

**MINUTES OF VILLAGE BOARD MEETING AND  
SEWER & WATER UTILITY BOARD MEETING**

**May 14, 2024**

**VILLAGE OF HATLEY**

President David Narloch called the meeting to order at 6:30 p.m. This meeting was held in the village board room at the Hatley library/community center and opened with The Pledge of Allegiance. Present were: David Narloch-President, William Karschney-Trustee, Peter Holdridge-Trustee, Joseph Szews-Treasurer, Joan Wawrzaszek-Deputy Clerk, Brian Janikowski-Utility Operator and David Fierek-Utility Personnel.

**APPROVAL OF MINUTES:**

Minutes of the April 9, 2024 plan commission meeting and the April 9, 2024 village board and sewer/water board meeting were read and approved on a motion by Trustee Karschney, second by Trustee Holdridge. Motion carried.

**BUILDING & ZONING:**

Building/ Zoning Report: Zoning Administrator, Bill Karschney, reported that he issued a permit to Feldco Renewal for Jessica Wilson (220 Clark Street) for window replacement. Karschney received a request from Nick Davis/Davis Enterprises LLC for a conditional use permit for an indoor storage facility at 316 Clark Street (the former Hatley Hardware building). Karschney scheduled the plan commission hearing for Wednesday, May 22, 2024 at 6:30 p.m. The village board will meet immediately following the plan commission hearing on May 22, 2024 to act on this request.

**CITIZENS TO BE HEARD:** President Narloch issued letters to George Blarek and Clint & Jesse Inman for the 316 Curtis Avenue and 601 Columbus Street properties, as discussed at last meeting. No citizens appeared at this meeting. The new Library Manager for our branch library, Peggy, attended this meeting and introduced herself to the board, discussed library programs, and suggested a sign at the highway exit to direct individuals to the library building.

**TIF PROJECTS UPDATE:**

TID Projects Updates-Clarifier and WWTP building rehab projects: Brian Janikowski reported that the screen is close to being completed. Joe Eichsteadt advised we may not have to pipe in the new flow meter. The WWTP building rehab project is nearing completion; doors are in; steps need to be re-installed.

TID Update from Treasurer: Treasurer Szews presented updated TID Revenue Bond Record of Draws and Funds Usage report and projects funded with monies from bond proceeds. Treasurer Szews suggested the board think about how best to use remaining TID bond monies.

Columbus Street Bridge Project Update: MSA is close to completing the design phase (90% complete). Janikowski and Narloch are working on utility worksheet for MSA. We are in the

2025 Budget fund cycle and project is expected to be put out for bids in February of 2025.

**OLD BUSINESS-SEWER & WATER UTILITY:**

2023 Sewer & Water Utility Audit complete: Copies of the 2023 Audit, completed by Kerber Rose, were distributed to board members and utility personnel. Treasurer Szews noted that Advances from Village has grown but Fire Protection Charges will eventually offset that. Treasurer Szews has initiated conversation with Banner Banks for water tower loan renewal.

**NEW BUSINESS-SEWER & WATER UTILITY:**

Utility Report: Brian Janikowski presented a utility report. Plant is running in compliance. Janikowski suggested purchasing a small portable generator and a small manual crane. The board approved purchase of both should Brian find reasonably priced, adequate ones.

Review User Charge: User Charges were reviewed. The board discussed considering raising sewer user charges in 2025 and will begin review in fourth quarter 2024. The CMAR report was reviewed by board members. Resolution # 2024-01 for the CMAR was approved.

**OLD BUSINESS-GENERAL:**

Fire & Ambulance District Update: No District meeting minutes for review.

Update on 6'-20' bridge culvert program: Nothing to report.

Village Welcome Sign-review for Approval: Several samples were reviewed; Molly will continue to work on ideas. Narloch will correspond with the DOT about sign placement.

Famers Market Idea: David Fierek and Brian Janikowski continue to work on details. Seven vendor applications have been received to date. Start date will be June 26, 2024.

**NEW BUSINESS-GENERAL:**

Village of Weston letter concerning food waste opportunity: President Narloch has not received response to his phone calls to Weston.

Operators License application for Michelle Lenzner (RStore): Motion to approve license by Trustee Holdridge, second by Trustee Karschney. Motion carried.

**TREASURER'S REPORT + REVIEW AND APPROVE BILLS:**

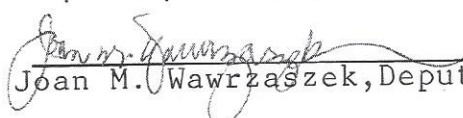
Tax Account and Treasurer's Report: Treasurer Szews presented a Treasurer's report for board review, as well as account detail. Tax Account: Checks #1306-1307 were presented for approval. Sewer & Water Utility Checks # 7749-7769 were presented for approval. General Fund: Checks #12604-12618 were presented for approval. TIF Account: Checks # 850-854 were presented for approval. Motion to approve all checks by Trustee Karschney, second by Trustee Holdridge. Motion carried.

**SET JUNE MEETING DATE:**

The **June** meeting was scheduled for **TUESDAY, JUNE 11, 2024 at 6:30 p.m.** at the Library/Community Center. The **Joint Review Board** will meet on **JUNE 12, 2024 at 10:00 a.m.**

There being no further business, the meeting adjourned at 9:17 p.m. on a motion by Trustee Holdridge; second by Trustee Karschney. Motion carried.

