

TOWN
ANNUAL MEETING
APRIL 21, 2026

Note: These are unapproved minutes. These minutes will be approved at the 2027 Town Annual Meeting to be held on Tuesday, April 20, 2027 at 6:30 p.m.

Pursuant to due call and notice thereof, the Annual Meeting for the Town of Florence, Florence Co, WI was held at the Community Center on the 21st day of April, 2026 at 6:30 p.m. with Chairman Jim Gehlhoff presiding.

Before the meeting begin, Gehlhoff took a moment to ask everyone in attendance to make sure they signed in noting there were two different sign in sheets. One sheet was for people who are voters/electors of the Town, and the other was for visitors. Gehlhoff also explained that when voting takes place it would be taken by a raise of hands for yes, no, and abstaining votes.

After the Pledge of Allegiance was recited, Gehlhoff called the meeting to order and asked all in attendance to sign in and that copies of the 2025 Annual Meeting Minutes, statutes for the powers at Town meetings as well as Florence Facts articles regarding the difference between electors and voters and the annual meeting

On a motion by Alan Williams and seconded by Lisa Witynski the minutes of the 2025 annual meeting were approved. Call for the Vote: 41 yes, 0 no, 0 abstaining. All in favor. Motion carried at 6:33 p.m.

Clerk/Treasurer, Jessica Klumpp, handed out copies of the annual report noting that the financial report shared at the Annual Meeting needed to include the indebtedness of the Town, a financial report with the revenues and expenses. Also included was a breakdown of the fire department expenses. Klumpp reported that the indebtedness of the Town includes revenue bonds for infrastructure projects completed in 2016 & 2024. Also included was 1,725,000 General Obligation Debt for the Utility Building, which is currently going through the refinancing process. Klumpp reported that the expenses for 2025 were approximately 85,000 more than revenues due to the increased gravel crushing amounts, blacktop paving that came in higher than expected, the US 2 Central Ave Project that the DOT did, extra postage to save money at a cheaper rate, clerk/treasurer retirement sick & vacation payout, the start of the capital improvement plan and additional board meetings, training and mileage. The expenses that were mentioned added up to approximately 170,000. There were no questions on the financial report.

Chairman Gehlhoff noted that Highway Foreman Chris Steber was unable to attend the meeting. Gehlhoff read the Highway Department Report provided by Steber as follows. The 2025 Annual Report included:

Roads that were paved in 2025:

- Chapin Street from intersection of US2 to Bill Anderson Drive
- In-Comm Drive from US2 to intersection of Montgomery Lake Road and Olive Avenue
- Paved parking lanes on both sides of Main Street

Additional highway work completed in 2025 included:

- Installed 357' of New Sidewalk on Main Street
- Fixed 90' of Existing Sidewalk on Main Street
- Performed numerous projects for the Town of Commonwealth
- Hauled approximately 10,000 yards of gravel to existing town roads
- Continued road maintenance—brush cutting, grass cutting, grading, gravel, etc.
- Crushed approximately 28,000 yards of gravel

Gehlhoff noted that there were preliminary plans for 2026, but that they would not be finalized until spring break-up was done. After this winter, the budget is still on track for 2026 summer plan to include:

- Chip seal approximately 2 miles of roadways. Roads to be determined after spring break-up.
- Hot mix blacktop on 1 mile of roadways. Roads to be determined after spring break-up.
- Finish removal of red pines and stumps on Montgomery Lake Road and Olive Avenue
- Assess and prioritize existing town roads after spring breakup for necessary repairs and maintenance
- Continued road maintenance—brush cutting, grass cutting, grading, gravel, etc.
- An equipment purchase of a John Deere 544P Wheel Loader

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Gehlhoff reported that the Town Crew plowed 34 times for more than 2" of snow accumulation. Steber's report stated that with a five person crew, the Town of Florence maintains 119.21 miles of roads—64 miles are paved and 55 miles are gravel. In addition, the Town maintains and generates revenue on approximately 32 miles of Commonwealth roads. Maintenance of these roadways is solely provided by the Town of Florence crew. The only contracted services include chip seal, gravel crushing, and paving. Steber's reported ended with thanking the Town of Florence crew and Office staff for all that they do. And, thank you to the Town Board for supporting our work. We all work well together.

Gehlhoff asked if there were any questions on the highway report. Sandy Mogush, Long Lake Rd, asked if there was a plan for when Long Lake Rd would be started and done. Jessy Drum, Spring Ave, noted that sidewalks on Central Ave were done last year as part of the large repaving project, and asked about sidewalks needing repair on side streets like along County N. Gehlhoff stated that he would address both questions for Highway Foreman Steber.

