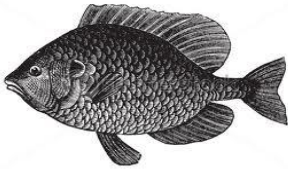


REGULAR MEETING

BOARD MINUTES

Wednesday – March 11, 2026 @ 6:00 P.M.

Webster Community Center
7421 Main Street West, Webster, WI



VILLAGE OF WEBSTER

CALL TO ORDER - President Ed Dedman called the meeting to order at 6:00 PM.

PLEDGE OF ALLEGIANCE - The Pledge of Allegiance was recited by all in attendance.

ROLL CALL - President, Ed Dedman; Trustees, Tom Armstrong; Kelsey Gustafson; Jeff Roberts; Bill Summer; Tim Maloney; and Sue Weis. Others present: Clerk-Treasurer, Debra Doriott-Kuhnly; Public Works Director, Pete Denn; Police Chief, Stephenie Wedin; Greg Marsten - Burnett County Sentinel; Emily Herold - MSA; Nicky Weiss and Anna Kemling – REM Inspecting; Library Director, Sherill Summer and Village Resident, Russ Burford. Absent: None.

PUBLIC NOTICE OF AGENDA, DELETIONS/CORRECTIONS/APPROVAL - President Dedman requested two changes: adding an informational item under Reports and Action Items, Section 10E for Public Property to provide an update on the railroad park project and moving Emily Herold's housing study presentation from MSA up to the public input section to accommodate her schedule. Motion to approve the agenda with the changes was made by Trustee Maloney and seconded by Trustee Gustafson. **Motion carried unanimously.**

PUBLIC INPUT/VISITOR RECOGNITION BY PRESIDENT, ED DEDMAN - Representatives from REM Inspecting presented their annual report, providing the board with a new shared access system to review past and present inspection information. They reported six permits issued for the year, with only two still open. The permits included various projects with values ranging from residential work to a high-value school district duplex project. Trustee Maloney inquired about the contract renewal timeline, noting the annual contract typically runs through year-end. The representatives explained their automatic renewal process and staffing challenges, currently operating with one full-time inspector while seeking to hire additional staff from 26 applicants nationwide.

Emily Herold from MSA presented updates to the housing study, highlighting the addition of an executive summary, colorful formatting improvements, and clarifications regarding manufactured versus modular housing recommendations. She explained that the study now reflects approximately five to seven new single-family homes built since 2020 and includes a reference to New Richmond's starter home project as an example of modular housing initiatives. Trustee Armstrong noted the quality of the work, though he questioned the feasibility of deeply affordable housing rental units at \$300-500 per month, suggesting such rates would require subsidization. He also observed that the village already accommodates over 50% of the county's subsidized housing. President Dedman confirmed that the final version would include photos taken that day, with the text content remaining unchanged. Motion made by Trustee Armstrong to accept the housing study as presented, pending inclusion of final photos; seconded by Trustee Roberts. **Motion carried unanimously.**

Library Director Sherill Summer presented their solar project proposal, seeking village approval for installing approximately 30 solar panels on the library building roof. The library board has already voted to enter into a contract with Legacy Solar Co-op, which will handle engineering, grant applications, and project management for a \$1,000 upfront fee plus 5% of the bid price. The project is estimated to cost approximately \$45,000, with the library having raised nearly \$19,000 toward the goal. Library President Weis said they plan to pursue a \$25,000 Solar Moonshot Grant and Solar for Good grants to help fund the remainder. Trustee Summer provided technical insights, noting that the library's electrical setup is ideal for solar installation and that the

grid-tied system should result in significant long-term savings, projecting costs of 4 cents per kilowatt hour compared to Northwestern's current rate of 13.6 cents. Russ Burford inquired about potential zoning requirements for solar panels, which would need to be researched. The library representatives emphasized they were seeking permission since the village owns the building, not financial assistance from the village. Sherill said it was explained that companies can remove and reinstall panels when roof work is needed. The current roof is 14-15 years old with an expected lifespan of 30-35 years. The board expressed no objections to the project moving forward, contingent on compliance with village ordinances regarding solar panels.

OUTSIDE COMMITTEE REPORTS

Burnett County Supervisor - Charlie Weis. Not in attendance/no report provided.

Chamber of Commerce – Chamber Member. Chamber Member Dedman reported the 1st draw on WEDC vibrant grant reimbursement has been approved for \$32,908.

Webster Rural Fire Association – Trustee, Tim Maloney. Trustee Maloney reported that the search for a new aerial/ladder truck continues and he announced that the next rural fire meeting is scheduled for April 22nd at 7:00 PM.

