

TOWN OF TROY
654 Glover Rd., Hudson, WI 54016

REGULAR TOWN BOARD MEETING was held in person on Thursday, May 21st, 2026. The meeting was called to order at 6:00pm by Chairperson Doug Rowen who led the Pledge of Allegiance.

Attendance: Chairperson Rowen, Supervisors Rob Brown, Daniel Pearson, Lowell Enerson. Town Administrator David Carlson, Town Clerk/Treasurer April Fredrick, Zoning Engineer Rob Jones, Eric Fowle – Cedar Corp, Financial Advisor Sean Lentz, Jim Groetsch Investment Advisor Representative from Ehlers. Suzanne Vanmele, Jan Cuccia, Jill Berke.

Absent: Supervisor Alicia Schneider.

Resident Comment:

Chairperson Rowen asked for public comment.
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Discussion and possible action on Consent Agenda Items: The Board reviewed the Consent Agenda. Chairperson Rowen moved to pull the Park Board Report. Supervisor Brown moved to pull the Sheriff's department. Supervisor Enerson moved to approve the Minutes of April 16th, 2026, Regular Town Board Meeting, the minutes of the April 16th, 2026 Closed Session meeting, and to acknowledge the reports of: Park Rangers, Park Board Report, Animal Control Office, Zoning Administrator, Building/Driveway Permits, and Plan Commission. Supervisor Brown seconded. All Ayes. Motion Carried.

Supervisor Brown held discussion on the Sheriff's Department Report for additional support surrounding speeding concerns. Administrator Carlson to pursue communications with Sheriff Liaison.

Chairperson Rowen held discussion to correct the minutes in Agenda Item #4 – Appointments to the Park Board. Clerk/Treasurer Fredrick to make corrections.

Supervisor Enerson moved to acknowledge the reports of the Sheriff's Department and Park Board Minutes. Supervisor Pearson seconded. All Ayes. Motion Carried.

Public Hearings

Intoxicating Beverages/ Malt Beverage/Wine -Licenses Class "B" and Class "C" - Settlement Hill

Chairperson Rowen opened the Public Hearing at 6:07pm.
Chairperson Rowen asked for public comment.
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Chairperson Rowen closed the Public Hearing at 6:07pm.

Consideration and Possible Action on recommending approval of a Conditional Use Permit

Applicant: Settlement Hill Farm
Site Location: 565 County Road U
PID: 040-1001-20-100

Request: To consider amending the current conditional use permit for approval of a liquor license.

Supervisor Brown moved to recommend approval of the Conditional Use Permit amendment for the Settlement Hill Farm property, 565 County Road U, to allow alcohol consumption in conjunction with the approved event venue use, subject to conditions, based on the following findings:

1. The Plan Commission conducted public hearing on April 30, 2026, and has considered all oral and written testimony received as part of the record.
2. The proposed amendment is a modification to an existing approved conditional use and does not expand the intensity, footprint, or operational scale of the use.
3. The use, as amended, remains consistent with the purpose and intent of Chapter 170 and is compatible with the surrounding agricultural and rural residential context.
4. The addition of alcohol consumption represents an operational component commonly associated with event venues and does not inherently alter the character of the approved use.
5. Any potential impacts related to the amendment can be reasonably mitigated through conditions applied to the Conditional Use Permit.
6. Approval of the amendment provides the necessary zoning framework for the Town Board to consider issuance of a liquor license in compliance with Wisconsin Statutes and Town ordinance.

Supervisor Enerson seconded. Roll Call: Supervisor Brown – Yes. Supervisor Pearson – Yes. Chairperson Rowen – Yes. Supervisor Enerson – Yes.

Discuss and Consider Settlement Hill Liquor License Applications: Clerk/Treasurer Fredrick recommended approval of the Application and met all the requirements to issue the Class “B” Beer and Class “C” Wine licenses. Supervisor Enerson moved to approve Settlement Hill Farms LLC liquor license application for Class “B” Beer and “Class C” Wine in the current permit year June 30, 2025–July 1, 2026. Supervisor Pearson seconded. All Ayes. Motion carried.

