

VILLAGE OF BONDUEL  
VILLAGE BOARD MEETING  
WEDNESDAY, MAY 14, 2025

Following the Pledge of Allegiance and moment of silence, President Russ Gehm, called the meeting to order at 6:00 p.m.

Gehm read the statement regarding the posting of the meeting.

PRESENT: Andrew Court, Russ Gehm, Sean Falk, Matt Pleshek, Brenda Staszak, Michelle Streetman, and Kay Zuleger.

AGENDA: Motion by Pleshek, second by Court, to approve the agenda as presented and to deviate from the order as necessary. Motion carried unanimously.

MINUTES: Motion by Court, second by Zuleger, to approve the minutes from the April 9, 2025, Village Board Meeting as presented. Motion carried unanimously.

ACKNOWLEDGEMENT OF CITIZENS AND OPEN FORUM. Jesse Rankin, Director of Municipal Operations; Keith Fischer, Police Chief; Peter Thillman, SCEPI; and Attorney Bob Sweeney, Representative for CPR/Chris Rueckert. VIA TELECONFERENCE: Ariana Schmidt, Ehlers; Attorney Tyler Pluff, Town Law and Counsel; and James Cleveland, WEDC.

Attorney Bob Sweeney requested the opportunity to speak with the Village Board concerning the property acquired by his client, Christopher Rueckert, or CRP Properties LLC, in June 2024. President Gehm agreed to allow Attorney Sweeney five minutes for comments because of an extensive agenda. Attorney Sweeney passed out information to the Village Board regarding the proposed lot division. The parcel at 211 W Mill Street, there is a small home that does not conform to regulations, along with a garage that has been changed into living space at some time. Rueckert bought the property and started making upgrades to the two buildings. Attorney Sweeney mentioned that the enhancements consisted of installing roofing, siding, and windows, which the Village does not require a building permit for. His client has enhanced the property and wishes to divide the lot into two parcels using a certified survey map. Attorney Sweeney remarked that his client feels the nonconforming use should not hinder the division of the lot.

Mr. Rankin stated that he has made efforts to collaborate with Mr. Rueckert regarding this parcel and has asked him to obtain a building permit and to meet with the Village Plan Commission. As of now, Mr. Rueckert has not done either. Mr. Rankin mentioned that it is obvious that further work has been done in the interior of these two building with the dry wall and building supplies that have been seen going into the property. The residence and the

living space in the garage fail to comply with the required minimum floor area of 960 square feet for a single-family home. The primary structure measures a little more than 600 square feet, and the garage area measures a little more than 500 square feet; neither fulfills the minimum requirement. A single-family home must have a lot size of a minimum 8,000 square feet. Splitting this lot into two parcels would also fail to satisfy the square footage requirement.

Attorney Sweeney was informed by Russ Gehm that his time was up and the land division must be addressed with the Village Plan Commission.

*Attorney Sweeney left the meeting 6:12 p.m.*

COMMUNICATIONS/PETITIONS/CORRESPONDENCE: Shawano County issued several notices regarding proposed amendments to the zoning ordinance related to poultry. Additionally, Township updates from County Administrator James Davel covered ongoing activities at the County level. Following the Wheel Tax controversy, Mr. Davel was asked by the County Supervisors to keep all municipalities informed about county events.

#### NEW BUSINESS

K12 Closed Session. Motion by Pleshek, second by Streetman, to move to closed session for approximately five minutes to discuss TID disbursement agreement for development. Inviting Michelle Maroszek, Jesse Rankin, Peter Thillman, James Cleveland, Ariana Schmidt, and Keith Dahl to attend. [Pursuant to Wis. State Statutes, Chapter 19, General Duties of Public Officials, subchapter V, 19.85 exemptions (1)(e) [Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.] Roll call vote was taken. Court-Aye, Falk-Aye, Pleshek-Aye, Staszak-Aye, Streetman-Aye, Zuleger-Aye, and Gehm-Aye. Motion carried unanimously. The Board moved to closed session at 6:13 p.m.

Motion by Court, second by Zuleger, to return to open session. Roll call vote was taken. Court-Aye, Falk-Aye, Pleshek-Aye, Staszak-Aye, Streetman-Aye, Zuleger-Aye, and Gehm-Aye. Motion carried unanimously. The Board returned to open session at 6:35 p.m.

Motion by Zuleger, second by Court, to approve the Developers Agreement with Landmark Development on Parcel 107-62300-0020, adding the recommend language and date changes as noted by the Village Attorney and Ehlers. In additional the final plan set will need to be approved by the Village Plan Commission. Motion carried unanimously.