PRESENTATION OF MINUTES - The board reviewed five sets of minutes from previous meetings: February 11, 2026 Regular Board Meeting, February 19, 2026 and February 24, 2026 Judicial & Regulatory Committee meetings, March 2, 2026 Development & Annexation meeting, and March 4, 2026 Personnel Committee meeting. Trustee Gustafson noted a formatting issue where the automated transcription program incorrectly referenced pronouns in discussing his retirement announcement (from the County), changing from "he" to "her" in the text. Motion to approve all five sets of minutes was made by Trustee Roberts and seconded by Trustee Summer. **Motion carried unanimously.**

APPROVAL OF VOUCHERS & RECEIPTS - The board reviewed vouchers and receipts for the period of February 10, 2026, through March 06, 2026. President Dedman questioned two payments to Vanguard Computers totaling over \$45,000, which Clerk-Treasurer Doriott-Kuhnly clarified were for police department equipment: a workstation on February 12th and a tough book laptop on February 23rd. The total voucher amount was \$373,230.13 which was notably high due to ambulance payments, loan payments, and tax payments to the county, school district and tech college. Motion to approve the vouchers in the amount of \$373,230.13 and the receipts in the amount of \$100,148.33. made by Trustee Gustafson seconded by Trustee Weis. **Motion carried unanimously.**

COMMUNICATIONS – The board acknowledged receipt of a thank you card from the family of Darrell Sears.

REPORTS & ACTION ITEMS

JUDICIARY/REGULATORY COMMITTEE – SUE WEIS, CHAIRPERSON: Police Chief Wedin presented the police department schedule last month. Police Chief Wedin reported a total of 36 cases for the month.

Motion made by Trustee Roberts to approve the committee's recommended updates to the Handbook for Board and Committee Members; seconded by Trustee Weis. **Motion carried unanimously.**

Chairperson Weis reported changing from a subscription-based system to an as-needed transaction-based system for background checks and financial recovery services, eliminating monthly subscription fees across multiple departments.

Chairperson Weis and President Dedman reported that the committee recommends engaging Nick Vivian from Eckberg Lammer as an attorney for situations when the village's appointed attorney (Benson Law) might need to recuse themselves or for specialized municipal law matters. Vivian comes recommended by the Town of Oakland and has extensive experience with municipal clients. Motion made by Trustee Weis to engage Nick

Vivian with Eckberg Lammer for village legal services outside the Benson Law arrangement; seconded by Trustee Armstrong. **Motion carried unanimously.**

PERSONNEL COMMITTEE – JEFF ROBERTS, CHAIRPERSON: Nothing New to Report.

PUBLIC UTILITY COMMITTEE – BILL SUMMER, CHAIRPERSON: Nothing New to Report.

FINANCE COMMITTEE – TOM ARMSTRONG, CHAIRPERSON: Chairperson Armstrong requested approval for a paint sprayer previously approved in April 2025 but not purchased. The new quote increased from \$10,939 to \$12,175, plus approximately \$140 for five gallons of paint. Public Works Director, Denn explained plans to use the sprayer for crosswalk maintenance and alternating between yellow curve markings and white markings to keep the equipment in regular use. Motion made by Trustee Maloney to approve purchase of paint sprayer for \$12,175 plus paint costs; seconded by Trustee Roberts. **Motion carried unanimously.**

Chairperson Armstrong presented a quote for commemorative flags celebrating America's 250th anniversary, totaling \$756 for sixteen flags to be displayed on light poles throughout the village. President Dedman offered alternative options he researched, including custom designs that might commemorate both America's 250th anniversary and Webster's 110th anniversary, available at roughly \$20 each through online vendors. After discussion about quality concerns with online vendors versus a known vendor, and debate about whether to celebrate Webster's 110th anniversary or wait until the 125th, motion made by Trustee Roberts to approve purchase of America 250 commemorative flags from Display Sales for \$756; seconded by Trustee Summer. **Motion carried unanimously.**

Chairperson Armstrong presented a proposal from Ehlers Public Finance Advisors, noting it was generic in nature but that the village would likely need their services for the upcoming development project. He emphasized the need for coordination between MSA, Ehlers, and the developer to determine respective responsibilities in the development process. Motion made by Trustee Maloney to engage Ehlers services as needed for the development process; seconded by Trustee Armstrong. **Motion carried unanimously.**

PUBLIC PROPERTY COMMITTEE – TIMOTHY MALONEY, CHAIRPERSON: President Dedman and Trustee Armstrong provided an update on the railroad park project. Trustee Armstrong reported that through family connections to Canadian Pacific Rail (which owns Soo Line), the railroad has agreed to donate a Soo Line caboose and rail sections. They expect a call from the VP of Cars to coordinate delivery. The project cost estimates include approximately \$7,000 for setting the caboose in place (\$5,000 for Anderson Towing services and \$1,800 for steel plates from Badger Steel). Additional components of the railroad park would include a train station facade (quoted at \$10,000 from Northwoods Lumber) or potentially an art class mural as a more economical alternative. President Dedman noted the concrete slab is 40 feet by 90 feet and 5-6 inches deep, sufficient to support the caboose which measures just over 40 feet in length. The caboose would initially remain locked due to potential asbestos concerns but could serve as a visual attraction for the park. Dedman is working on a grant application and if the grant didn't go through, he would seek contributions (donations) to cover costs. The board expressed no objections to accepting the donated caboose and moving forward with the railroad park concept.