Discuss and Consider River Falls FFA Alumni Event Temporary Liquor License Class “B”: Zoning Administrator Jones reviewed the RFFFA Event Plan. Clerk/Treasurer Fredrick reviewed the requirements of the applicant were met to issue the Temporary Liquor License and recommended approval. Supervisor Pearson moved to approve the temporary liquor license as presented; Supervisor Enerson seconded. All ayes. Motion Carried.

Discuss and Consider Resolution 2026-07 Authorizing the Issuance and Sale of \$6,010,000 General Obligation Promissory Notes, Series 2026A: Sean Lentz reviewed and discussed the borrowing timeline. The Town received a AA3 rating on the Town. The Town received the rating because of strong financial operations, strong liquidity and strength of the fund balance, no previous debt balance, and the general demographics of the Town. Three bids were received BOK Financials of which was the lowest. Supervisor Enerson moved to approve resolution 2026-07 Authorizing the Issuance and Sale of \$5,930,000 General Obligation Promissory Notes, Series 2026A. Supervisor Brown seconded. Roll Call: Supervisor Brown – Yes. Supervisor Pearson – Yes. Chairperson Rowen – Yes. Supervisor Enerson – Yes. Motion Carried. To reaffirm this resolution and confirm compliance with Open Meeting Laws, the Board scheduled a Special Town Board meeting on Tuesday, May 26th at 3:30pm.

Discuss and Consider Dissemination Agent & Paying Agent Services: Sean Lentz discussed in detail the purpose behind the Dissemination Agent & Paying Agent services. Staff recommended moving forward with these services to ensure accurate compliance and mitigate risk. Supervisor Brown moved to accept the schedule as presented. Supervisor Pearson seconded. Roll Call: Supervisor Brown – Yes. Supervisor Pearson – Yes. Chairperson Rowen – Yes. Supervisor Enerson – Yes. Motion Carried.

Discuss and Consider Resolution 2026-08 Approval to Open Custodial Account(s) with Pershing LLC; and Engage Ehlers Investment Partners as Investment Advisors: Jim Groetsch discussed with the Board on opening investment accounts. Supervisor Brown moved to table the resolution until the Town collects Requests for Proposals. Supervisor Pearson seconded. All Ayes. Motion Carried.

Discuss and Consider Fire Station Bid Approval: Administrator Carlson discussed the bids that were presented before the Fire Substation Subcommittee. The recommended low bids were for building construction, site preparation, electrical & generator requirements associated with High Capacity Well. Supervisor Brown moved to approve alternate 1 & alternate 4 in the SEH memo dated May 13, 2026, as attached. Supervisor Enerson seconded. Chairperson Rowen recommended a friendly amendment of \$2,078,121 for a base bid amount. Supervisor Brown and Enerson accepted the amendment. Roll Call: Supervisor Brown – Yes. Supervisor Pearson – Yes. Chairperson Rowen – Yes. Supervisor Enerson – Yes. All ayes. Motion Carried.

Discuss and Consider Town Hall Expansion Renovation Design approval to SEH to start phase II: The Board reviewed the memo prepared by Administrator Carlson. The Board discussed restructuring the Town Hall Expansion Project to include Lowell Enerson, Rob Brown, and Staff. Supervisor Brown moved to authorize SEH to begin final design of the Town Hall Expansion and Renovation project, as specified in the Professional Services Fee Proposal from SHE to the Town of Troy dated January 6th, 2026, in the amount of \$48,000. Supervisor Enerson seconded. Roll Call: Supervisor Brown – Yes. Supervisor

Pearson – Yes. Chairperson Rowen – Yes. Supervisor Enerson – Yes. All ayes. Motion carried.