#### REPORTS

Committee of the Whole: No meeting was held in April.

Police Department Report. Report on file.

Fire Department Report. Report on file.

EMS Report. Report on file.

Clerk/Treasurer Report. Report on file. Most of the liquor license applications have been returned and background checks are being completed by Chief Fischer. The open book and board of review will be at the end of this month. All reports due to the State have been filed.

Municipal Operations Department Report. Report on file. Sunrise Court will be paved in the next few weeks; the Village is first on the list for scheduling. Rankin touched base on 211 W. Mill Street and the unconforming use.

Plan Commission. Minutes on file. There are a few items moving to the Village Board for approval.

Fire Commission. Minutes on file. Grant Staszak has resigned from the Fire Commission; his letter is included. There will be a Fire Commission meeting on Thursday, May 15.

#### NEW BUSINESS

K1. Discussion and possible action approving the signs for Cedar Park and Village Park. The signage at Cedar and Village Parks are in rough condition. Nolan Sign Company has provided new designs for the signs. The Village Plan Commission has reviewed the signs and has recommended Option A with blue posts. Motion by Zuleger, second by Staszak, to approve the new signs for Cedar Park and Village Park. Motion carried unanimously.

K2. Discussion and possible action to approve the preliminary plans for the Village Parks. MSA has provided the preliminary park plans for Cedar and Village Parks. The Village Plan Commission has reviewed the preliminary plans and has recommended the plans move forward approval. The preliminary plans once approved will be circulated to the Village Residents and a listening session will be held for the Community. Motion by Streetman, second by Zuleger, to approve the preliminary plans for the Village Parks and to set up a listen session for Village and public input. Motion carried unanimously.

K3. Discussion and possible action on Resolution 2025-08 approving transfer of funds to the RDA. The Redevelopment Authority has requested \$12,000 from the Village to complete the greenspace adjacent to the Village Hall. The Village has reserves in the general fund that could be transferred to the RDA. TID #3 designated for Downtown Rehabilitation, would reimburse the general fund once TID #3 generates incremental revenue. Motion by Court, second by

Zuleger, to introduce Resolution 2025-08 to approve the transfer of financial assistance of \$12,000 to the RDA from the general fund, with TID #3 to reimburse the assistance once incremental revenue is generated. Roll call vote was taken. Court-Aye, Falk-Aye, Pleshek-Aye, Streetman-Aye, Staszak-Aye, Zuleger-Aye, and Gehm-Aye. Motion carried unanimously.

K4. Discussion and possible action on Resolution 2025-09 approving Welcing Street asphalt. Welcing Street by the Public Safety Building and Municipal Operations is in bad shape. Rankin has obtained quotes to repair the surface of the Street. Wolf River Asphalt & Sealcoating had the lowest bid. In addition, their bid included the mill and overlay of the Street. The other bids were for a tack coat over the surface of the street. Rankin would like to forego the crack sealing this year and use the money to repair Welcing Street. Motion by Pleshek, second by Zuleger, to introduce Resolution 2025-09, to approve Welcing Street mill and overlay project, with budgeted funds from Street Maintenance Contracted Services. Roll call vote was taken. Court-Aye, Falk-Aye, Pleshek-Aye, Streetman-Aye, Staszak-Aye, Zuleger-Aye, and Gehm-Aye. Motion carried unanimously.

K5. Discussion and possible action on Resolution 2025-10 awarding the North Jefferson Street contract. Bids for North Jefferson Street were opened on Tuesday, May 6<sup>th</sup>. There were two bidders for the project, MCC, Inc. and Northeast Asphalt, Inc. MCC, Inc. was the low bidder for the project with a base bid of \$61,547.88. Rueckert-Mielke has reviewed the bids and there are no objections to the low bidder. Motion by Court, second by Streetman, to introduce Resolution 2025-10, to award the bid for North Jefferson Street to MCC, Inc., with an additional 10 percent contingency for unpredictable project costs. Roll call vote was taken. Court-Aye, Falk-Aye, Pleshek-Aye, Streetman-Aye, Staszak-Aye, Zuleger-Aye, and Gehm-Aye. Motion carried unanimously.

