



VILLAGE BOARD MEETING
Wednesday, October 8, 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, Sean Falk, Russ Gehm, Matt Pleshek, Brenda Staszak, Michelle Streetman, and Kay Zuleger.

AGENDA: Motion by Streetman, second by Pleshek, 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 September 10, 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, and Tim Novitski, Village Resident.

COMMUNICATIONS: included is the letter from the Wisconsin Department of Natural Resources regarding the stewardship grant the Village applied for, unfortunately, the Village did not receive funding assistance for Cedar Park.

REPORTS:

COW: No minutes included.

Police Department Report. Report on file.

Fire Department Report. Report on file. Each year the Village and Town of Hartland budget to purchase two full sets of turnout gear for the department. With several sets of turnout gear being outdated, the department voted to use fireman's fundraising money to purchase additional sets to help update the gear quicker.

EMS Report. Report on file.

Clerk/Treasurer Report. Report on file. The election training that was put on by the Wisconsin Election Commission was a great training and networking opportunity. The Clerk and Deputy Clerk will be attending the Wisconsin Economic Development Summit next week in Green Bay.

Municipal Operations Department Report. Washington Street sewer line has been relined. Hydrant flushing has started in the Village. The final numbers for Sunrise Court are complete and the special assessment numbers are lower than projected, the Board will be reviewing the final numbers later in the meeting. Working on the Block building to pursue a CDI grant for second-level housing, along with building plans for Mr. Block to review. The vacant building ordinance has been occupying more of Director's time than anticipated.

Downtown Revitalization Meeting. Minutes from the downtown meeting are included in the packets.

NEW BUSINESS:

K1. Discussion and possible action approving the conditional use permit for 107 E Green Bay Street, Parcel 107-70050-0570, for light industrial facility producing food with cooling and packaging area in the C-1 Commercial District. Agenda item was tabled by the Plan Commission until their next meeting when more information can be obtained from the WI Department of Safety and Professional Services (DSPS) on the requirements for building permits at 107 E Green Bay Street. By consensus the Board agreed to dismiss the agenda item. No action was taken.

K2. Discussion and possible action approving the signage application for 300 S Cecil Street. Michael and Sierra Dootson have purchased the property at 300 S Cecil Street. Dootson's operate a dog grooming service and a construction company. The Plan Commission has reviewed the sign application for 4Z Pet Spa Grooming Salon and Top Gun Construction. The sign meets all Village ordinance size requirements. Motion by Zuleger, second by Falk, to approve the signage application for 300 S Cecil Street for 4Z Pet Spa Grooming Salon and Top Gun Construction. Motion carried unanimously.

K3. Discussion and possible action approving Verizon ground lease negotiations. Verizon has approached the Village to install an additional antenna on the site of the existing cell tower located on municipal property. Verizon initially offered \$500 per month to the Village for the colocation on this structure. Rankin would like to be able to negotiate with Verizon to ask for the same amount the Village currently receives from US Cellular for the existing tower, along

with annual increases. A final agreement will need final approval by the Board once negotiations are complete. Motion court, second by Streetman, to approve Rankin to negotiate with Verizon on the ground lease agreement monthly payment and annual percentage increases. Motion carried unanimously.

K4. Discussion and possible action approving special assessments for Sunrise Court. The final payments were made for Sunrise Court, with the final cost coming in lower than projected. The affordable housing funds from the TID extension covered most of the expense of the infrastructure. Leaving only the road construction, curb and gutter for assessment. This brought down the special assessments for all the property owners including the seven lots the Village paid assessments on last year. The three property owners that still have special assessments will see savings from what was originally presented a year ago. New reports and letters will be sent to the property owners with amounts owed for the special assessments. Motion by Streetman, second by Falk, to approve the adjusted special assessments for Sunrise Court. Court-Aye, Falk-Aye, Pleshek-Nay, Staszak-Aye, Streetman-Aye, Zuleger-Aye, and Gehm-Aye. Motion carried.

K5. Discussion and possible action approving the Village Board student representative application form. The changes that were discussed at the Committee of the Whole meeting in September were made to the student representative form. Motion by Court, second by Zuleger, to approve the Village Board student representative application form as presented. Motion carried unanimously.

K6. Discussion and possible action approving the third quarter per diems. Third quarter per diems were presented and reviewed. Motion by Zuleger, second by Pleshek, to approve the third quarter per diems as presented. Motion carried unanimously.

UNFINISHED BUSINESS

L1. Discussion and possible action approving the 2026 Budget. All budget numbers are entered for 2026. The Board reviewed the equipment and project funds and discussed the options of using cash on hand for certain projects. With the final numbers in for Sunrise Court, the final amount left for cedar park playground equipment is \$150,000, which is remaining proceeds on hand from the 2020 and 2024 GO Bonds. This number does not affect the overall levy amount to the taxpayers. Two budget options were presented to the board for consideration. Option one would finance the squad car over a period of two years and option two would purchase the car in 2026. Motion by Zuleger, second by Court, to approve the 2026

budget numbers as presented in option number two with the squad car to be purchased in 2026.

L2. Discussion and possible action approving the 2026 TID Budgets. TID 2 and TID 3 budget numbers were discussed for 2026. Being new TID districts the budgets are basic. Motion by Zuleger, second by Pleshek, to approve the 2026 TID 2 and TID 3 budgets as presented. Motion carried unanimously.

L3. Discussion and possible action approving the 2026 Water and Sewer Utility Budgets. Rankin reviewed a few adjustments to the 2026 water and sewer budget numbers. Motion by Zuleger, second by Streetman, to approve the 2026 water and sewer utility budgets as presented. Motion carried unanimously.

K7. Discussion and possible action approving the 2026 Publication Budget. Motion by Zuleger, second by Falk, to approve the 2026 publication budget with numbers presented in option number two to be printed in the October 24th edition of the Shawano Leader. Motion carried unanimously.

K8. Discussion and possible action approving the 2026 TID Publication Budgets. Motion by Zuleger, second by Staszak, to approve the 2026 TID publication budgets with number presented for TID #2 and TID #3 to be printed in the October 24th edition of the Shawano Leader. Motion carried unanimously.

M. Approval of Payments. Motion by Zuleger, second by Pleshek, to approve the monthly payments for October 2025 as presented. Motion carried unanimously.

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

ANNOUNCEMENTS: Upcoming monthly meetings were discussed.

L4 Closed Session. Motion by Pleshek, second by Streetman, to move to closed session for approximately five to discuss addendum A. Inviting Michelle Maroszek and Keith Fischer 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. Board moved to closed session at 6:55 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. Board returned to open session at 7:03 p.m.

Motion by Zuleger, second by Falk, to approve all wage increases as presented in Addendum A as it relates to the 2026 Budget. Motion carried unanimously.

Motion by Zuleger, second by Court to adjourn. Motion carried unanimously. Meeting adjourned at 7:04 p.m.

Respectfully submitted,
Michelle Maroszek, Clerk/Treasurer