TOWN BOARD
September 28, 2026

Pursuant to due call and notice thereof, the Board of Supervisors, Town of Florence met on the 28th day of September, 2026 at 6:00 p.m. immediately following the BOR meeting at the Florence Community Center with Chairman Jim Gehlhoff and Supervisors Tom Tuchalski and Shane McLain present. On a motion by McLain and seconded by Tuchalski, the agenda was approved as posted. All in favor, motion carried.

Under Communication from the Floor, Shena Chapman, independent candidate running for Assembly Rep. District 36 introduced herself. Andy Maglio addressed the board regarding the E911 Tax and questions regarding the EMS Contract. Joe Buchanan and Jay Weber spoke regarding a formal nuisance complaint submitted by Buchanon and SECOLA for the property located at 1607 Grant Lane. Chuck and Shelia Henrichs addressed the board regarding Wake Boats/Wake Surfing on Keyes Lake noting the safety and environmental concerns it causes. Buchanan and Weber also had the same concerns on the Spread Eagle Chain of Lakes. Marcia Krcma also mentioned the safety concerns. Stacey Lantagne addressed the board regarding the playground equipment in front of the Community Center and expressed interest in helping to research new equipment and informed the board that she has people lined up who have grant writing experience.

On a motion by Tuchalski and seconded by Gehlhoff, it was moved to approve the Consent Agenda items:

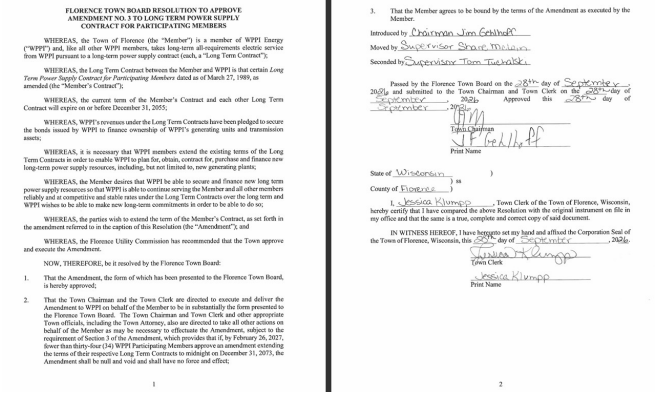
- Approval of minutes of previous meetings held on August 10 & September 14, 2026
- Approval of an operator license for Laura Walker at Family Dollar
- Approval of Fire Department vouchers paid September 15 to 30 for $4,807.42
- Approval of Town Vouchers to be paid September 15 to 30 for $45,231.67 & automatic withdrawals in the amount of $17,084.27
- Reappointment of Dennis Krueger to the Florence Utility Commission

Call for the vote. All in favor, motion carried.

Michael Novitzki from ISG was in attendance from ISG to present the report on the potential redevelopment of the former landfill site located at 4456 Lake Ellwood Rd. At the direction of the Town Board, ISG completed a thorough investigation of the site and evaluated the conditions that could affect future redevelopment. Based on the findings of their investigation, as well as discussions with the Wisconsin Department of Natural Resources, ISG does not recommend redevelopment within the former landfill footprint or the associated landfill buffer zone.

Based on the information available, they believe that pursuing development within these areas would introduce unnecessary environmental, regulator, financial, and long-term liability considerations for both the Town and the developer. The full report is on file in the Town of Florence Office.