K6. Discussion and possible action on Resolution 2025-11 approving purchase of submersible mixer. Rankin obtained three quotes for the water tower submersible mixer. Lane Tank Company Inc. was the only company to include the installation of the power supply from the top of the tank to the electrical panel on the bottom. Lane Tank has also included an optional contracted service to upgrade to a new Nema 4 Box with monitoring capabilities to the Village SCADA system. Motion by Pleshek, second by Staszak, to introduce Resolution 2025-11, to approve the purchase of the water tower submersible mixer including the upgrade for the SKADA system from Lane Tank Company Inc., with money from the water meter reserve funds. Roll call vote was taken. Court-Aye, Falk-Aye, Pleshek-Aye, Streetman-Aye, Staszak-Aye, Zuleger-Aye, and Gehm-Aye. Motion carried unanimously.

K7. Discussion and possible action to approve the liquor license for the Bonduel Bat and Ball Club. The Bonduel Bat and Ball Club has applied for a six-month beer license to serve beer at the tournaments this season. All forms, background checks and publications have been completed. Motion by Zuleger, second by Court, to approve the Class “B” Beer license for the Bonduel Bat and Ball Club. Motion carried unanimously.

K8. Discussion and possible action to approve the liquor license for the Bonduel Broncos Baseball Club. The Bonduel Broncos Ball Club has applied for a six-month beer license to serve beer at the ball games this season. All forms, background checks and publications have been completed. Motion by Court, second by Zuleger, to approve the Class “B” Beer license for the Bonduel Broncos Ball Club. Motion carried unanimously.

K9. Discussion and possible action to approve the picnic license for Batting for the Battle Softball Tournament. The Batting for the Battle Softball Tournament has applied for a picnic license for their event June 20-21, 2025, at Cedar Park. The application and background checks have been completed. Motion by Court, second by Streetman, to approve the temporary picnic license for the Tri-City Archery League’s Batting for the Battle Softball Tournament. Motion carried unanimously.

K10. Discussion and possible action to approve Celebrate Bonduel’s Firework Permit Application. Celebrate Bonduel has applied for a fireworks permit for the July 4<sup>th</sup> Celebration. The Fire Chief has already reviewed and approved the plan. The Village still needs a copy of the organizations certificate of insurance for the event. Motion by Court, second by Pleshek, to approve the fireworks permit for Celebrate Bonduel’s July 4<sup>th</sup> Celebration. Motion carried unanimously.

K11. Discussion and possible action on appointments to Boards, Commissions and Committees. Currently, openings are available for the Fire Commission, Village Plan Commission, and RDA. Trustee Andrew Court wishes to resign from his position as the Village Representative on the RDA because of family obligations. Sean Falk, recent elected Trustee, is a resident member of the RDA. Trustee Falk is open to continuing as the Village Representative on the RDA. An application was submitted to the Village by Lissy Kastning, the owner of LK Reflections, for consideration for the RDA. Currently, there has been no one interested in joining the Fire Commission. Motion by Gehm, second by Staszak, to approve Sean Falk, as the Village Trustee, and resident Lizzy Kasting for the RDA Committee, along with Andrew Court as the Village representative for the Plan Commission. Motion carried unanimously.

M. Approval of Payments. Motion by Court, second by Streetman, to approve the monthly payments for May 2025 as presented. Motion carried unanimously.

N. Treasurer’s Report. Maroszek noted that the final 2024 Audit is in review, once final numbers are provided the Treasurer’s report will be adjusted. Motion by Staszak, second by Pleshek, to approve the April 2025 Treasurer’s report as presented. Motion carried unanimously.

ANNOUNCEMENTS: Upcoming monthly meetings were discussed.

K13. Closed Session. Motion by Pleshek, second by Zuleger, to move to closed session for approximately five minutes to discuss the hiring of the School Resource Officer position. Inviting Clerk Maroszek, Chief Fischer, and Jesse Rankin to attend. [Pursuant to Wis. State Statutes, Chapter 19, General Duties of Public Officials, subchapter V, 19.85 exemptions (1)(c): Considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.] Roll call vote was taken. Court-Aye, Falk-Aye, Pleshek-Aye, Staszak-Aye, Streetman-Aye, Zuleger-Aye, and Gehm-Aye. Motion carried unanimously. 7:14 p.m.

Motion by Court, second by Zuleger, to return to open session. Roll call vote was taken. Court-Aye, Falk-Aye, Pleshek-Aye, Staszak-Aye, Streetman-Aye, Zuleger-Aye, and Gehm-Aye. Motion carried unanimously. 7:40 p.m.

Motion by Pleshek, second by Court to adjourn. Motion carried unanimously. Meeting adjourned at 7:41 p.m.

Respectfully submitted,  
Michelle Maroszek, Clerk/Treasurer