



SPECIAL VILLAGE BOARD MEETING
Wednesday, October 22, 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, and Kay Zuleger. Excused: Michelle Streetman.

AGENDA: Motion by Zuleger, 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 Pleshek, to approve the minutes from September 24, 2025, Committee of the Whole Meeting as presented. Motion carried unanimously.

ACKNOWLEDGEMENT OF CITIZENS AND OPEN FORUM. Jesse Rankin, Director of Municipal Operations; and Keith Fischer, Police Chief.

REPORTS:

COW: Minutes on file.

Police Department Report. Nothing new to report.

Fire Department Report. Nothing to report.

Clerk/Treasurer Report. The updated Village website should be going live by the end of the week. The special assessment election letters for Sunrise Court have all been returned. Only one property will be placing payments on tax rolls.

Municipal Operations Department Report. Continuing to work with Mr. Block and the state on development of the corner building. Large item pickup went well, added a second day to collect all the items that were placed out. May need to reevaluate the large item pickup for next spring.

NEW BUSINESS:

J1. Discussion and possible action on Resolution 2025-17 approving the land lease agreement with Verizon Wireless. The lease agreement was sent to the Village Attorney for review. Attorney Adams provided areas for the Village to consider improving the agreement with Verizon. Maroszek is currently checking with McClone on the insurance coverage to ensure that the Village is covered for the amounts listed in the agreement. Motion by Zuleger, second by Staszak, to introduce Resolution 2025-17 approving the land lease agreement with Verizon Wireless with the recommended changes from the Attorney. Roll call vote was taken. Court-Aye, Falk-Aye, Pleshek-Aye, Staszak-Aye, Zuleger-Aye, and Gehm-Aye. Motion carried unanimously.

J2. Discussion and possible action to enforce agreement to install utility services at 107 E Green Bay Street. In 2017, the Village entered into an agreement with Jason Hutter regarding the property at 107 E Green Bay Street. This agreement was drafted by the Village Attorney and signed by all parties involved. The agreement outlined three specific circumstances: First, the residential property would remain vacant until utility services were installed to comply with Village Code. Second, the owner, Mr. Hutter, was required to comply with the Village Code and install utility services. Last, if the utility services were not installed, the residential property building must be entirely removed from the site. The residential property has remained vacant until recently. Mr. Hutter has installed pizza finishing equipment and applied for a conditional use permit to utilize the building for light manufacturing for food production, including a cooling and packing area within the house. This action by Mr. Hutter means that the building is no longer considered vacant as per the original agreement, and he is now obligated to comply with the Village Code to install utility services. In response, Rankin has issued a letter to Mr. Hutter, giving him 40 days to connect to the Village water and sewer according to the Village Code. Motion by Zuleger, second by Pleshek, to enforce the previous agreement with Mr. Hutter, requiring him to connect to the Village utility services at his property located at 107 E Green Bay Street. Motion carried unanimously.

J3. Discussion and possible action on additional capital equipment request for 2026 budget. Cedar Park's playground equipment was to be purchased with the proceeds of the remaining debt from the 2020 and 2024 GO Notes. The previous 2026 Budget discussions indicated that the equipment would be purchased and installed in 2026. Rankin has received quotes from several playground equipment companies. GameTime has offered a \$77,322.50 grant if the Village buys the equipment this year. These savings would cover the cost of playground installation. Rankin intends to purchase the equipment this year with the remaining cash

from GO Notes. The playground installation would be completed and paid for in 2026, with funds from the remaining GO Note funds and the 2026 playground budget. Motion by Zuleger, second by Staszak, to approve the purchase of playground equipment from GameTime for Cedar Park this year with the remaining proceeds of GO Notes. Motion carried unanimously.

Last week, the engine on a John Deere zero turn lawn mower blew up. Riesterer and Schnell inspected the mower; a new engine would cost \$3,500 plus labor. The mower is ten years old and has more than 2,000 hours on it. Rankin has obtained quotes from Riesterer and Schnell, and Fox Valley Trucks. A new John Deere Z920 M zero turn with trade-in would cost \$10,856.23. Rankin would like to use cash on hand from the equipment fund to buy a new zero turn in 2026. Using cash on hand would have no effect on the budget for 2026. Motion by Zuleger, second by Court, to approve the purchase of the John Deere Z920M zero turn with Riesterer and Schnell in 2026 using cash on hand from the equipment fund. Motion carried unanimously.

ANNOUNCEMENTS: Upcoming monthly meetings were discussed.

Motion by Court, second by Zuleger to adjourn. Motion carried unanimously. Meeting adjourned at 6:24 p.m.

Respectfully submitted,
Michelle Maroszek, Clerk/Treasurer