

MINUTES OF THE ALBANY VILLAGE BOARD

February 9, 2026

The regular meeting of the Albany Village Board was called to order at 6:31 p.m. in the Albany Village Hall by Acting President Michelle Monson. Members present were: Monson, Fred Johnson, Paul Rhyner, Kimberly Klein, Tonya Stephan and Bert Hefty. Absent: Kim Blumer. Also present: Lonnie Gill, Jay Hotchkiss, Olivia Otte, Jim Graves, Jasmine Perrin, David King, Robert Ritter and Aidan Wright.

Proof of posting was verified.

AGENDA: Motion by Rhyner, seconded by Hefty, to approve the agenda as printed. All ayes. Motion carried.

MINUTES: Motion by Johnson, seconded by Klein, to approve the amended minutes of the December 12, 2026 caucus / board meeting and January 26, 2026 board meeting as printed. All ayes. Motion carried.

PRESIDENT'S MOMENT: Nothing.

PUBLIC APPEARANCES: Jasmine Perrin announced that she would be willing to do a write up about anyone running for the board election in April; if interested just reach out to her. Jim Graves was present to check in on the progress of eliminating burning in the village; he feels the village is unkept and this is why families are not moving to Albany.

LIBRARY UPDATE: Everson was not present, but sent a report for the board to review.

ALBANY COMMUNITY 1ST / CHAMBER: Nothing.

GREEN COUNTY DEVELOPMENT CORPORATION: They are coming up on their annual dinner season, everyone is invited to attend and she will send the invite to Brewer to share. Currently hiring for another position so they will have more staff capacity and time. Also received a tech business grant so will begin to roll out some more funding for small businesses. Continue to work with a business in the industrial park as well as the developer on the housing development project who is also applying for gap financing for this project.

TID #3 – EHLERS CASH FLOW ANALYSIS / DEVELOPMENT INFORMATION: Brewer explained that Ehlers has two options for the Village – the option that is the best fit right now is the Cash Flow Analysis, which would be at a cost of \$7,000. Motion by Monson, seconded by Stephan, to hire Ehlers to complete WI TIF Financials for the Village of Albany TID #3 project. All ayes. Carried.

Motion by Stephan, seconded by Rhyner, to acknowledge the concept of development information presented. All ayes. Motion carried.

VILLAGE ZONING MAP: Motion by Monson, seconded by Stephan, to move forward with Green County Land Information Department work on updating our zoning map not to exceed \$480. All ayes. Motion carried.

CEMETERY MOWING: Motion by Monson, seconded by Rhyner, to approve hiring a part-time summer person for cemetery mowing not to exceed 30 hours per week. All ayes. Motion carried.

COMMITTEE AND COMMISSION REPORTS: The following committee and commission reports have been placed on file:

Building, Grounds, Cemetery, Recycle	1/13/26
Street & Utility	2/2/26

FINAL PLANS / SPECIFICATIONS FOR BID, REVIEW & APPROVAL: Motion by Johnson, seconded by Monson, to start the bidding process for the sewer project. All ayes. Motion carried.

TREE CITY USA / ARBOR DAY PROCLAMATION: Motion by Johnson, seconded by Rhyner, submit the application for Tree City USA and approve April 25, 2026 as Arbor Day. All ayes. Motion carried.

GRAPPLING BUCKET: Motion by Monson, seconded by Hefty, to approve the purchase of a grappling bucket in the amount of \$4,100. All ayes. Motion carried.

APPROVAL OF BILLS: Motion by Monson, seconded by Rhyner, to approve the bills as presented. All ayes. Motion carried.

ANNOUNCEMENTS AND FUTURE AGENDA ITEMS: March 10, 2026 at 6:30 p.m. a public hearing on the burning; garage sale date on March agenda.

ADJOURNMENT: Motion by Monson, seconded by Rhyner, to adjourn. All ayes. Motion carried.

MICHELLE C. BREWER, Clerk
Village of Albany
7:28 p.m.