6. Corrections and Approval of the Previous Meeting Minutes

a. July 23, 2025 - Listening Session Meeting Minutes

Motion made by Baldwin, Seconded by Thiel to approve the July 23, 2025 Listening Session meeting minutes as presented.

Voting Yea: Handschke, Baldwin, Lancaster, Thiel, Van Hefty

Motion carried 5-0.

b. July 29, 2025 Meeting Minutes

Motion made by Van Hefty, Seconded by Baldwin to approve the July 23, 2025 Village Board meeting minutes as presented.

Voting Yea: Handschke, Baldwin, Lancaster, Thiel, Van Hefty

Motion carried 5-0.

7. Public Comments

The Board will receive information from the public in accordance with State Statute 19.84(2). Be advised board discussion is limited to only clarify the information received. No action shall be taken under public comments. General procedure is to allow each person three-minutes to speak, although the President may grant extensions, reduce the time, or limit the number of like-minded speakers on the same topic. Anyone wishing to speak should register their name on the sign-in sheet prior to the start of the meeting.

No speakers

8. Presentation

- a. 2025 Tax Incremental District Analyses by Adam Rueschel, Baird

Adam Rueschel from Baird spoke about the Tax Incremental Districts and how they are performing, if anything needs to be done with them, are we hitting the target in the project plan, and if we want to create or close any other tax incremental districts.

9. Reports

Reports are on file at Village Hall.

- a. Fire Rescue
- b. Calumet County Sheriff's Dept.
- c. Village Manager
 - Planning & Zoning Report
- d. Finance Director/Treasurer
 - Budget & Financial Reports
- e. Public Works/Engineering/Parks/Trails
- f. Harrison Utilities

10. Approval of Bills and Claims

- a. Bills and Claims – July 2025

Motion made by Baldwin, Seconded by Van Hefty to approve July 2025 Bills and Claims as presented.

Voting Yea: Handschke, Baldwin, Lancaster, Thiel, Van Hefty

Motion carried 5-0.

11. Old Business for Discussion, Consideration, and/or Action

- a. No Old Business

12. New Business for Discussion, Consideration, and/or Action

- a. Certified Survey Map (CSM) — Sprangers Family Trust – Highline Rd – Parcels 39012 & 39010

Motion made by Lancaster, Seconded by Thiel to approve the Certified Survey Map (CSM) - Sprangers Family Trust - Highline Rd - Parcels 39012 and 39010.

Voting Yea: Handschke, Baldwin, Lancaster, Thiel, Van Hefty

Motion carried 5-0.

- b. Certified Survey Map (CSM) - Jason Lamine- Fire Lane 12- Parcels 39994, 39996, and 40000

Motion made by Lancaster, Seconded by Van Hefty to approve the Certified Survey Map (CSM) for Jason Lamine- Firelane 12 parcels 39994, 39996 and 40000.

Voting Yea: Handschke, Baldwin, Lancaster, Thiel, Van Hefty

Motion carried 5-0.

- c. Site Plan Review – North Shore Golf Club – N8421 North Shore Rd – Parcel 39918

Motion made by Baldwin, Seconded by Van Hefty to approve the Site Plan for North Shore Golf Club - N8421 North Shore Road - Parcel 39918 with the following conditions:

1. A detailed site plan review, pursuant to Article XIII of the zoning ordinance, shall be completed prior to issuance of zoning and building permits.
2. The site plan is subject to the review and recommendations of the Village of Harrison's engineer() of record.
3. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
4. Only those uses permitted in the applicable zoning district shall be allowed within the development.
5. All applicable local, County, and State rules, regulations, and ordinances shall be met.

Voting Yea: Handschke, Baldwin, Lancaster, Thiel, Van Hefty

Motion carried 5-0.

- d. Zoning Map Amendment (Rezoning) – Sprangers Family Trust –Highline Rd – Part of Parcel 39010.