Respectfully Submitted,

  
\_\_\_\_\_  
Joan M. Wawrzaszek, Deputy Clerk

**MINUTES OF BOARD OF REVIEW  
VILLAGE OF HATLEY  
MAY 16, 2024 7:00 pm - 9:00 pm**

President David Narloch called the 2024 Board of Review to order at 7:00 pm in the Village of Hatley Community Center. Present were: David Narloch-President, William Karschney-Trustee, Peter Holdridge-Trustee, Joseph Szews-Treasurer, Joan Wawrzaszek-Clerk, and Terry Vosburgh-Assessor.

Terry Vosburgh held the Open Book on May 1, 2024 from 6:00 p.m. to 8:00 p.m. He reported that no adjustments to valuations were made.

The 2024 Assessment roll was examined by the board. The 2024 Assessed Value of all property, subject to general property tax, totaled \$43,343,000.00. (Land \$7,145,900.00/ Buildings \$36,197,100.00) The 2023 Assessed Value of all property, subject to general property tax, totaled \$42,693,300.00. (Land \$7,140,600.00/ Buildings \$35,552,700.00).

No property owners appeared at this Board of Review Hearing. Assessor Vosburgh is projecting a compliance year in 2026 which will require a re-valuation in 2026. He estimates the cost to be \$30,000.00.

There being no further business, the Board of Review adjourned at 9:00 pm on a motion by Trustee Karschney, second by Trustee Holdridge. Motion carried.

Respectfully Submitted,



Joan M. Wawrzaszek, Deputy Clerk

**MINUTES OF BOARD OF REVIEW  
VILLAGE OF HATLEY  
MAY 15, 2024 7:00 pm - 9:00 pm**

President David Narloch called the 2024 Board of Review to order at 7:00 pm in the Village of Hatley Community Center. Present were: David Narloch-President, William Karschney-Trustee, Peter Holdridge-Trustee, Joseph Szews-Treasurer, Joan Wawrzaszek-Clerk, and Terry Vosburgh-Assessor.

Terry Vosburgh held the Open Book on May 1, 2024 from 6:00 p.m. to 8:00 p.m. He reported that no adjustments to valuations were made.

The 2024 Assessment roll was examined by the board. The 2024 Assessed Value of all property, subject to general property tax, totaled \$43,343,000.00. (Land \$7,145,900.00/ Buildings \$36,197,100.00) The 2023 Assessed Value of all property, subject to general property tax, totaled \$42,693,300.00. (Land \$7,140,600.00/ Buildings \$35,552,700.00).

No property owners appeared at this Board of Review Hearing.

Assessor Vosburgh is projecting a compliance year in 2026 which will require a re-valuation in 2026. He estimates the cost to be \$30,000.00.

There being no further business, the Board of Review adjourned at 9:00 pm on a motion by Trustee Karschney, second by Trustee Holdridge. Motion carried.

Respectfully Submitted,

  
\_\_\_\_\_  
Joan M. Wawrzaszek, Deputy Clerk

**MINUTES OF PLAN COMMISSION HEARING**

**Village of Hatley**

**MAY 22, 2024**

The Plan Commission Hearing for the Village of Hatley was called to order at 6:30 p.m. on May 22, 2024 by plan commission chair, Dennis Gilbertson. Plan Commission members present were: Dennis Gilbertson, Bill Karschney, Bill Stadler, and MegAnn Nowinsky. The purpose of this meeting was to review the request for a conditional use permit for Nick Davis for an indoor storage facility at 316 Clark Street (the former Hatley Hardware building). Nick Davis addressed those present and explained the repairs he has made to the building.

Mary Litza, adjoining property owner, expressed displeasure concerning Davis' vehicles blocking her driveway. Statements were read from Stephen Pluger and Dale Fandrey concerning garbage. MegAnn Nowinsky noted that the property has been cleaned up a lot. Jared Zilisch addressed those present and is interested in this building. He suggested a fence to separate commercial from residential. He is preparing to demolish the old IGA store.

MegAnn Nowinsky made a motion to recommend approval of the conditional use permit for Nick Davis for 316 Clark Street for an indoor storage facility; motion was seconded by Bill Stadler. Upon roll call vote, all plan commission members voted Aye.

Motion to adjourn the plan commission hearing by Bill Stadler, second by MegAnn Nowinsky. Motion carried.

Minutes taken by Treasurer Joseph Szews

Respectrfully Submitted,



---

Joan M. Wawrzaszek, Deputy Clerk

**MINUTES OF SPECIAL VILLAGE BOARD MEETING  
VILLAGE OF HATLEY  
MAY 22, 2024**

The Special Village Board meeting of the Village of Hatley board was called to order at 7:06 p.m. on May 22, 2024. Board officers present were: David Narloch-President, William Karschney-Trustee, Peter Holdridge-Trustee, and Joseph Szews-Treasurer. Absent was: Joan Wawrzaszek-Deputy Clerk.

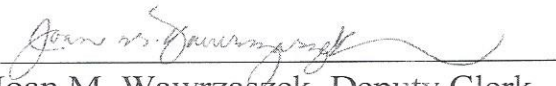
The Village Board reviewed the recommendation from the Plan Commission to approve the issuance of a Conditional Use Permit to Nick Davis for an indoor storage facility at 316 Clark Street. Motion by Trustee Holdridge to approve this conditional use permit; second by Trustee Karschney. Motion carried.

The Village Board also reviewed information provided by the Ice Age Trail Alliance concerning a community designation & celebration. Samples from other communities were reviewed. Trustee Karschney suggested we plan the event for this fall and dates suggested were: September 21, September 28, and October 5.

There being no further business, the special meeting adjourned at 7:33 p.m. on a motion by Trustee Karschney, second by President Narloch. Motion carried.

Minutes taken by Treasurer Joseph Szews

Respectfully Submitted,

  
Joan M. Wawrzaszek, Deputy Clerk