Florence Utilities Financial Manager, Kristina Williams, was in attendance at the meeting to explain and answer questions regarding the potential extension of the Utilities Long Term Power Supply Contract with WPPI Energy. Williams noted that the Florence Utility Commission already passed a similar resolution, and that the Towns Attorney has looked at the contract as well. On a motion by McLain and seconded by Tuchalski, it was moved to adopt Resolution to Approve Amendment No. 3 to Long Term Power Supply Contract for Participating Members between Florence Utility and WPPI Energy. Call for the vote. All in favor, motion carried. A copy of the resolution is as follows:



FLORENCE

FLORENCE TOWN BOARD RESOLUTION TO APPROVE AMENDMENT NO. 3 TO LONG TERM POWER SUPPLY CONTRACT FOR PARTICIPATING MEMBERS

WHEREAS, the Town of Florence (the "Member") is a member of WPPI Energy ("WPPI") and, like all other WPPI members, takes long-term all-requirements electric service from WPPI pursuant to a long-term power supply contract (each, a "Long Term Contract");

WHEREAS, the Long Term Contract between the Member and WPPI is that certain *Long Term Power Supply Contract for Participating Members* dated as of March 27, 1989, as amended (the "Member's Contract");

WHEREAS, the current term of the Member's Contract and each other Long Term Contract will expire on or before December 31, 2055;

WHEREAS, WPPI's revenues under the Long Term Contracts have been pledged to secure the bonds issued by WPPI to finance ownership of WPPI's generating units and transmission assets;

WHEREAS, it is necessary that WPPI members extend the existing terms of the Long Term Contracts in order to enable WPPI to plan for, obtain, contract for, purchase and finance new long-term power supply resources, including, but not limited to, new generating plants;

WHEREAS, the Member desires that WPPI be able to secure and finance new long term power supply resources so that WPPI is able to continue serving the Member and all other members reliably and at competitive and stable rates under the Long Term Contracts over the long term and WPPI wishes to be able to make new long-term commitments in order to be able to do so;

WHEREAS, the parties wish to extend the term of the Member's Contract, as set forth in the amendment referred to in the caption of this Resolution (the "Amendment"); and

WHEREAS, the Florence Utility Commission has recommended that the Town approve and execute the Amendment.

NOW, THEREFORE, be it resolved by the Florence Town Board:

1. That the Amendment, the form of which has been presented to the Florence Town Board, is hereby approved;

2. That the Town Chairman and the Town Clerk are directed to execute and deliver the Amendment to WPPI on behalf of the Member to be in substantially the form presented to the Florence Town Board. The Town Chairman and Town Clerk and other appropriate Town officials, including the Town Attorney, also are directed to take all other actions on behalf of the Member as may be necessary to effectuate the Amendment, subject to the requirement of Section 3 of the Amendment, which provides that if, by February 26, 2027, fewer than thirty-four (34) WPPI Participating Members approve an amendment extending the terms of their respective Long Term Contracts to midnight on December 31, 2075, the Amendment shall be null and void and shall have no force and effect;

1

FLORENCE

3. That the Member agrees to be bound by the terms of the Amendment as executed by the Member.

Introduced by Chairman Jim Gehlhoff

Moved by Supervisor Shane Mclain

Seconded by Supervisor Tom Tuchalski

Passed by the Florence Town Board on the 28th day of September, 2026 and submitted to the Town Chairman and Town Clerk on the 28th day of September, 2026. Approved this 28th day of September, 2026.

Town Chairman

JF Gehlhoff

Print Name

State of Wisconsin)
) ss
County of Florence)

I, Jessica Klumpp, Town Clerk of the Town of Florence, Wisconsin, hereby certify that I have compared the above Resolution with the original instrument on file in my office and that the same is a true, complete and correct copy of said document.

IN WITNESS HEREOF, I have hereunto set my hand and affixed the Corporation Seal of the Town of Florence, Wisconsin, this 28th day of September, 2026.

