

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

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

STAFF: Village Manager Chad Pelishek, Finance Director / Treasurer Alissa Van Eperen, Clerk/HR Manager Meghan Winkler, Fire Chief, Jarred Gerl, Village Attorney Andy Rossmeissl, and Village Engineer Lee Reibold

PUBLIC: 22 (estimate)

4. Identify Potential Conflicts of Interest

None

5. Correspondence or Communications from Board and Staff

None

6. Corrections and Approval of the Previous Meeting Minutes

a. June 24, 2025 Meeting Minutes

Motion made by Lancaster, Seconded by Brantmeier, to approve June 24, 2025 Meeting Minutes with amending Frank Thiel as being excused.

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

Voting Abstaining: Thiel

Motion carried 5-0-1.

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.

Don Mielke - W5484 Mielke Road -Spoke in opposition to discharge of firearms proposed map

Wendy Yingling - W5484 Mielke Road -Read a letter from James and Angela Tischendorf N8094 State Park Road - regarding proposed firearm ordinance.

Tim Eldridge - N8189 State Park Road - Spoke in opposition to discharge of firearms proposed map.

Ray Smith - N9536 Highline Road - Regarding the Baeten Property wants to express his preference to keep it single family dwelling.

Ken Schwalbach - N8906 Sugar Maple Way - Spoke regarding pedestrian safety from Sugar Maple to South Coop Road - Wants to publicly thank the Village Board for their support and the Department of Public Works for the work.

Paul Kuepper -W5546 Kuepper Dr- Spoke in opposition to discharge of firearms proposed map.

Casey Wittmann - N8606 State Park Road - spoke in opposition of firearms discharge proposed map.

8. Reports

All reports are on file in the Clerk's Office.

- 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

9. Approval of Bills and Claims

- a. Bills and Claims – June 2025

Motion made by Thiel, Seconded by Baldwin, to approve the June 2025 Bills and Claims as presented.

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

Motion carried 6-0.

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

- a. No Old Business

None

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

- a. Conditional Use Permit – Tom Roffers – N7190 Hwy 114 – Parcel 38744

Motion made by Baldwin, Seconded by Van Hefty, to approve a Conditional Use Permit for a water closet (toilet) in a detached accessory building with the following conditions:

1. The Detached accessory building shall not be used as secondary dwelling (per Section 117-54(a)(9).
2. The detached garage shall follow the blueprints as submitted with the approved zoning and building permits.
3. The Conditional Use Permit shall be non-transferable.

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

Motion carried 6-0.

- b. Conditional Use Permit – Troy Frederickson – N9586 Bies Rd – Parcel 42314

Motion made by Van Hefty, Seconded by Brantmeier, to approve of a Conditional Use Permit with the following conditions for a water closet (toilet) in a detached accessory building for Troy Fredrickson, N9586 Bies Road.

1. The detached accessory building shall not be used a secondary dwelling (per Section 117-54(a)(9).
2. The detached garage shall following the blueprints as submitted with the approved zoning and building permits.
3. The Conditional Use Permit shall be non-transferable.

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

Motion carried 6-0.

- c. Site Plan Review – Farmers Field Pavilion – W5807 Manitowoc Rd – Parcel 33524

Motion made by Baldwin, Seconded by Thiel, to approve the Farmers Field Site Plan for the new pavilion.

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

Motion carried 6-0.

- d. Certified Survey Map (CSM) – DeWitt Development – W5896 Edgewood Dr – Parcel 46672

Motion made by Van Hefty, Seconded by Thiel, to approve the Certified Survey Map for DeWitt Development, W5896 Edgewood Drive as printed and circulated.

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

Motion carried 6-0.

- e. Award of contracts for New Fire Station 70: Site Work/Utility, General Construction, HVAC, Electrical, Plumbing.

Motion made by Lancaster, Seconded by Baldwin, to approve the following contracts for the new Fire Station 70 building, including Alternates #1 and Alternate #2 for a grand total of \$9,487,696:

Site Utility: Miron Construction Co for \$1,219,365

General Construction: Miron Construction Co for \$5,649,501

HVAC: Johnson and Jonet for \$1,062,700

Electrical: VOE Power Systems, LLC for \$894,129

Plumbing: IKM Building Solutions for \$662,001

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

Motion carried 6-0.

- f. Motion made by Baldwin, Seconded by Brantmeier, to approve acceptance of Steamboat Lane, Gemstone Court and Gemstone Circle.