Discuss and Consider Awarding Disposal Center Bids: Administrator Carlson reviewed the Bids received for the Disposal Center project. Discussion was held with the Board about the project goals and project costs. Supervisor Enerson moved to award the following bids for work on the Disposal Center Building and Site Work to the following: Electrical to Simon Electric in the amount of \$18,358. Concrete to Hay Creek Concrete LLC in the amount of \$18,976. Building to J+S Construction LLC in the amount of \$10,500. Gravel to Rohl Construction in the amount of \$10.45 per ton. Supervisor Pearson seconded. Roll Call: Supervisor Brown – Yes. Supervisor Pearson – Yes. Chairperson Rowen – Yes. Supervisor Enerson – Yes. All ayes. Motion carried.

Discuss and Consider Park Board Recommendation for the Comprehensive Outdoor Recreation Plan contract with Cedar Corporation: The Board held discussion with Eric Fowle of Cedar Corporation to review the Comprehensive Outdoor Recreation Plan overview. Supervisor Pearson moved to approve the contract with Cedar Corporation for the Comprehensive Outdoor Recreation Plan to split the cost in two budget years. Supervisor Brown seconded the motion. RB seconded; Roll Call: Supervisor Brown – Yes. Supervisor Pearson – Yes. Chairperson Rowen – Yes. Supervisor Enerson – Yes. All Ayes. Motion carried.

Discuss and Consider Spending Authorization Policy: Administrator Carlson reviewed the purpose behind implementing a Purchasing Policy. The Board provided feedback to Administrator Carlson. No motion was made.

Discuss and Consider Resolution authorizing Town Administrator to function as project manager for Town Construction Projects: Supervisor Brown moved to approve the Resolution 2026-09 Authorizing Town Administrator to Function as Project Manager for Town Construction Projects. Supervisor Enerson seconded. Roll Call: Supervisor Brown – Yes. Supervisor Pearson – Yes. Chairperson Rowen – Yes. Supervisor Enerson – Yes. All ayes. Motion Carried.

Discuss and Consider Safe Streets & Roads Grant Letter for St. Croix County Grant: The Board reviewed the letter for Safe Streets & Roads Grant to support St. Croix County. Supervisor Brown moved to support & sign the letter. Supervisor Pearson seconded. All ayes. Motion carried.

Administrator Report: Administrator Carlson highlighted the Cooperative Boundary Plan with the City of Hudson work, met with the Disposal Center employees about operation planning for the new site location, and discussed the Town's AA3 rating.

Clerk/Treasurer Report: Clerk/Treasurer Fredrick discussed finalizing the General Obligation Debt issuance with Ehlers & Moody's including the Town's AA3 Rating and attending the Treasurer's Workshop & Conference in Green Bay.

Approve Disbursements: Supervisor Brown moved to approve disbursements from April 17th to May 21st in the amount of \$171,063.54 from Citizens State Bank. Supervisor Pearson seconded. All ayes. Roll Call: Supervisor Brown – Yes. Supervisor Pearson – Yes. Chairperson Rowen – Yes. Supervisor Enerson – Yes. All ayes. Motion Carried.

Correspondence: Correspondence was reviewed.

Committee reports (Roads, Disposal Center, Fire/EMS, Parks, Communications, WTA, Fire Station, Town Hall Expansion, Boundary Agreement):

Roads – Supervisor Enerson commented on St. Annes Parkway Timeline and expects to have the project done in the fall.

Disposal center – Meetings are scheduled and working with the Administrator.

Fire/EMS – Hudson starting discussion about augmenting the volunteer firefighters to full-time.

Parks – Previously noted in meeting.

Communications – Updates to follow.

WTA – No update.

Fire Station – The Board is expecting to sign paperwork soon and break ground in June.

Town Hall Expansion – Previously Noted in Meeting.

Boundary Agreement –

Chair report –

Supervisor Pearson moved to adjourn the meeting at 9:14pm. Supervisor Enerson seconded. All ayes. Motion carried.

Doug Rowen, Chairperson

April Fredrick, Clerk/Treasurer