Fire Chief, Joe Witynski gave the following report:

- Fire Calls for 2025— Total 46
 - o Structure fires 2
 - o Car accidents 15
 - o Wildland fire 4
 - o Vehicle fires 3
 - o Mutual Aid 3
 - o CO calls 9
 - o Misc. calls 10
- There are currently 37 Members
- Received a \$2000 grant from WE Energies to purchase Fire Boots.
- Large purchases. Turn out pants and coats for two members. These purchases are covered under our 2% fire dues. Have the pump on our engine gone over this year. Changing a couple of valves that were not working.
- Committee together to look at the cost of new brush truck. Old brush truck is a 1999.
- Fireworks over Florence is July 2nd 2025 Thursday. We ordered a larger show for the 250-yr celebration of our Country. Looking for donations for the fireworks. Account set up at the Great North Bank or talk to any Florence Fire Department member.
- Fundraisers: Uphill Truck Race at Keyes peak this year was our 7 yr? 2027 the UP Firefighters Tournament will be in Florence July 23,24,25.
- Thank you to the Town Board, Jess and office staff, Town Crew for help at structure fire with excavator or sand on the roads. Utility crew for keeping the lights on during the ice storm of April 2025.

Kristina Williams, financial manager for Florence Utilities gave the following report on behalf of Utility Manager, Roger Secrist who was unable to attend the meeting:

- Florence Utilities had another busy year with many projects and mandatory compliance tasks to complete per Wisconsin DNR, Public Service Commission of Wisconsin and Phmsa or Federal Regulatory Agency, requirements.
- Central Ave sewer main replacement project warranty work was completed before the Wisconsin DOT started their resurfacing and curb and gutter project that took place during the summer months.
- Florence Utilities in partnership with WPPI energy again sponsored the National theatre for children, an electric safety and information program geared toward elementary school students to get them more familiar with electricity. We held our popular furnace filter giveaway program in

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the spring and the fall as a good reminder to keep your furnace filters clean to help your appliance operate smoothly and efficiently and keep the air in your house as pure as possible.

Williams gave a financial review for the Florence Utility Commission for 2025:

- Income Review for 2025
 - o Total Revenue & Other Income \$6,132,022.
 - o Total Operating Expense & Other Income Deductions \$4,889,775
 - o Total Income for 2025 \$1,242,247 Includes Misc Rev- Principal Forgiveness of \$580,058
 - o Net Income for 2025 \$662,189 #*
- #Being a NON-PROFIT- \$ used for capital improvement projects in the next year*
**Preliminary Numbers—2025 Audit not completed when presented*
- Utility Audit for 2025
 - o Baker Tilly- Audit Team from Energy & Utilities Division was onsite March 30th- April 2nd
 - o PSC Annual filing and Preliminary Financial Statements and will be complete by May/ June.

Steve Wilcox, Electric Foreman gave the following report:

- Jobs to convert failing overhead lines to underground lines that were worked on throughout the year: Balsam DR, HWY 101/70, Trudell Ln, and Packer Dr
- Removed 1799 feet of overhead converted to underground lines.
- We had installed **16** new electric services along with repairing **7** underground faults.
- We installed **2286** feet of primary underground wire and 2518 feet of Service and secondary lines.
- We had 100 electrical outages throughout the year causes anything from animal contacts to weather related problems including trees
- There were 814 electric meter change outs performed as part of our AMI upgrades and to comply with Public Service Commission of Wisconsin requirements.
- Substation maintenance, we replaced the southern 69000-volt incoming line that was damaged during several storms.
- Tree maintenance, and system maintenance were done throughout the year in order to reduce future power outages.
- Various trainings throughout the year for all electrical employees such as phasing stick and hi-pot testing and thumper training. We also have JTS which is a specialized lineman and groundman training along with required OSHA training.
- Annual training was performed by the entire staff to prepare for future or potential problems or emergencies that may occur.
- We had a total of 763 locates for the year.

Eric Lorenzon gave the following report on the gas, sewer and water from Florence Utilities:

Gas department

- 17 new gas service line installations totaling around 1568 feet, along with numerous gas meter upgrading projects were completed.
- Responded to 75 gas leak investigations
- We had two weeks of mandatory Public Service Commission of WI pipeline safety & audit inspections over the course of 2025
- 197 gas meters and reading devices were changed out for mandatory accuracy testing
- Public Service Commission of WI required leakage surveys and yearly maintenance items included:
 - 55 Business district buildings and street openings
 - 39 Public buildings
 - Gas leak surveying of 780 gas service lines
 - 50 gas system valve inspections

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- Gate station maintenance and inspections which includes valving, cathodic protection, odorization injection equipment, over pressure protection and gas heater were conducted throughout the year.
- Approximately 6 days of employee written and hands on mandatory training was also performed per requirements which includes all written knowledge testing and pipe fusion procedure testing.
- Annual training was performed by the entire staff to prepare for future or potential emergencies that could occur.

