



VILLAGE OF WEBSTER

REGULAR MEETING

BOARD MINUTES

Wednesday–August 12, 2026 @ 6:00 P.M.

Webster Community Center
7421 Main Street West, Webster, WI

CALL TO ORDER - President Ed Dedman called the meeting to order 5:59 P.M.

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

ROLL CALL - President, Ed Dedman; Trustees, Tom Armstrong; Kelsey Gustafson; Tim Maloney; Jeff Roberts; Bill Summer and Sue Weis. Others present: Public Works Director, Pete Denn; Police Chief, Stephenie Wedin ; Clerk/Treasurer, Debra Doriott-Kuhnly; Greg Marsten - Burnett County Sentinel; Teresa Anderson-MSA; Jacob Novitch- MSA(Virtual); Chuck Macke; Wade Wambolt – Fire Chief; Chad Wek-WACC; Shawn and Marci Fohrenkamm. Absent: None.

PUBLIC NOTICE OF AGENDA, DELETIONS/CORRECTIONS/APPROVAL - President Dedman noted two corrections to the agenda. First, agenda item 5a was amended to reflect that the speaker would be Nick Altieri representing American Tower, not Chris Cody. Mr. Altieri was expected to join virtually by Teams or phone. Second, Chuck Macke was noted as an additional public speaker to be recognized during the public input portion. Motion to approve the agenda as amended was made by Trustee Summer and seconded by Trustee Weis. **Motion carried unanimously.**

PUBLIC INPUT/VISITOR RECOGNITION BY PRESIDENT, ED DEDMAN - The Board attempted to connect with Nick Altieri of American Tower via a Teams meeting link. Mr. Altieri did not join the call during the public input segment. The Board moved on to other public speakers.

Shawn Fohrenkamm, owner of Shawn's Service on Main Street, addressed the Board regarding ongoing property maintenance concerns with adjacent property- The Tap. He stated that over the past six months he had caught four mice inside his building, which he attributed to the neglected condition of a neighboring property. He questioned how long a property could remain in such a state of disrepair on Main Street and expressed frustration that the Village appeared to have greater resources for other ordinance enforcement matters. President Dedman and Trustee Maloney acknowledged Mr. Fohrenkamm's concerns and confirmed that the Village has ordinances in place and has made multiple attempts to have them followed. They explained that the Board has no authority to compel a property owner to sell or lower their asking price, but it does have authority over the condition of a property. The Board committed to redoubling efforts to address the property's condition. Dedman noted that the Village also has an attorney working on ordinance enforcement matters and that government processes inherently take more time than residents or board members would prefer.

Chuck Macke addressed the Board regarding the condition of White Pine Avenue, a gravel road. He noted that potholes form frequently after rain events, making it difficult to walk on and impossible for a neighbor to push a child in a wheelchair along the road. He asked whether any improvements, such as recycled asphalt, could be applied to reduce the problem, and acknowledged that the Village's current maintenance efforts were appreciated. Public Works Director Denn responded that he would look into using different fill material in the known problem potholes to try to minimize their recurrence. President Dedman clarified that there are no immediate plans to pave White Pine Avenue, though it remains a long-term aspiration. It was noted that recycled asphalt, while a marginal improvement over gravel for pothole filling, still results in a gravel-type surface.

OUTSIDE COMMITTEE REPORTS

Burnett County Supervisor - Charlie Weis. Not in attendance.

Chamber of Commerce – Chamber Member: Chamber representative Chad Wek reported that Gandy Dancer Days had concluded the prior weekend and was considered a great success following its return to the downtown location from the fairgrounds. Downtown businesses and attendees responded positively. He noted a few logistical items to refine for the following year. Board members raised traffic concerns from Gandy Dancer Days, specifically vehicles driving around barricades and two juveniles on dirt bikes on the sidewalk. The placement of the large trailer on the street corner was also identified as a safety issue to be relocated for next year. Chad welcomed the input and indicated a post-event review meeting would be held.

