VILLAGE OF MOUNT HOREB
VILLAGE BOARD MEETING MINUTES
JULY 2, 2025

The Village Board met in regular session in-person on the above date in the Board Room of the Mount Horeb Municipal Building.

Call to Order/Roll Call: Village President Ryan Czyzewski called the meeting to order at 7:00pm. The Pledge of Allegiance was recited. Present were Trustees Jones, White, and Gauger. Trustees Halverson, Schellpfeffer, and Best were absent. Also present were Administrator Nic Owen and Finance Director/Treasurer Schwenn.

Public Comments: None

Consent Agenda: Jones requested the following items be pulled from the consent agenda: Consideration of Amendment to General Development Plan Specific Implementation Plan for 1881 Springdale Street, MMI LLC (Tim Neitzel). Jones moved, White seconded to approve the following remaining consent agenda items: Consideration of June 4, 2025 Meeting Minutes; Consider Pay Request #1 for Contract 25-102 – Lake Street Stormwater project progress billing; Rezone Request and Zero Lot Line CSM for 109-115 Ridge Dr, Kent McDonell, RZR1 LLC; Consideration of Amendments to Specific Implementation Plan, Steve Brown Apartments, 120 S First St, Front Street Station; Consider Pay Request #3 for Contract 25-101 – 2025 Street Improvements Project. Motion carried by unanimous voice vote. Jones provided brief explanation for the history of the GDP for 1881 Springdale Street Mixed Use Building, including commentary regarding heights as originally discussed by Plan Commission. Jones reminded committee that when an item such as this one is brought back to committee with changes to the originally approved plan, it should not be placed on the Consent Agenda, but rather the regular Agenda. He inquired about why height changes were needed. Brad Carly with 1848 Construction came forward to address questions and provide assurance that their plans could be adjusted for construction to be reduced to meet requirements of the Village. After brief discussion, Jones moved, Gauger seconded to approve the GDP Site Plans as provided, subject to listed conditions. Motion carried by unanimous voice vote.

Consideration of Town of Vermont Boundary Agreement: White moved, Jones seconded a motion to table this discussion until August 2025 meeting, due to lack of packet support documents for board member review. Motion carried by unanimous voice vote.

Committee reports: All committee reports were given, with no action taken.

Village President's report: Czyzewski spoke about his recent "perks" as a Village President—he was invited to throw out the first pitch at Mount Horeb Night at a Madison Mallard's game, and he was invited to judge the Lego Contest at the Library. Czyzewski commends the Library staff for their great activities and relationships with the children of the Villge. Also in the past month, he has been working with Human Resources in preparation for the Administrator review process, and reminded board members about providing general notification information for residents, encouraging the use of our website signup opportunity.

Village Administrator's report: Owen reported his recent opportunity to act as a Judge at Library Dog Show; reported the retirement this week of Chris Hook, Electric Utility Foreman, noting a retirement celebration will be held later in July; provided special recognition of recent extra time put in by the Plan Commisison; and noted the July presentation to Good Morning Mount Horeb by Kristen Fish-Peterson where she provided the attendees with a TIF-101 presentation, in preparation for the impending creation of TID #6 in the Village.

Village Clerk's report: Gaffney was absent; no report was provided.

Adjournment: With no further business before the board, Jones moved, White seconded to adjourn @ 7:32pm. Motion carried by unanimous voice vote.

Minutes by Denise Schwenn, Finance Director/Treasurer