

Town of Round Lake – Special Town Board Meeting Minutes

Monday, March 16, 2026 – 5:00 p.m.

Town Hall (10625 N County Road A, Hayward, WI) and via Virtual Platform

1. Call to Order

Chairman Strandlund called the Special Town Board Meeting to order at 5:03 p.m. at the Town Hall. Present were Chairman Strandlund, Supervisors Wilson, Verbeck, and Palmer, as well as Clerk Leuschen. Several members of the public were also present via the Webex virtual platform.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Certification of Proper Meeting Notice (Wis. Stat. § 19.84)

Clerk Leuschen certified that the meeting notice was properly posted at the Town Hall, Recycling Center, and on the Town website in accordance with Wis. Stat. § 19.84.

4. Discussion/Possible Action – Consultation Regarding Property Located at 11556 W Lawry Road (Tower Site)

The Board heard from Jeff Brotherton (Northgate Advisory) regarding the existing lease with American Tower for the tower site located at 11556 W Lawry Road. Mr. Brotherton provided an overview of his background in the telecommunications tower industry and explained his experience assisting property owners with lease negotiations and buyouts. He discussed concerns with the Town's current lease, including:

- Current rental revenue being below market value relative to generated income
- Lease provisions such as right of first refusal and consent language limiting competitive offers
- The Town's position nearing lease expiration, providing leverage in renegotiation

Mr. Brotherton outlined potential strategies, including renegotiating lease terms to increase rental revenue or removing restrictive language to allow broader market competition. He indicated that renegotiation could increase long-term value and improve potential buyout offers. Board members asked questions regarding:

- Fee structure and how services are compensated
- Whether costs would impact the Town directly
- Industry practices related to lease negotiations and commissions
- Potential impacts on local users (none anticipated)
- Long-term viability of tower infrastructure

General discussion occurred regarding whether representation would benefit the Town in negotiations and the risks of proceeding without industry expertise. The Board indicated the matter would be brought back for further consideration later in the meeting.

5. Approval of Minutes

Motion by Supervisor Wilson and seconded by Supervisor Verbeck to approve the Regular Town Board Meeting minutes from January 8, 2026. Motion carried unanimously (5-0).

6. Discussion/Possible Action – Moose Lake Road Improvement Project – Review of Project Alternatives

The Board received a presentation and participated in discussion with representatives from Northern Wisconsin-Based Engineers (NWBE), including Heather Harrington, Patty Donahue, and Patrick Lancour, regarding the Moose Lake Road Improvement Project. NWBE reviewed the pavement design report and project estimates, including base project costs and optional additions.

Discussion included:

- Explanation of base estimate (Group 0010) and included items
- Clarification of additional project categories and associated costs
- Review of recommended additions:
 - Group 0030 – QMP Pulverize & Relay (compaction verification)
 - Group 0040 – Geogrid (approximately 400 ft section for subgrade stability)
 - Group 0050 – Side road paving (noted as already included in base estimate)

It was clarified that:

- Groups 0030 and 0040 were not included in the base estimate
- Combined additional cost for those items was approximately \$17,535.35
- A previously referenced ~\$26,000 figure included items already built into the base estimate

Additional discussion topics included:

- Purpose and effectiveness of pulverize and relay compaction testing
- Geogrid use in areas of settlement and associated uncertainty
- Culvert material options and cost differences
- Potential need for excavation below subgrade (EBS) and rock removal
- Shoulder design and composition
- Budget considerations and grant funding offsets

NWBE also requested:

- Signed Pavement Certification and Design Report
- Confirmation of public outreach to residents
- Future written concurrence on selected project elements

Motion by Supervisor Verbeck and seconded by Supervisor Wilson to approve and sign the Pavement Certification and Design Report as presented by NWBE Engineering.

Motion carried 4-0.

7. Discussion/Possible Action – Authorization to Engage Jeff Brotherton (Northgate Advisory)

Following discussion, the Board considered whether to proceed with Mr. Brotherton's services. Motion by Supervisor Verbeck and seconded by Supervisor Palmer to approve Jeff Brotherton (Northgate Advisory) to negotiate in good faith on behalf of the Town regarding the tower located at 11556 W Lawry Road. Motion carried 4-0.

8. Adjournment

Motion to adjourn. Meeting adjourned at 6:18 p.m.

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