

**VILLAGE OF HORTONVILLE
VILLAGE BOARD
JANUARY 15, 2026 MEETING MINUTES
APPROVED FEBRUARY 5, 2026**

President Jeanne Bellile called the meeting to order at 6:00 p.m. in the Community Center at 531 N. Nash St., Hortonville, Wisconsin.

Trustees present: Bob Jewell, Carrie Lathrop, Jim Moeller, Jane Olk, and Julie Arendt Vanden Heuvel.

Trustees Excused: Shauna Keel

Officials/Staff present: Administrator Nathan Treadwell, Clerk-Treasurer Jane Booth, Director of Public Works Aaron Steber, Chief of Police Brian Bahr, Library Director Alexandria Krause.

Officials Excused: Attorney Ashley Lehocky

Consent Agenda

Motion [Moeller/Arendt Vanden Heuvel] to approve as outlined. Roll call vote, 6 ayes, 0 nays, motion carried.

- A. December 18, 2025, Regular Board meeting minutes
- B. Presentation of accounts and other claims against the Village

Agenda Changes

None

Preregistered Citizens to be heard

None

Committee Reports

None

Unfinished Business from previous meetings

None

New Business

Swearing in of Officer Jack Johnson

Clerk Booth gave the oath of office to Officer Jack Johnson.

TID 7 Creation Presentation, discussion and possible action on R-1-26 Resolution Creating Tax Incremental District No. 7, Approving its Project Plan and Establishing its Boundaries.

Ariana Schmidt from Ehlers Advisors presented a brief overview on TIDs and TIFs. It allows municipalities to capture incremental property tax revenue from growth in a defined area & use it to benefit that area. The total acreage is 91.61, 9.67 acres of Wetland excluded, and 7.77 acres of ROW included. This area is suitable for Mixed Use.

This will be a mixed use TID, we are at 33% for future development. The project costs were outlined. The Natures Haven Unit Subdivision will produce 104 units, generating about 80% of the tax increment revenue. The Village is currently working on the development agreement. The tax increment could be roughly 6-7 million dollars starting in 2028 and will go up each year as that value is increased. The future value is about 8.2 million dollars.

Motion [Arendt Vanden Heuvel/Moeller] to approve R-1-26 resolution creating Tax Incremental District No. 7, approving its project plan, and establishing its boundaries in the Village of Hortonville.

Roll call vote, 6 ayes, 0 nays, motion carried.

Discussion on 90% engineering designs for Main Street Between Cherry and Nash

Administrator Treadwell said that we have 90% of the plans and we have a few questions, and we will be meeting with the county and our engineer. Mill and Main there was missing a stop sign, might just be an omission. They cannot put the rapid flasher lights if there are stop signs. Chief of Police said that there is a visibility issue from the east at that intersection.

Discussion ensued.

Report of Village Officials

Clerk-Treasurer: The report is in the packet. The ambulance fees we have received are \$20,371.90 to date.

Director of Public Works: We are looking at having a Facilities meeting soon.

Chief of Police: The report is in the packet. We are full staff, and Jack starts Monday. I have been at the Chiefs training in Milwaukee all week and I am really proud of our department. We are in a really good situation. Recruitment and retention was a hot topic at the Sheriffs and Chiefs training.

Library Director: Library Board meeting this Monday at 5:00 pm. We had an employee leave in October, but a former employee was able to cover for us. We are really hammering out our summer plans and have some pretty big events planned for the summer.

Attorney: Nothing

Administrator: The report is in the packet. I am finalizing things with the Natures Haven development and working with Aaron on the Main Street reconstruction. I met with a few developers in purchasing the old BMO building.

Any other miscellaneous topics for future discussion

None

Communications and Miscellaneous Business

Black Otter Lake District news: We had our meeting here last Monday, and I handed out a report tonight.

Building permit report: The December building report was submitted.

Hortonville-Hortonia Fire District news: We met last night and went over the budget for EMS and Fire. Fire calls were 92 for the year, EMS is up a little bit, 300 calls last year. A lot of the calls were from the assisted living – Care Partners. One of the things we discussed is the open burn for Hortonville and Hortonia. Fire Chief Kuhnke would like to have a notification system which would be free for residents.

Gold Cross Ambulance run reports and news: The December run report was submitted.

Hortonville Civic Association: Nothing new

Senior Activities Committee: We met last Thursday at noon. Still planning for the next couple of months.

Comments and suggestions from citizens present

None

Motion to go into Closed Session

Motion [Olk/Arendt Vanden Heuvel] to go into closed session under State Statute Section 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session." – Developers Agreement
Roll call vote, 6 ayes, 0 nays, motion carried.

Board to return to Open Session

Motion [Moeller/Olk] to return to open session at 7:26 p.m. Roll call vote, 6 ayes, 0 nays, motion carried.

Any action on matters discussed in Closed Session

None

Adjournment

Motion [Moeller/Olk] to adjourn. Unanimous voice vote, motion carried. The Board adjourned at 7:27 p.m.

Minutes submitted by,

Jane Booth, WCMC
Village Clerk/Treasurer