Motion made by Lancaster, Seconded by Thiel to approve the Zoning Map Amendment (Rezoning) - Sprangers Family Trust - Highline Rd - Part of Parcel 39010.

Voting Yea: Handschke, Baldwin, Lancaster, Thiel, Van Hefty

Motion carried 5-0.

- e. Site Plan Review – Silvertree Homes, LLC – W4842 Fieldcrest Dr – Parcel 47020 – Crossroads Business Park

Motion made by Baldwin, Seconded by Lancaster to approve the Site Plan for Silvertree Homes, LLC - W4842 Fieldcrest Dr - Parcel 47020 - Crossroads Business Park with the following conditions:

1. A detailed site plan review, pursuant to Article XIII of the zoning ordinance, shall be completed prior to issuance of zoning and building permits.
2. The site plan is subject to the review and recommendation of the Village of Harrison's engineer(s) of record.
3. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
4. Only those uses permitted in the applicable zoning district shall be allowed within the development.
5. All applicable local, County, and State rules, regulations, and ordinances shall be met.

Voting Yea: Handschke, Baldwin, Lancaster, Thiel, Van Hefty

Motion carried 5-0.

- f. Site Plan Review – ProEdge Cabinets, LLC – W4836 Crossroads Court – Parcel 47032 – Crossroads Business Park

Motion made by Van Hefty, Seconded by Thiel to approve the Site Plan for ProEdge Cabinets, LLC - W4836 Crossroads court - Parcel 47032 - Crossroads Business Park with the following conditions:

1. A detailed site plan review, pursuant to Article XIII of the zoning ordinance, shall be completed prior to issuance of zoning and building permits.

2. The site plan is subject to the review and recommendations of the Village of Harrison's engineer(s) of record.

3. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.

4. Only those uses permitted in the applicable zoning district shall be allowed within the development.

5. All applicable local, County, and State rules, regulations, and ordinances shall be met.

Voting Yea: Handschke, Baldwin, Lancaster, Thiel, Van Hefty

Motion carried 5-0.

g. Tree and Sidewalk Policies - Discussion Only

No action taken.

h. Yard Waste Stickers - Discussion Only

No action taken.

i. Cancellation Agreement and Mutual Release between the Village of Harrison and Wenzel Painting for Lot 13 in the Crossroads Business Park.

Motion made by Thiel, Seconded by Baldwin to approve the Cancellation Agreement and Mutual Release between the Village of Harrison and Wenzel Painting for Lot 13 in the Crossroads Business Park.

Voting Yea: Handschke, Baldwin, Lancaster, Thiel, Van Hefty

Motion carried 5-0.

j. Special Event Permit for Fox Cities Marathon

Motion made by Van Hefty, Seconded by Baldwin to approve the Fox Cities Marathon Special Event Permit.

Voting Yea: Handschke, Baldwin, Lancaster, Thiel, Van Hefty

Motion carried 5-0.

k. Fox Cities Festival of Lights Waiver for Darboy Community Park Shelter

Motion made by Baldwin, Seconded by Van Hefty to approve the Fox Cities Festival of Lights request to waive the park shelter fees and donation.

Voting Yea: Handschke, Baldwin, Lancaster, Thiel, Van Hefty

Motion carried 5-0.

Amendment Motion made by Lancaster, Seconded by Van Hefty to approve the request to waive fees and donation contingent on a Memorandum of Understanding with Fox Cities Festival of Lights without coming back to the Village Board for approval .

Rollcall Vote

Voting Yea to Amendment Motion: Handschke, Baldwin, Lancaster, Thiel, Van Hefty

Motion carried 5-0.

l. Approval of contract with GovAI for AI Services

Motion made by Lancaster, Seconded by Van Hefty to approve contract with GovAI for \$6,950 for a one-year subscription.

Voting Yea: Handschke, Baldwin, Lancaster, Thiel, Van Hefty

Motion carried 5-0.

m. Various Payment Requests

Harrison Commerce Park for \$480,303.23 and \$173,975.11

Darboy Park Lighting Project- Final Payment- \$3,275.50

Motion made by Lancaster, Seconded by Van Hefty to approve the various payment for under contract work totaling \$585,553.84.

