VILLAGE BOARD OF TRUSTEES MEETING MINUTES
Tuesday, January 20, 2026
(Approval Pending)

1. Call to Order & Roll Call
President Bell called the meeting to order at 6:00 PM on Tuesday, January 20, 2026.

Present: President Nate Bell and trustees Denise Bhirdo, Louise Howson, Kurt Harff, Patrice Champeau, and Brigid White.

Staff: Village Administrator Ben Andrews, Finance Specialist/Treasurer Vlad Gannik, Zoom: Utilities Director Megan Barnes, Parks & Streets Director Erik Linczmaier, Marina Manager Dave Lienau and Administrative Assistant Sarah Bertges.

Others: Laurel Harff, Ken Church, Rick Dahlstrom, Erin Peddle, Ellie Soderberg-Guger. Zoom: Hidden Maple Resident, iPhone, iPhone, Michael, MKS, Ron Kane, Trustee, Tyler L. Duvall, Esq, Sally Pfeifer, Steve Basci.

Before proceeding with the agenda, a moment of silence was observed in memory of Fire Chief Chris Hecht, who recently passed away.

2. Approve Agenda
Motion to approve the agenda by Bell, seconded by Harff. Motion carried - all ayes.

3. Approve Meeting Minutes: Dec. 16, 2025
Bhirdo noted several corrections needed to the minutes, including name misspellings and terminology corrections. These included corrections to Megan Barnes' title, Skip Heidler's name, changing "helper project" to "Halbrook project," correcting Louise's last name in two instances, and changing "I pay would" to "IPE."

Motion to approve the minutes as amended by Bhirdo, seconded by White. Motion carried - all ayes.

4. Comments, Correspondence and Concerns from the Public
Bhirdo inquired about correspondence from a "jefftoms@sisterbaywi.gov" email address. It was clarified this was not a legitimate village email address.

5. Proclamations
a. Recognizing Ron Kane for Years of Service
A proclamation was presented recognizing Ron Kane's service to the community. Bhirdo and Howson shared personal tributes highlighting Kane's contributions to the village over more than 30 years, including his work as Village Administrator, on the Plan Commission, with the Sister Bay Advancement Association, and the Historical Society. Andrews noted that a plaque had been prepared for Kane, who would pick it up later in the week.

Motion to approve the proclamation by Bhirdo, seconded by Champeau. Motion carried - all ayes.

6. Discussion/Action Items
a. Acceptance of Trustee Kodanko's Resignation

Motion to accept Trustee Kodanko's resignation from the Village Board of Trustees by Bell, seconded by Bhirdo. Motion carried - all ayes.

b. Contract Amendment; Update Zoning Map; Bay-Lake Regional Planning Commission
Andrews explained that the existing contract with Bay-Lake Regional Planning Commission for zoning map amendments needed to be extended from January 31, 2026 to June 30, 2026. The extension would accommodate services related to finalizing the zoning map, including potential GIS services for the village website. The contract remains a time and expense contract with no change to the original $20,000 project cost.

Motion to approve the contract amendment as presented by Bell, seconded by White. Motion carried - all ayes.

c. Approve Well 1 Rehabilitation Expenses
Andrews explained that rehabilitation services for Well #1 that were budgeted for 2025 could not be completed in that fiscal year due to contractor scheduling issues. The proposal was to utilize 2025 fund reserves to pay for these expenses in 2026. Andrews noted these were mandatory services and that Wells #2 and #3 rehabilitation would also occur in portions of 2026.

Motion to approve expenses for Well #1 rehabilitation from fund balance by Bhirdo, seconded by White. Motion carried - all ayes.

d. TIF Policy and Deviley PUD TIF Incentive Request
The Board discussed a TIF incentive request from Nick Deviley for his planned development. Deviley explained the project would include approximately 55 homes and sought TIF funding of approximately $2.75 million to help reduce home prices and make them more affordable for local residents.

Board members expressed concerns about setting precedent, determining fair criteria for TIF awards, and ensuring affordability of the resulting homes. Several members noted more information was needed about how TIF incentives have been used in other municipalities.

The Board decided to refer the matter to the Finance Committee and potentially the Housing Committee for further evaluation, with a focus on developing a formal TIF policy.

e. Monthly Financial Report & Appropriations
Several financial items were discussed, including a $10,000 donation to SAIL that was questioned because the original approval was contingent on what other communities were contributing. The Board requested follow-up on this matter. Additional questions were raised about vehicle repair costs and Baird budget consulting fees.

Motion to approve payment of bills in the amount of $256,204.32 by Bell, seconded by White. Motion carried - all ayes.

7. Staff Reports
Andrews provided an update on his first three weeks as administrator, noting meetings with staff, board members, community members, and regional officials. He announced an upcoming meet-and-greet event scheduled for February 3rd from 5-7 PM at the fire station. Andrews outlined his focus areas including reviewing the 2026 budget, familiarizing himself with department operations, and preparing for long-term financial and strategic planning.

8. Committee Reports

The Board reviewed reports from various committees. Harff noted an issue at the library regarding salting of sidewalks during winter storms. Linczmaier agreed to speak with the library staff to address the concern.

Motion to accept committee reports by White, seconded by Harff. Motion carried - all ayes.

9. Matters to be Placed on a Future Agenda or Referred to a Committee, Official or Employee

The Board agreed to refer the TIF incentive request to the Finance Committee and Housing Committee. Bhirdo requested a Finance Committee meeting be scheduled for February 9th at 2:00 PM.

10. Next Meeting

No discussion.

11. Adjourn

Motion to adjourn at 7:08 p.m. by Howson, seconded by White. Motion carried - all ayes.

Meeting minutes by Julie Thyssen, Village Clerk