Jessica Klumpp

Town Clerk

Jessica Klumpp

Print Name

2

Gehlhoff shared that the Town had received an EMS Contract from the County, and that the Town Board has similar concerns to the ones that were mentioned during Communication from the Floor. Tuchalski shared additional specific concerns including whether or not it is considered double taxation due to the fact that the County is levying an amount and then asking the Town to also pay an amount. He is also concerned that the optics don't look good because the Town can only increase a levy based on new construction and the County wants the Town to pay a per capita charge to the County, and the only way the Town can raise the levy limit is to have the voters pass a referendum. This appears to be trying to circumvent that making it so the voters do not have a chance to have a say in what is happening. Other questions/concerns that came up included:

- Item #3 on the contract state the at the County levies a tax even in the Town does not sign
- If they are charging per capita for this, could they do it for other departments/services?
- If you use the service you pay again, so you are paying the levy, the Town is paying, and then the person who uses the service has an additional charge
- It doesn't address what happens if it sells or closes, and it does not have any notifications for the Town if that were to happen
- Is this unjust enrichment?
- Why would the Town pay for past years when there was no contract in place for those years?
- Item #4: How does the Town bill the people per capita?

After further discussion on the contract, a motion was made by Tuchalski and seconded by McLain to send the EMS Contract and the questions to the Town's attorney. Call for the vote. All in favor. Motion carried.

The board discussed the Nuisance Report received on Grant Lane regarding the use of the wake boat to breakup the milfoil, which is causing it to spread. On a motion by McLain and seconded by Tuchalski, it was moved to reach out to Land Conservation to see what guidance they could provide for the Town and what enforcement they could do. Call for the vote. All in favor, motion carried. Gehlhoff asked McLain to follow-up with Land Conservation.

Gehlhoff shared a motion from the minutes of the July 21, 2021 Town Board meeting where it was decided to retain the 4 Sequoia Edge voting machines until 2025. Gehlhoff stated that since it was now 2026, the board would be making the decision to recycle them through proper channels. On a motion by Tuchlaski and seconded by McLain it was moved to recycle the four Sequoia Edge Voting Machines currently in storage at the Town Office. Call for the vote. All in favor, motion carried.

The board began discussing updating the MOU between the Town and the ADRC including looking at the cleaning issues, rental rates, equipment, etc. Gehlhoff stated that he could have a meeting with ADRC director Allyssa Vucenic and Clerk/Treasurer Klumpp to try to update the MOU. On a motion by Tuchalski and seconded by McLain it was moved to have Gehlhoff meet with Vucenic and Klumpp and then present the updates to the board afterwards having the Town attorney review it as well. Call for the vote. All in favor, motion carried.

Gehlhoff mentioned that in addition to the necessary updates and repairs needed at the Community Center the Fire Department reached to let him know they need more storage space. He stated Andy from A&M Buildings provided the Town with a rough estimate of the potential cost for adding on storage space for the fire department and adding onto the front of the building to address security concerns as well as needed repairs and updates to the building. Gehlhoff confirmed other quotes would be needed. Novitzki from ISG mentioned that state approved architect plans would be needed due to updates with Wisconsin Law. Gehlhoff asked if ISG could help with these plans, and Michael confirmed they could. Highway Foreman Steber asked the board to wait before pursuing those plans until he did some checking. No further action was taken.

Gehlhoff mentioned that the Town was working on a capital improvement plan and that part of that plan included the park and the playground area. He stated that the Town would be looking for grants and the Town could provide some of the ground work needed that could be part of the Town's matching contribution to the grants. Novitzki stated that the parks were part of the plan and that they could help the Town get potential grants for the playground. Gehlhoff suggested Langtange be in communication with ISG regarding the grants to help facilitate them. Novitzki mentioned that it often takes a coalition of local workers and support to help

make them happen as well. One of the items grants often look for is a capital improvement plan, so the Town should finalize the plan to have it completed. Gehlhoff agreed the board just needs to finalize the plan.

Under board member concerns, Gehlhoff mentioned that the Glacial Gardeners were going to get new picnic tables for the Town park. He also thanked Langtagne for her help in advance regarding the playground equipment and thanked Tuchalski for his continued work following up with the EMS contract. Gehlhoff also mentioned that the Town of Florence supports the EMS emphatically stating that the Town needs to verify they can legally spend the money on the per capita charge.

There being no further business, it was moved by McLain and seconded by Tuchalski to adjourn at 7:02 p.m.

Submitted by:

Jessica Klumpp
Clerk/Treasurer