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

Motion carried 6-0.

- g. Acceptance of Outlots 1 & 2 in Jewel Box Estates from Lexington Homes, LLC.

Motion made by Thiel, Seconded by Van Hefty, to approve acceptance of Outlot 1 and 2 in the Jewel Box Estate.

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

Motion carried 6-0.

- h. Approval of Public Works office furniture bid.

Motion made by Lancaster, Seconded by Brantmeier, to approve the quote from EBI for office furniture in the Department of Public Works for \$7,784.70.

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

Motion carried 6-0.

- i. Approval of Natural Gas Facilities installation by We Energies for Crossroads Business Park.

Motion made by Baldwin, Seconded by Thiel, to approve natural gas facilities installation in the Crossroads Business Park for \$32,523.54.

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

Motion carried 6-0.

- j. Approval of Electric Facilities installation by We Energies for Crossroads Business Park

Motion made by Thiel, Seconded by Van Hefty, to approve electric facilities installation in the Crossroads Business Park.

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

Motion carried 6-0.

- k. Approval of contract with McMahon to complete conceptual planning for Village Hall build out for \$11,000.

Motion made by Van Hefty, Seconded by Baldwin, to approve the contract with McMahon to complete conceptual planning for Village Hall for \$11,000.

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

Voting Nay: Lancaster

Motion carried 5-1.

- l. Approval of proposal from TECC Security, for key fob system, cameras and video monitoring for new Fire Station 70.

Motion made by Van Hefty, Seconded by Brantmeier, to approve TECC Security to provide key fob system, cameras, security and video monitoring at new Fire Station 70 for \$39,873.71.

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

Motion carried 6-0.

- m. Payments for Various Village Projects

1. Harrison Commerce Park Certificate for Payment No. 1 for \$357,792.33.

2. Municipal Generator Project Certificate for Payment No. 2 for \$57,215.45.

3. 2025 Asphalt Street Resurfacing Certificate for Payment No. 1 for \$477,056.65.

4. Crossroads Business Park Certificate for Payment No. 9 for \$61,761.44.

Motion made by Baldwin, Seconded by Thiel, to approve various payments for under contract work totaling \$953,825.87.

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

Motion carried 6-0.

- n. Approval of proposal with SRF Consulting to update the Zoning Ordinance Update for \$71,162.

Motion made by Lancaster, Seconded by Van Hefty, to approve proposal from SRF Consulting for \$71,162 regarding the Zoning Ordinance update.

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

Motion carried 6-0.

- o. Approval of new playground system at Harrison Athletic Association from Lee Recreation, LLC.

Motion made by Brantmeier, Seconded by Thiel, to approve the new playground at Harrison Athletic Association from Lee Recreation, LLC for \$58,708.00.

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

Motion carried 6-0.

- p. Approval of quote from Bayland Buildings to repair the Harrison Utilities building for \$16,407.

Motion made by Thiel, Seconded by Brantmeier, to approve the bid for \$16,407 from Bayland Building to repair the building structure at Harrison Utilities.

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

Motion carried 6-0.

- q. Approval of Vacant Land Offer to Purchase by Ryan Giordana or Assigns for Lots 1 and 2 in the Crossroads Business Park.

Motion made by Van Hefty, Seconded by Thiel, to approve the Vacant Land Offer to Purchase Lots 1 and 2 in the Crossroads Business Park.

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

Motion carried 6-0.

- r. Approval of Dump Body Package, Snowplows, and Salt Spreader for the new 2027 Plow Truck with Monroe Truck.

Motion made by Lancaster, Seconded by Thiel, to approve the bid from the preferred vendor Monroe for the Dump Body Package, Plows and Salt Spreader for \$203,742.

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

Motion carried 6-0.

- s. Approval of purchase of John Deere 624 P-Tier Wheel Loader.

Motion made by Brantmeier, Seconded by Baldwin, to approve the purchase of a John Deere 624 P-Tier Wheel Loader for \$262,624.

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

Motion carried 6-0.

- t. Approval Plow and Wing for New Wheeled Loader for \$54,536 from Monroe.

Motion made by Van Hefty, Seconded by Brantmeier, to approve the purchase of a plow and wing for the new wheeled loader for \$54,536 from Monroe.

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

Motion carried 6-0.

- u. Approval of Memorandum of Understanding between the Village of Harrison/Harrison Utilities and GEM Family, LLC regarding Utility Extension.