STREET COMMITTEE – KELSEY GUSTAFSON, CHAIRPERSON: Nothing New to Report. President Dedman reported that Pete is obtaining quotes for various culvert replacements and repairs. There was brief discussion of a small structure grant program, but it was determined that the village's culvert sizes likely don't qualify for the program's 6-20 foot diameter requirements.

DEVELOPMENT AND ANNEXATION COMMITTEE – ED DEDMAN, CHAIRPERSON: The housing study was addressed earlier in the meeting under public input.

ANNOUNCEMENTS AND FUTURE MEETINGS:

- Regular Board Meeting: April 8, 2026 @ 6:00 P.M.
- Joint Review Board Meeting and Plan Commission Meeting for TID #3: TBD
- Clerk-Treasurer Doriott-Kuhnly announced that Kianna from MSA will have her last day tomorrow as she will be staying home with her children, and Dave Rasmussen will be coming out of retirement on a part-time basis.

MEETING TO GO INTO CLOSED SESSION PER WIS. STAT. §19.85 (1)(c) AND WIS. STAT. §19.85 (1) (e). Motion made by Trustee Summer to go into closed session to discuss full time police officer wages and negotiate sale of industrial park lots; seconded by Trustee Gustafson. **Motion carried unanimously.**

MEEETING TO RECONVENE INTO OPEN SESSION PER WIS. STAT. §19.85 (2). Motion made by Trustee Summer to reconvene into open session; seconded by Trustee Weis. **Motion carried unanimously.**

Discussion/Action on Closed Session Items

Police Officer Position & Wages: Discussed recommendation from the Personnel Committee to hire Mitchell Halverson as a full-time police officer. They recommended starting Halverson at \$24 per hour once he completes the police academy to remain competitive and avoid losing qualified candidates and \$16 per while attending the academy. Also discussed taking over sponsorship of Halverson's academy training from Fairchild. The sponsorship cost is \$5,500, which would be reimbursed by the state upon successful completion. The board emphasized the importance of having the village attorney Nick Vivian review and strengthen the employment agreement. Wedin noted that Halverson had already completed his psychological evaluation on Tuesday, with results expected within a week.

Industrial Park Development Lot Negotiation: The board reviewed correspondence regarding potential development of industrial park property by two individuals from Danbury. The village submitted a comprehensive offer on March 5th, 2026. The village's proposal included:

- Property price of \$30,000 for approximately 2 acres (after removing easement area)
- \$5,000 per year property tax credit for 2026 and 2027
- Village-provided 50-foot easement for gravel road access
- Village maintenance and plowing of access road
- Provision of culvert crossing and gravel roadway
- Water and sewer stub access
- Waiver of all applicable permit and hookup fees

The developers' proposed 100,000 square foot building would generate an estimated \$40,000+ annually in property taxes based on a \$3,000,000 assessed value. However, the developers responded on March 10th declining the offer, citing disagreement with land valuation and proposed street/traffic flow changes. They indicated their preference for Danbury but if there were an offer 'too good to pass up' they wanted to consider (Webster) and stated the paths were "far enough apart" to make further negotiations unproductive. Trustee Armstrong emphasized the significant tax revenue potential compared to the village's residential development efforts, noting that the industrial project would require minimal infrastructure investment compared to the planned townhome development. He suggested reconsidering the offer to secure the \$40,000 annual tax revenue. The Board suggested President Dedman should inquire what would constitute an "offer too good to pass up" since the developers had referenced this possibility in their initial communications.

Motion made by Trustee Roberts to offer Mitchell Halverson the village police officer position, with Nick Vivian writing the contract while working with Chief Wedin and Trustees Roberts and Weis as needed; seconded by Trustee, Summer. The employment terms include \$16-17 per hour during academy training and \$24 per hour upon completion and beginning active duty. **Motion carried unanimously.**

Motion made by Trustee Roberts to authorize President Dedman to negotiate with the Danbury developers and return to the board for approval of any agreement; seconded by Trustee Maloney. The board agreed this approach would be more efficient than attempting to negotiate with seven board members directly involved in discussions. **Motion carried unanimously.**

ADJOURN - Motion by Trustee Summer, seconded by Trustee Weis, to adjourn at 7:48 p.m. **Motion carried unanimously.**

Respectfully submitted,
Debra Doriott-Kuhnly
Clerk-Treasurer
March 11, 2026

***These minutes are subject to approval at next month's Regular Meeting.

President, Ed Dedman

Trustee, Tom Armstrong

Trustee, Kelsey Gustafson

Trustee, Tim Maloney

Trustee, Jeff Roberts

Trustee, Bill Summer

Trustee, Sue Weis

Attest: _____
Clerk-Treasurer