Sewer

- The Central Ave sewer project was completed.
- Electric motors in the Main Sewer Lift and for the lagoon blowers were serviced and maintained.
- Numerous sewer mains were jetted as preventative maintenance.
- Wastewater monitoring samples were performed throughout the year to stay DNR compliant.
- Annual emergency round table training was conducted.

Water

- Hydrant and water main flushing of the entire system was completed and all 120 hydrants were flushed and exercised.
- Testing and inspecting of water meters were done throughout the year.
- 113 water meters and reading devices were replaced as part of our AMI upgrades and DNR requirements.
- Drinking water sampling included Bacteria, Nitrates, Inorganics, disinfection byproducts and others had been performed to be DNR compliant.
- 1 water service line leak was found and repaired
- 1 new water service line was installed.
- 1 fire department dry hydrant for fire protection was repaired.
- Numerous repairs and maintenance items such as well treatment, hydrants and pumping equipment was performed throughout the year.
- Street valve and customer service line valve location and exercising program is ongoing and will continue over the next few years.
- Annual emergency round table training was conducted.

Gehlhoff shared a printed e-mail update received from Florence County EMS Director Amanda Mulvey. He noted that it was received shortly before the meeting started. Gehlhoff also stated that Mulvey would be coming to a board meeting in June and noted that the date and time of that meeting would be posted as soon as it is set.

Gehlhoff opened the meeting to public/electors to discuss items of business allowed under the powers of the town meeting 60.10 Wis. Stats. Gretchen Paupore asked what was considered a quorum of electors at an annual meeting. Klumpp noted that there was not a minimum number of people required to be at the meeting stating that in years past, it would only be a handful of people in attendance. Klumpp also shared that in more recent years attendance has increased which shows that people want to know what is happening with the Town.

Dan Burns proposed changing the Town's clerk/treasurer position from elected to appointed, arguing that the job requires significant training and financial expertise that voters may not be able to evaluate. He and Gehlhoff emphasized that appointment would ensure continuity and allow the board to select someone qualified. Burns also noted that removing an unqualified elected clerk/treasurer would be difficult. Bob Friberg acknowledged that past clerks/treasurers had performed well but recognized that other towns have experienced problems. Gary Merrill supported the importance of continuity and stressed that voters may not understand the skills required for the role. On a motion by Merrill and seconded by Gene LeFeber it was

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moved to make the Town of Florence Clerk/Treasurer position an appointed position rather than an elected position. Gehlhoff asked if there was any further discussion, there being none he called for the vote: 36 in favor, 5 against, no one abstaining. Motion carried 36 to 5 at 7:12 p.m.

Gehlhoff explained that occasionally during the year the Town may need to purchase land when road work is needed for highway purposes when doing road maintenance/construction. The electors must give the Town Board authority to do that. In years past, a motion has been made at the annual meeting in order to give the board permission to act if they need it to keep moving on a project. On a motion by Dan Burns and seconded by Gretchen Paupore, it was moved to give the town board the authority to spend up to 10,000 to purchase land for highway purposes if needed. Call for the vote: 41 yes, 0 no, 0 abstaining. Motion carried. At 7:15 p.m.

Gehlhoff stated that the date for the 2027 Annual Meeting will be April 20, 2027 at 6:00 p.m. On a motion by Gene Lefebber and seconded by Gary Merrill it was moved to set the next annual meeting date. Call for the vote: 41 yes, 0 no, 0 abstaining. All in favor, motion carried at 7:18 p.m.

With the date and time of the 2027 Annual Meeting being set, and there being no further business the 2026 Annual Meeting adjourned on a motion by Steve Wicox and seconded by Vanessa McLain. Call for the vote: 41 yes, 0 no, 0 abstaining. All in favor. Motion carried at 7:19 p.m.

Submitted By:

Jessica Klumpp, Clerk/Treasurer

These minutes are subject to approval at the 2026 Annual Meeting.

Following is a list of those individuals who attended this Annual Meeting:

Alan Williams	Mary Kay Williams	Vanessa McLain	Wendy Gehlhoff
Sandra Villa Mogush	Tom Mogush	Michele DeMerse	Tom Richer
Charles Yonts	Jim Petroff	Marueen Howard	Scott Howard
Kristina Williams	Michael Michaud	Ginny Michaud	DJ Burns
Libby Burns	Diane Theis	Terri Koehn	Keith Davis
Steve Wilcox Jr	Andrea Michaud	Pattie Gehlhoff	Gene Lefebber
Gretchen Paupore	Desiree Windell	Jim Gehlhoff	Shane McLain
Tom Tuchalski	Jessica Klumpp	Eric Lorenzon	Rob Calderwood
Lisa Witynski	Jessy Drum	DoriAnne Brooks	David Goudreau
Joe Witynski	Gayle Nault	Bob Friberg	Gary Merrill
Connie Davis	Angela Olson*	David Olson*	

*Visitor (not elector/voter)