

**VILLAGE OF MOUNT HOREB
VILLAGE BOARD MEETING MINUTES
NOVEMBER 5, 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 7:07pm. The Pledge of Allegiance was recited. Present were Trustees Jones, White, Fendrick, Schellpfeffer, Gauger, and Best. Also present were Administrator Nic Owen, and Village Clerk Alyssa Gaffney.

Public Comments: Village resident Tammy Clary voiced her concerns about the October 22nd Plan Commission meeting that was held at the Public Safety building. Village resident Kurt Nowka voiced his concerns about the residential zoning in certain neighborhoods. Village resident Cathy Scott inquired about an item on the consent agenda, which was the Lukken Development RFP, and the agenda item regarding Resolution 2025-14.

Consent Agenda: Jones requested the Mount Horeb Recreation Complex Proclamation be pulled, Gauger requested the Alcohol license for Firefly Events Décor & Flowers be pulled, and Czyzewski requested the Annexation Petition for the Lukken property be pulled. Jones moved, Schellpfeffer seconded to approve the following remaining consent agenda items: September 3, 2025 Joint Village Board and Finance & Personnel Committee meeting minutes; October 1, 2025 meeting minutes; Appointment of Joe Byrnes to the Library Board; Appointment of Jenna Jones & Avena Meyers to Youth In Government Program; Pay Request #6 from Rule Construction for Contract 24-100 (2024 Streets); Pay Request #7 from Rule Construction for Contract 23-101 (2023 Streets); Pay Request #3 for Contract 25-100 (Nesheim Rehabilitation Project); Alcohol License Application for Firefly Events Décor & Flowers, 109 N 8th Street. Motion carried by unanimous voice vote. The new Youth In Government students introduced themselves. Czyzewski pulled the annexation petition to answer the questions Cathy Scott had asked during public comments about the bike path on the property and if the DNR was aware. Owen addressed her questions. Schellpfeffer moved, Gauger seconded to approve the authorization of staff to prepare and file an annexation petition for the Lukken property previously purchased by the village. Motion carried by unanimous voice vote. Gauger requested the alcohol license application for Firefly Events Décor & Flowers be pulled to inquire about the premise description. Clerk Gaffney addressed his concerns. Gauger moved, Jones seconded to approve the application, contingent up the applicant being more specific with the premise description. Motion carried by unanimous voice vote. Jones pulled the Recreation Complex Proclamation to voice his concerns about it being approved by the Village Board. Board members gave their input. Jones moved, Fendrick seconded to note the proclamation instead of approving it. All voted aye, except for Gauger, who voted no. Motion carried.

PUBLIC HEARING: Increase of Room Tax from 5% to 8%: Owen explained this item. The public hearing opened at 7:31pm. Jill Schuettpelz, member of the Tourism Commission and Owner of Sunniva Inn, spoke in support of the increase. Nathan McGree, owner of 951 Springdale Street, Tyrol Basin, and Little Villages, spoke in opposition of the increase. With no one else wishing to speak, the public hearing closed at 7:36pm. Jones spoke to McGree's concerns as the Tourism Commission Chair. The board discussed.

Consideration of Ordinance 2025-13 to Amend Village Code Sections 3.10 (2) and (3) Collection of Tax on Overnight Lodging: The board discussed the ordinance. Fendrick moved, Schellpfeffer seconded to approve the ordinance. All voted aye, except for Gauger, who voted no. Motion carried.

Consideration of Resolution 2025-14 Levy Limit Exception for the MHAJFD under 2005 Wisconsin Act 484: Owen explained this item. Jones moved, White seconded to approve the resolution. Motion carried by unanimous voice vote.

Presentation of 2026 Operating Budget and 2026-2030 Capital Improvement Plan: Owen presented details on the budget and fielded questions from the board.

Consideration of Lukken Development Request for Proposal: Owen explained this item. Economic Development Director Kristen Fish-Peterson fielded questions from the board. Gauger moved, Best seconded to approve the RFP as presented. Motion carried by unanimous voice vote.

Consideration of Contract for Plan Review Services E-Plan Exam: Owen explained this item. Schellpfeffer moved, White seconded, based on the additional details Czyzewski presented. Motion carried by unanimous voice vote.

Consideration of Term Sheet for JT Klein Development TID 6: Czyzewski requested this item be moved up to the next item on the agenda. Czyzewski moved, Gauger seconded to move up the item. Motion carried by unanimous voice vote. Economic Development Director Kristen Fish-Peterson explained the term sheet. Developer Jacob Klein spoke about the project and term sheet, and fielded questions from the board. White moved, Best seconded to approve the term sheet. All voted aye, except for Jones, who voted no. Motion carried.

Consideration of Public Comment Policy: Jones explained this item, and the board members gave their input. White moved, Best seconded to approve the policy, with the addition of requiring the commentor's name and address for written comments. Motion carried by unanimous voice vote.

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

Village President's report: Czyzewski had provided a written report, and also addressed an earlier public comment about using the Public Safety Building for the Plan Commission meeting on October 22nd. Fendrick also spoke about the recent meetings.

Village Administrator's report: Owen spoke about public records requests recently received, and articles about the proposed Langhaus project. He also spoke to Fendrick's comments.

Village Clerk's report: Gaffney spoke about candidacy papers becoming available on December 1st.

CLOSED SESSION: Consideration of TIF Incentive Request (JT Klein). The Village Board may convene in closed session as authorized by Wisconsin Statute 19.85(1)(e) for the purpose of deliberating or negotiating the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Village Board may reconvene in open session and discuss and take action on the subject matter discussed in closed session: This item was not needed.

Adjournment: With no further business before the board, Jones moved, White seconded to adjourn @ 9:15pm. Motion carried by unanimous voice vote.

Minutes by Alyssa Gaffney, Village Clerk