Voting Yea: Handschke, Baldwin, Lancaster, Thiel, Van Hefty

Motion carried 5-0.

n. Authorization of the Village Manager to approve change orders more than \$5,000 for the New Fire Station 70 project.

Motion made by Van Hefty, Seconded by Baldwin to authorize the Village Manager to approve change orders more than \$5,000 following the Village's emergency purchasing procedures of the Purchasing Policy.

Voting Yea: Handschke, Baldwin, Lancaster, Thiel, Van Hefty

Motion carried 5-0.

o. Thermal Imaging Camera Purchase

Motion made by Baldwin, Seconded by Thiel to purchase two Flir K53 thermal imaging cameras and apparatus mounts in the amount of \$7,926.40.

Voting Yea: Handschke, Baldwin, Lancaster, Thiel, Van Hefty

Motion carried 5-0.

- p. Halloween in the Park – Request to Waive Rental Fees and Donation

Motion made by Lancaster, Seconded by Van Hefty to approve the request by Scout Pack 3061 to waive park rental fees and donate \$1200 to support the Halloween in the Park community event.

Voting Yea: Handschke, Baldwin, Lancaster, Thiel, Van Hefty

Motion carried 5-0.

- q. Approval of furniture for new Fire Station 70 by EBI for \$136,701.63.

Motion made by Van Hefty, Seconded by Thiel to approve the quote from EBI for furniture in the new Fire Station 70 for \$136,701.63.

Voting Yea: Handschke, Baldwin, Lancaster, Thiel, Van Hefty

Motion carried 5-0.

- r. Approval of quote for Poured in Place and Engineered Wood Fiber Surfacing for Rennwood Park from Lee Recreation, LLC for \$45,468.

Motion made by Baldwin, Seconded by Lancaster to approve the quote from Lee Recreation, LLC for Poured in Place and Engineered Wood Fiber wood chips for Renwood Park for \$45,468.

Voting Yea: Handschke, Baldwin, Lancaster, Thiel, Van Hefty

Motion carried 5-0.

- s. Open discussion and consideration to discuss contract extension between the Village of Harrison and River of Surge Football Club prior to potentially going into closed session to discuss strategy and bargaining authority for the Village Manager to use in negotiation of said agreement.

No action taken.

- t. Open discussion and consideration to discuss future contract terms between the Village of Harrison and Accurate Appraisals or issuance of a request for proposals for assessment services prior to potentially going into closed session to discuss strategy and bargaining authority for the Village Manager to use in negotiation of said agreement or issuing a request for proposals.

No action taken.

13. Future Agenda Items

- a. Future Meeting Items

None at this time.

14. Future Meetings

- a. Future Meeting Dates

September 30, 2025 Board Meeting

October 28, 2025 Board Meeting

15. Closed Session

Motion made by Baldwin, Seconded by Thiel to convene into closed session at 8:25 pm.

Rollcall Vote:

Voting Yea: Handschke, Baldwin, Lancaster, Thiel and Van Hefty.

Motion carried 5-0.

- a. The Board may convene in Closed Session pursuant to Wis. Stat. section 19.85 (1)(e) for the purpose of deliberating or negotiating contract terms, wherever competitive or bargaining reasons require a closed session; specifically, to discuss strategy and bargaining authority to be used by the Village Manager in negotiations for the contract extension with River Surge Football Club and Accurate Appraisals.

Attendees may include the Board, Village Manager, Finance Director/Treasurer, Village Clerk, and Village Attorney.

16. Adjournment

Motion made by Baldwin, Seconded by Van Hefty to adjourn meeting at 9:00 pm.

Rollcall Vote:

Voting Yea: Handschke, Baldwin, Lancaster, Thiel and Van Hefty

Motion carried 5-0.