

VILLAGE OF BONDUEL
VILLAGE BOARD MEETING
WEDNESDAY, JULY 9, 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: Russ Gehm, Andrew Court, Sean Falk, Michelle Streetman, and Kay Zuleger.

Excused: Matt Pleshek and Brenda Staszak.

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

MINUTES: Motion by Court, second by Falk, to approve the minutes from June 25, 2025, Special Village Board Meeting and June 27, 2025, Emergency Village Board meeting as presented. Motion carried unanimously.

ACKNOWLEDGEMENT OF CITIZENS AND OPEN FORUM. Jesse Rankin, Director of Municipal Operations; and Tim Novitski, Village Resident.

COMMUNICATIONS: Dave Schultz has resigned from the Redevelopment Authority due to personal reasons. Resignation letter on file.

REPORTS:

Police Department Report. Report on file.

Fire Department Report. Report on file.

EMS Report. Report on file.

Clerk/Treasurer Report. Report on file. The reserve Class B Liquor License was sold to The Glenn. The cost for the reserve license was \$10,000 plus the normal liquor license fee. The Village has no more Class B Liquor License available. Bonduel Mini Mart is adding a restaurant area where Subway was and has inquired about a Class B Liquor License. This will be discussed at the next Committee of the Whole meeting.

Municipal Operations Department Report. No written report. The fence at Cedar Park that was damaged by a storm has been fixed. Road construction on N. Jefferson Street will begin the week of July 21st. Bear Trail Crossing groundbreaking will be held on Thursday, July 17 at noon. By the Yard has been asked to cease any further operations until they can provide a Storm

Water Management Plan for the site. The Broncos will be installing a new scoreboard at Village Park at their own expense, once up the Village will add the board to our insurance policy.

NEW BUSINESS:

K1. Discussion and possible action to amend Ordinance 2025-02, Chapter 4 Adult-Oriented Establishments. The Committee of the Whole reviewed the recommendations from the attorney on Chapter 4 Adult-Oriented Establishments. The recommendations were incorporated into the amendment of the ordinance. Motion by Zuleger, second by Court, to introduce Ordinance 2025-02 amending Chapter 4 Adult-Oriented Establishments. Roll call vote was taken. Court-Aye, Falk-Aye, Streetman-Aye, Zuleger-Aye, and Gehm-Aye. Motion carried unanimously.

K2. Discussion and possible action to amend Ordinance 2025-03, Chapter 115 Zoning Code, Sec. 115-25 Adult-Oriented Establishments. The Committee of the Whole reviewed the recommendations from the attorney on Chapter 115 Zoning Code, section 115-25 Adult-Oriented Establishments. The current ordinance was not clear on which district would allow adult-oriented establishments. The Committee has recommended including all the noted changes from the Attorney and allowing establishments in M-1 Industrial district. Motion by Zuleger, second by Falk, to introduce Ordinance 2025-03 amending Chapter 115 Zoning Code, Sec. 115-25 Adult-Oriented Establishments. Roll call vote was taken. Court-Aye, Falk-Aye, Streetman-Aye, Zuleger-Aye, and Gehm-Aye. Motion carried unanimously.

K3. Discussion and possible action to create Ordinance 2025-04, Chapter 24 Public Nuisances, Sec. 24-11 Vacant Building Registration. A vacant building registration ordinance has been established by the Redevelopment Authority. This regulation would mandate that the Village be informed of any vacant building in the downtown area by each building owner. An inspection of the property would take place every six months to check the condition of the building, aiming to maintain property values and minimize the waste of public resources. Owners of vacant properties must register every six months and pay a fee of \$100 for registration. This charge includes the expense for inspecting the buildings. The fees that are collected will be put toward RDA grant program for the Downtown Business District. Motion by Court, second by Zuleger, to introduce Ordinance 2025-04 to create Chapter 24 Public Nuisances, Sec. 24-11 requiring vacant buildings to be registered with the Village. Roll call vote was taken. Court-Aye, Falk-Aye, Streetman-Aye, Zuleger-Aye, and Gehm-Aye. Motion carried unanimously.

K4. Discussion and possible action on Village recycle site hours. The brush and grass disposal area at the recycling center is open around the clock. The site is under constant surveillance with cameras. Unfortunately, there have been instances of non-residents improperly dumping brush at the location. Some of these individuals have been identified and contacted to remove

their debris. The Village has seen rising costs related to this issue by having to grind the brush more often. Rankin asked the Board for direction on how to address these expenses and violations. They discussed the unfairness to the residents who are using the site responsibly and agreed that they should not be penalized for the actions of non-residents. The Board decided that violators should face fines in addition to being held responsible for cleaning up brush dropped at the site. Motion by Zuleger, second by Court, to continue monitoring the recycling center for offenders. Those identified with the help of the Police Department will be required to remove their waste and will be issued citations by Chief Fischer. Motion carried unanimously.

K5. Discussion and possible action to approve the picnic license for Bonduel Lions Club Corn Roast. The Bonduel Lion's Club has applied for a picnic license for their Annual Corn Roast, at Village Park on August 1, 2025. The application and background checks have been completed. Motion by Zuleger, second by Streetman, to approve the picnic license for the Bonduel Lion's Club Annual Corn Roast. Motion carried unanimously.

K6. Discussion and possible action to approve the 2nd Quarter Per Diems. Second quarter per diems were presented and reviewed. Motion by Zuleger, second by Court, to approve the 2nd quarter per diems as presented. Motion carried unanimously.

UNFINISHED BUSINESS

L1. Discussion and possible action on appointments to Boards, Commissions and Committees. One candidate was presented for the Redevelopment Authority. President Gehm would like to see someone with business experience to fill this opening. By consensus the Board agreed to wait until the next meeting to see if anyone else is interested in being part of the RDA.

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

N. Treasurer's Report. Motion by Court, second by Zuleger, to approve the June 2025 Treasurer's report as presented. Motion carried unanimously.

ANNOUNCEMENTS. Upcoming monthly meetings were discussed. There will be a meeting to discuss the 4th of July Parade and events on Thursday, July 17th at 3:00 p.m.

Motion by Court, second by Streetman to adjourn. Motion carried unanimously. Meeting adjourned at 6:30 p.m.

Respectfully submitted,
Michelle Maroszek, Clerk/Treasurer