Upcoming chamber events were announced:

- Augtoberfest – August 22, noon to 4 P.M., featuring polka music, German food, cloggers, and beer.
- Sturgeon Fest / Buff and Brag Car Show – September 5, 10 A.M. to 2 P.M. The car show will be held at the clinic and Sturgeon Fest at Sturgeon Park, with participation from the Yellow Lakes and Rivers Association, the Sturgeon Nationals fishing tournament group, the Saint Croix Tribe, Yellow Rivers Conservatory, and the son of the gentleman who caught the record sturgeon.

President Dedman also noted that landscaping at Sturgeon Park had been completed, with Hopkins donating stone and delivery and Chad's business providing skid steer services to spread it. Installation of car bumpers in the parking lot was the remaining step.

Webster Rural Fire Association – Trustee, Tim Maloney: Clerk-Treasurer Debra Doriott-Kuhnly administered the oath of office to Wade Wambolt as the Fire Chief, as required of each municipality within the Webster Rural Fire Association consortium. Trustee Maloney also briefly mentioned that the rescue truck had been sold, with proceeds intended to partially reimburse the fund following the purchase of the ladder truck.

PRESENTATION OF MINUTES - Motion to approve all three sets of minutes (July 8, 2026 Full Board Finance Committee Meeting; July 8, 2026 Regular Board Meeting and July 16, 2026 Special Board Meeting) was made by Trustee Roberts and seconded by Trustee Gustafson. **Motion carried unanimously.**

APPROVAL OF VOUCHERS & RECEIPTS - The board reviewed vouchers and receipts for the period of July 7, 2026, through August 10, 2026. Motion to approve the Vouchers in the amount of \$117,876.65 and Receipts in the amount of \$143,017.19 was made by Trustee Maloney and seconded by Trustee Armstrong. **Motion carried unanimously.**

COMMUNICATIONS – Thank you cards had been received from the Heyer family and Friends of the Library and were included in the Board's packets for review.

REPORTS & ACTION ITEMS

JUDICIARY/REGULATORY COMMITTEE – SUE WEIS, CHAIRPERSON: The police department schedule was previously presented. Chief Wedin read the police report. A total of 39 incidents were reported for the month.

Trustee Maloney noted that a bear had returned to his yard and planned to contact wildlife authorities again. Additional bear-related complaints from other areas of the Village were noted. Discussion ensued regarding the need for a general Village notice advising residents not to feed bears and to secure garbage.

Year-to-date land use permit application data was presented for informational purposes.

The Board reviewed the draft Short-Term Rental Ordinance (Ordinance 2026-01). Typographical errors were identified, including a formatting issue in Section 247-2 caused by the PDF-to-document conversion, a typo on “vacation”, “reating areas” that should read “seating areas” under the Outdoor Recreation Area definition, and an incorrect agency abbreviation that should read “DATCP” (Department of Agriculture, Trade and Consumer Protection). Additional corrections were discussed. Under Section 247-5, a sentence regarding sleeping areas

contained a missing word and a garbled term, which were corrected to read "however, accommodations such as sleeper sofas are acceptable." Under the maximum occupancy provision, a reference to "Burnett County zoning ordinance" was amended to read "Village of Webster zoning ordinance," and language referencing septic system sizing was struck as inapplicable within the Village's municipal sewer service area.

A notable discussion arose regarding parking. Section 247-5(D)(1) prohibits transient guest parking in any public street right-of-way. The Board identified that at least one existing short-term rental in a commercial zone (described as "the bank") relies on on-street public parking and has no off-street option. The Board agreed that language should be added to clarify, parking in designated, paved, curbed public parking spaces is permissible. This would align with how any other commercial business on Main Street accommodates customer parking, while maintaining the prohibition on shoulder or unimproved road parking in residential areas. President Dedman noted this ordinance fills a regulatory gap, as Burnett County had confirmed it cannot regulate short-term rentals within village limits. It was also confirmed that the Village's designated inspector for annual short-term rental inspections is the Village's existing building inspector.