Motion made by Baldwin, Seconded by Brantmeier, to approve the Memorandum of Understanding between the Village of Harrison/Harrison Utilities and GEM Family, LLC regarding utility extension off Woodland Road, to include the amendment with the following verbiage, "Although the Parties agree and understand that "Agreements to agree" such as this MOU (e.g. the future developer's agreement to be entered into by the parties as not yet been negotiated) are not binding, the parties agree to work together in a cooperative and coordinated manner in a good faith attempt to achieve each Party's individual goals and the collective goals of both Parties."

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

Motion carried 6-0.

- v. Ordinance V25-09, An ordinance to adopt an update to the Village of Harrison Comprehensive Plan.

Motion made by Lancaster, Seconded by Van Hefty, to approve Ordinance V25-09, an ordinance adopting the 2045 Village of Harrison Comprehensive Plan.

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

Voting Nay: Baldwin

Motion carried 5-1.

- w. Ordinance V25-10 Amending Village Ordinance V23-02, to allow for the Village Board to approve periodic revision to the boundaries and depicting map in which firing or discharging of any firearm with ammunition is prohibited.

Motion made by Brantmeier, Seconded by Baldwin to table to allow staff time to make updates.

Roll Call Vote

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

Motion carried 6-0.

- x. Special Event Permit "Meet in the Middle" Block Party

Motion made by Baldwin, Seconded by Thiel, to approve the Special Event Permit "Meet in the Middle" Block Party as printed and circulated.

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

Motion carried 6-0.

- y. Special Event Permit for Brody Hietpas (Brodazoffa Sound Garden)

Motion made by Brantmeier, Seconded by Baldwin, to approve the Special Event Permit for Brody Hietpas (Brodazoffa) allowing August events to occur.

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

Motion carried 6-0.

- z. Resolution V2025-14 Designating Public Depository and Authorizing Withdrawal of Municipal Funds.

Motion made by Thiel, Seconded by Baldwin, to approve resolution V2025-14 Designation Public Depository and Authorizing Withdrawal of Municipal Funds to add Meghan Winkler as Village Clerk.

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

Motion carried 6-0.

- aa. Approval of Artificial Intelligence (AI) and Online Resources Policy for Village of Harrison employees.

Motion made by Baldwin, Seconded by Van Hefty, to approve the Artificial Intelligence (AI) and Online Resources Policy for the Village of Harrison employees.

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

Motion carried 6-0.

- bb. Discussion regarding releasing a Request for Proposals for obtain a commercial broker for Harrison Commerce Park.

Discussion Only - No action taken.

- cc. 2024 Financial Statements

Motion made by Thiel, Seconded by Brantmeier, to approve the 2024 Financial Statements and Audit prepared by CLA.

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

Motion carried 6-0.

- dd. 2026 Budget Calendar

Motion made by Van Hefty, Seconded by Brantmeier, to approve the 2026 Budget Calendar as presented.

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

Motion carried 6-0.

- ee. Credit Card Contract with Certified Payments by Deluxe

Motion made by Lancaster, Seconded by Brantmeier, to approve the contract provided by Certified Payments.

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

Motion carried 6-0.

- ff. Open discussion and consideration of request from Hidden Haven, LLC to discuss possible incentives and possible sale of land for a commercial development prior to potentially going into closed session to discuss strategy and bargaining authority for the Village Manager/Planner to use in negotiation of Developer's Agreement.

Discussion Only

12. Future Agenda Items

a. Future Agenda Items:

Review Tree Policy (JB/MB added 11/12/24)

Review Sidewalk Policy for new subdivisions (ML/MB added 4/27/25)

13. Future Meetings

a. Future Meetings

August 13, 2025 Board of Review

August 13, 2025 Flight Night/Drone Show

August 26, 2025 Board Meeting

September 30, 2025 Board Meeting

October 28, 2025 Board Meeting

14. Closed Session

Motion made by Baldwin, Seconded by Van Hefty to convene into closed session at 8:40 pm.

Rollcall Vote

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

Motion carried 6-0.

- a. The Board may convene in Closed Session pursuant to Wis. Stat. section 19.85 (1)(e) for the purpose of deliberating or negotiating the investing of public funds, 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 over potential incentives and terms of Development Agreement with Hidden Haven, LLC.

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

15. Adjournment

Motion made by Baldwin, Seconded by Van Hefty to adjourn meeting at 9:05 pm.

Rollcall Vote

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

Motion carried 6-0.

Minutes submitted by:

Meghan Winkler, Clerk/HR Manager