

VILLAGE OF PADDOCK LAKE COMMITTEE OF THE WHOLE
WEDNESDAY, APRIL 9, 2025 6:30 PM

Trustee Attiah called the meeting to order at 6:30 pm.

Village Board attendance: Trustees Alex Attiah, Renee Brickner, Joseph Capelli, John Poole and Ron Statz. Absent: Trustee Mike Jansen.

Also present: Village Engineer Jason Atchison, Village Administrator Tim Popanda and Deputy Clerk-Treasurer Marla McIntyre.

The meeting agenda was posted on April 4, 2025 at the Village Hall, Community State Bank - Paddock Lake Branch and BMO Harris Bank – Paddock Lake Branch.

Motion to approve the minutes from March 13, 2025 Committee of the Whole meeting by Trustee Attiah, Seconded by Trustee Statz and approved by roll call vote (5-0).

Trustee Attiah moved to suspend the rules of order for citizens to speak on agenda items after each committee report. Seconded by Trustee Brickner and approved by roll call vote (5-0).

Finance & Administration

Bills over \$1,000 were passed around for review, there were no clarifications requested.

Trustee Attiah reported that we have a donation request from Paddock Lake Fireworks, Inc. The Village Board adopted a donation policy in 2017 and they have met the requirements. There is an estimated surplus of \$575 for the Culture & Recreation account. They are requesting a minimum of \$500, as a platinum sponsor. The Board agreed to donate \$500 to Paddock Lake Fireworks Inc. and there will be a motion next week to approve.

Trustee Attiah reported that we have a personal injury claim filed by a Christie Hall of 7737 241st Ave. Our insurance company has denied the claim due to an absence of negligence on the part of the Village. There will be a motion next week to deny the claim.

Trustee Attiah reported that we have a 125-lot residential subdivision concept plan from STC Development. The Planning Commission reviewed and recommended approval on March 10, 2025. This property is located west of 248th Ave and east of BD and was previously platted as a subdivision. Trustee Poole asked about the lot size and owner Jeff Badtke stated that the lots will range in size from 10,00-12,000 square feet and there will be curbs, gutters and sidewalks installed. These homes will be on sewer and water. There will be a motion next week to approve the concept plan.

Trustee Attiah reported that we have a 70-lot residential subdivision concept plan from Bear Development. The Planning Commission reviewed and recommended approval on March 10, 2025. This property is located south of Hartnell Chevrolet and is currently zoned A-1 and will need to be rezoned to R-1 Single Family Residential. The property is included in the TID No.2 District and would be served by the Village of Salem Lakes sewer and Paddock Lake water. Trustee Poole had some concerns about the fire lane and asked why there was no access to F and Administrator Popanda stated that the road through from Falcon Way to F will not be installed until the other side of the development is done in the Village of Salem Lakes. S.R. Mills (owner) stated that the lot sizes will range from 8,500-24,00 square feet and will all be market-based homes. There will be a motion next week to approve the concept plan.

Trustee Attiah reported that we have a request from T-Mobile to enter into a new ground lease on village owned property. They are requesting to move their equipment from the Guy tower to the American Tower and include a 10 ft. x 20 ft. of ground space for ground equipment. This is a 5-year lease and will increase their monthly payment by \$75. Administrator Popanda stated that he and our attorney would like to negotiate the terms and request that they pay towards the annual property tax bill. There will be a motion next week.

Trustee Attiah reported that we have an offer to purchase village owned property located at 7001 236th Ave. The village purchased the property in 2006 for \$360,000, which included 5-acres that the village plans to use for future park development. The village entered into a 10-year lease agreement in 2023 with the United States Postal Service, with a yearly amount of \$36,783.84. Postal Realty trust is offering us \$200,000 for the building. The Board agreed that this offer should be declined since the value of the property is way higher than the offer price. The Board discussed amending the policy on what the Administrator needs to bring before the Board for consideration.

Public Works

Jason Atchison of Baxter & Woodman reviewed the Engineers Report.

Trustee Attiah reported that we are enrolled in the State of Wisconsin Road Salt Purchasing Program for the purchase of 2025/2026 road salt. We currently have about 415 tons left in the salt barn. The Village has ordered 125 tons for the late fill, which will come out of the 2026 budget.

Trustee Attiah reported that the Board received the public works spring/summer project list. There is no action required.

Trustee Attiah reported that last year we received a request from PHLA President Bob Ahlberg to participate in mitigating the soil erosion around the lake channel on 72nd Street. The village had Baxter & Woodman perform a land and bathymetric survey to fully assess the risk to our sewer collection system and road and to come up with a restoration plan. It was determined that 338 linear feet (37%) belong to PHLA, and 587 linear feet (63%) belong to the Village. Administrator Popanda stated that there are many factors that have led to the erosion, including muskrats and the removal of vegetation (trees) around the channel. Bob Ahlberg (24420 67th St) stated that they would like to work together to solve the problem. Dave Bier (6819 243rd Ave) asked if they would still get their docks? Administrator Popanda stated that it would be up to the DNR and Army Corp of Engineers who will oversee this project. Our engineers will come up with a concept design plan and it will require approval. Popanda stated that this project will likely take a few years, and they will have to determine how it will be funded. There will be a motion next week to approve the Administrator to proceed on the project.

Judiciary and Licenses

Trustee Brickner stated that she will have operator's licenses next week for approval and will report on them at that time.

Police and Fire

Trustee Poole reported that the Kenosha County Sheriff's Department had 181 total calls in March, 21 to 911, 119 officer initiated and 41 non-emergency. The Salem Fire Department reported 40 calls for service, 35 EMS and 5 fire.

Trustee Poole reported that in 2024 the Village entered into a contract with the Kenosha County Sheriff's Department for Water Patrol services. The 2025 water patrol operational budget is set at \$11,577, with \$7,000 dedicated to labor expense. We do receive reimbursement from the DNR for a portion of the expense. The Board agreed that their presence was appreciated last year and there were more citations issued. There will be a motion next week to approve the 2025 Water Patrol Contract.

Health/Welfare and Recycling

Trustee Attiah reported that the 2024 recycling report was received. There were 341 tons of recycling and 995 cubic yards of yardwaste. The cost of yardwaste went down drastically due to the hiring of a tub grinder as opposed to staff doing roadside chipping.

Buildings, Grounds & Parks

Trustee Statz reported that the ADHOC parks committee meeting will be Monday, April 28th.

Tree Commission

There was nothing to report.

Administrator's Report

There was nothing to report.

Attorney's Report

There was nothing to report.

Input/concerns

There was nothing to report.

At 8:16 pm Trustee Attiah moved to adjourn. Seconded by Trustee Poole and approved unanimously by voice vote.

Respectfully submitted,

Marla McIntyre, Deputy Clerk/Treasurer
Village of Paddock Lake