Motion to approve Ordinance 2026-01: Short-Term Rental Ordinance with the identified typographical corrections and the parking language amendment was made by President Dedman and seconded by Trustee Roberts. **A roll call vote was taken: Armstrong – Aye; Gustafson – Aye; Maloney – Aye; Roberts – Aye; Summer – Aye; Weis – Aye; Dedman – Aye. The motion carried 7-0.**

The Board discussed whether to grant an interim operating license to Olena (the mobile home park operator), following the Board's decision not to renew the license at the June meeting. President Dedman reported that the Village's attorney, Nick Vivian, had reviewed correspondence from Olena's attorney and a letter dated July 24, and recommended that the Board conditionally extend Olena's operating permit to maintain permit compliance, provided that timelines for resolving outstanding matters remain clear and transparent. Several board members expressed significant frustration with the lack of demonstrable progress. Trustee Summer emphasized that Olena, as property owner, bears responsibility for underground utility infrastructure — specifically the electrical service from meter socket to each trailer and the central water supply — independent of tenant responsibilities. He noted that not a single trailer in the park passed inspection on grounding, citing REM's and the zoning administrator's photographs as documentation. He also raised concerns that tenants may be paying for water usage from a known leaking trailer that Olena owns, characterizing this as potentially illegal under Public Service Commission regulations. Trustee Armstrong noted that Olena had communicated willingness to remove the one trailer they acknowledge owning and to address the water leak, with the 60-day deadline (September 10th). However, the Board agreed that no interim permit should be granted until that proof of good faith — specifically, the removal of the trailer and repair of the water leak — is physically demonstrated. The Board agreed to revisit the interim license at the September 9 meeting, at which point visible progress would be the condition for further action. The broader question of the remaining individually owned trailers in the park was also raised. The conditions of those trailers may collectively be worse than the one Olena has committed to removing. The Board acknowledged that fully resolving the park's issues would ultimately require confronting the possibility of displacing residents, a step that carries legal, financial, and human complexity. President Dedman noted that the Village's attorney is already researching the Village's legal authority regarding ordinance enforcement and potential condemnation proceedings in this context. The Board also discussed the Village to directly notify individual trailer owners of outstanding ordinance violations, rather than routing all communication through Olena. President Dedman will contact the Village Attorney. **The initial motion to grant a conditional interim operating license was made by Trustee Summer and seconded by Trustee Gustafson. Following discussion, both the motion and the second were withdrawn. The matter was tabled to the September 9, 2026 Regular Board Meeting.**

PERSONNEL COMMITTEE – JEFF ROBERTS, CHAIRPERSON: Nothing new to report.

PUBLIC UTILITY COMMITTEE – BILL SUMMER, CHAIRPERSON: Jacob Novitch of MSA (participating virtually) presented the proposed Professional Services Agreement for design and bidding services related to the Wastewater Treatment Facility Upgrade. Teresa Anderson of MSA was also present.

Mr. Novitch summarized the scope, which includes upgrades at the main lift station and wastewater treatment facility, new phosphorus treatment equipment, a floating cover on the final pond to improve performance, and backup power and controls improvements at other lift stations. The project is structured with bid alternates to allow the Village flexibility in selecting the scope of work after reviewing bid prices. The treatment facility and main lift station work, required for regulatory compliance by the DNR deadline, would constitute the base bid; the outlying lift station work would be a bid alternate. Regarding funding, Mr. Novitch noted that the project could be funded through the DNR's Clean Water Fund program, a CDBG award, or a combination. The treatment plant project has a better chance of receiving principal forgiveness under Clean Water Fund. Design fees are structured to be allocated appropriately depending on which funding path is pursued. The Board discussed that the decision on funding strategy — particularly whether to pursue a CDBG application — would need to be made by approximately January 2027 to meet the spring application deadline. It was confirmed that the design costs would be covered by existing loan funds from Community Bank. The lump sum fee for the agreement was \$239,000 for the wastewater treatment facility and main lift station, plus \$15,000 allocated for the other lift stations, for a total of \$254,000. Motion to approve the MSA Professional Services Agreement for Wastewater Facility Upgrade Design in the amount of \$254,000 was made by Trustee Summer and seconded by Trustee Armstrong. **The motion carried unanimously.**

FINANCE COMMITTEE – TOM ARMSTRONG, CHAIRPERSON: Chairperson Armstrong introduced a donation request from Interfaith Caregivers of Burnett County. President Dedman noted that while several board members personally support the organization, the consensus was that it is not an appropriate use of Village funds given the current financial position. No motion was made.

