



**SPECIAL VILLAGE BOARD MEETING**  
**Wednesday, August 27, 2025**

Following the Pledge of Allegiance and moment of silence, President Russ Gehm, called the meeting to order at 5:30 p.m.

Gehm read the statement regarding the posting of the meeting.

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

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

MINUTES: Motion by Zuleger, second by Court, to approve the minutes from August 13, 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; Kevin Lynch, Fire Chief; Jon Trautman, Clifton Larsen Allen (CLA) LLC., and Tim Novitski, Village Resident.

COMMUNICATIONS/PETITIONS/CORRESPONDENCE: An additional letter was received regarding the Vacant Building Ordinance. Village Attorney Charles Adams has drafted and sent a letter in response to all business owners with concerns.

A letter was sent to all business owners encouraging them to take part in the upcoming Founders Day Event by showcasing their businesses. The Village will help share promotional specials via social media to hopefully increase foot traffic in area businesses.

**REPORTS:**

Committee of the Whole. Minutes on file.

Municipal Operations Department Report. The water tower mixer will be installed on Thursday, August 28.

Fire Commission. Minutes on file.

**NEW BUSINESS:**

**J1. Presentation of 2024 Financial Report – Jon Trautman.** Jon Trautman, Principal Leader at Clifton Larsen Allen (CLA), reviewed the Village’s 2024 Financial Report with the Board. The Village is in good financial condition and is following regulations. Trautman answered questions from the Board and staff regarding financial numbers. Trautman stated that there some new GASB changes for 2025 and the Big Beautiful Bill will have some effect on the Village, mostly with the new overtime rules.

**J2. Discussion and possible action approving the liquor license for Good Vibes Bar.** Good Vibe Bar & Grill will be changing ownership as of August 29. The new owners have applied for their Class B Beer and Class B Liquor licenses. The name will remain Good Vibes Bar. The liquor license application has been reviewed, background checks are complete, and the notice has been published. Motion by Staszak, second by Zuleger, to approve the Class B liquor licenses for Good Vibes Bar with license period August 29, 2025, to June 30, 2026. Motion approved unanimously.

**J3. Discussion and possible action on possible student representative for Village Board.** At the Connect Communities conference Rankin and Maroszek attended last month, one of the ideas was to have student representatives on the Board and/or committees. Other communities have seen success in getting high school students involved with local government. With the addition of the new School Resource Officer the Village has strengthen it working relationship with the district. A representative from the student body could be another area of collaboration. Rankin and Maroszek are asking the Board if a student representative is of any interest to proceed with gathering more information to develop a program. Motion by Streetman, second by Zuleger, to move forward with the student representative and to bring details of the program back to the Committee of the Whole meeting in September to discuss. Motion carried unanimously.

**J4. Discussion on WEDC representative visit to Bonduel.** On Wednesday, September 10, Missy Hughes, Secretary and CEO of the Wisconsin Economic Development Corporation, will visit Bonduel. Bonduel has made effective use of the WEDC Grant money. WEDC wants to assess the Village's growth and advancement. Hughes and other representatives will tour the initiatives that are taking place in Bonduel. At 11:45 a.m., the visit will begin at Village Hall. The group will then explore the downtown area, stopping at The Mill and The Glenn Lounge. Additionally, Black Diamond will be there to give them a tour of one of the recently constructed residences at the Sunrise Court housing development. The apartment complex

site on Express Way will be one of the final stops. Board members are encouraged to attend if available. More information will be sent to Board members early next week.

J5. Discussion and possible action on capital equipment requests for 2026 budget. Maroszek presented all the 2026 capital equipment requests from each department to the Village Board. Fire Department requests include two full sets of turn out gear to include boots and helmets; pagers; and new tires for one truck. The Police Department is budgeting to purchase and outfit a new squad for 2027. Half of the money for the squad and equipment will be put in the 2026 budget and the other half in the 2027 budget. Municipal Operations is scheduled to purchase a new tractor/loader/backhoe in 2026. The Village has budgeted \$36,000 per year for the last two years to put toward the purchase of the tractor.

In addition to the capital requests, Municipal Operations has requested two projects for 2026. One project would be to replace only the swing set at Village Park, due to the conditions of the current swings. The second project would be to repair the Village Hall building, such as windows and outer appearance. The water fund has requested the fifth year of funds toward the water meter replacements to take place in 2029. Motion by Court, second by Zuleger, to place the capital request numbers into the 2026 budget as presented for the September meeting and to review the numbers and requests after all the initial numbers are presented. Motion carried unanimously.

J6. Discussion and possible action on 2026 Budget. Department heads are currently working on their 2026 budget worksheets. All numbers will be provided to Maroszek next week to be entered. The initial numbers will be ready for the September Board meeting. By consensus the Board has agreed to move the agenda item to the next meeting.

#### UNFINISHED BUSINESS

K1. Discussion and possible action on appointments to Boards, Commissions and Committees. No new candidates for appointments. By consensus the Board agreed to move the agenda item to a future meeting when a candidate is to be appointed.

J7. Closed Session. Motion by Pleshek, second by Court, to move to closed session for approximately five minutes to discuss possible business developments. Inviting Michelle Maroszek, Jesse Rankin, Keith Fischer, and Kevin Lynch, 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. Board moved to closed session at 6:20 p.m.

*Motion by Streetman, second by Zuleger, to make an offer on 311 S. Jefferson to recapture the lot for \$19,545.50, the amount that was paid to the Village originally. In addition, Rankin can negotiate the offer up to \$25,000 to purchase the lot. Court-Aye, Falk-Aye, Pleshek-Nay, Staszak-Aye, Streetman-Aye, Zuleger-Aye, and Gehm-Aye. Motion carried.*

*Motion by Court, second by Staszak, authorizing Rankin to offer Kevin Bartlett \$50,000 for the two parking lots behind Village Hall along with a one-year extension to build on his vacant lot on Commerce Court. Motion carried unanimously.*

*Motion by Court, second by Pleshek, authorizing Rankin to contact Rick Durante on recapturing the three lots on Jefferson Street on behalf of the Village. Motion carried unanimously.*

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. Board returned to open session at 6:49 p.m.

No action was taken by the Board on the closed session.

ANNOUNCEMENTS. Upcoming monthly meetings were discussed. Monday, September 8, there will be an informational meeting for business owners at Club 117. Redevelopment Resources will present the Downtown Revitalization plan. In addition, SCEPI will be present to discuss other opportunities with business owners. The Redevelopment Authority, Plan Commission, and Board members are encouraged to attend. Invitations will be sent out this week.

Motion by Zuleger, second by Court to adjourn. Motion carried unanimously. Meeting adjourned at 6:50 p.m.

Respectfully submitted,  
Michelle Maroszek, Clerk