As Nick Altieri of American Tower had not connected for his virtual appearance, the Board determined no action was necessary. The Board agreed to wait for American Tower to initiate further contact before taking any action on the lease proposal. This item was tabled.

Public Works Director Pete Denn provided the Board with several upcoming expenditure items for awareness: *Lift Station Generator Repair:* The main lift station generator is currently non-operational due to a coolant line leak and a suspected failed distributor. The unit continues to have backup generator coverage, but the primary automated generator will not start. An estimate of approximately \$3,944 for coolant repairs and approximately \$1,000 for the distributor replacement brings the anticipated total to roughly \$5,000. A technician from Total Energy Systems will diagnose the unit at no charge during an upcoming county service visit and provide written documentation. The Board agreed this constitutes an emergency repair and authorized Denn to proceed upon diagnosis confirmation.

Fire Hydrant Replacements: Denn noted that approximately nine older "Traverse City" style hydrants remain in the Village for which parts are no longer available. Approximately four to five of these are included in the upcoming highway water main replacement project, leaving four to five others requiring future replacement. He estimated material costs at \$12,000–\$15,000 per hydrant and proposed budgeting for one to two replacements per year going forward.

Street Painting Spring 2027: Line striping and crosswalk painting were noted as an upcoming expense. The Village owns the necessary spray equipment; paint costs were estimated at under \$4,000.

Curb Stop Replacement: A curb stop replacement at a property being demolished by the school (near the new school duplex) is anticipated in the near future, estimated at approximately \$3,000.

Long-Term Street Maintenance: Denn noted that after the completion of the water main and sewer projects, the Village should look toward a sustained street maintenance program, potentially including chip sealing in coordination with the County highway shop, to preserve existing pavement.

Wastewater Treatment Chemicals: Hawkins chemical costs for the fall wastewater discharge (anticipated in October) were noted as an unbudgeted expense, with a worst-case estimate of approximately \$10,000–\$11,000, though likely lower depending on seasonal conditions.

PUBLIC PROPERTY COMMITTEE – TIMOTHY MALONEY, CHAIRPERSON: Trustee Maloney noted that carpeting for the stairway steps will be ordered, and an installer had agreed to do the work at no

charge. He also reported ongoing efforts to vacate the fairgrounds property, including removal of old tires, cement barricades, and the grandstand. It was noted that a potential buyer for the cement barricades had been identified and would be followed up on privately. Tire disposal was estimated at approximately \$2,500, and the possibility of using proceeds from barricade sales to offset that cost was discussed.

STREET COMMITTEE – KELSEY GUSTAFSON, CHAIRPERSON: Nothing new to report.

DEVELOPMENT AND ANNEXATION COMMITTEE – ED DEDMAN, CHAIRPERSON:

President Dedman reported that a negotiating team meeting was scheduled for the following morning at 10 A.M. He noted that a developer from Pine City who had previously expressed interest in a Village development project had gone silent, with no communication received in approximately one month following an initial re-engagement. The Board acknowledged the situation and indicated the negotiating team would continue exploring options.

ANNOUNCEMENTS AND FUTURE MEETINGS:

- Full Board Finance Committee Meeting – August 19, 2026 at 6:00 P.M., Village Office
- Regular Board Meeting is scheduled for September 9, 2026 at 6:00 PM.

ADJOURN - Motion by Trustee Summer, seconded by Trustee Weis, to adjourn at 7:45 p.m. **Motion carried unanimously.**

Respectfully submitted,
Debra Doriott-Kuhnly
Clerk-Treasurer
August 12, 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