Theresa Town Board Regular Meeting November 3, 2025

The regular meeting of the Theresa Town Board was held on November 3rd, 2025 in the Theresa Town Hall. The agenda for this meeting was posted at the Town Hall Board and on the Town website www.townoftheresawi.gov.

The meeting was called to order by Chairman Lloyd Hilgendorf at 7:30 p.m. The Pledge of Allegiance was recited. Supervisor Pete Buske motioned to approve the agenda and Supervisor Rick Steger seconded. Motion carried. (3 ayes). The minutes from the October 6th meeting were emailed to the board and properly posted on the Town Website and on the Town Hall Board prior to the meeting. Supervisor Steger motioned to approve the minutes and Supervisor Buske seconded the motion. Motion carried (3 ayes).

FINANCIAL

The financial report was read by Treasurer Diane Koch. Budget Status was reviewed. A motion was made by Supervisor Steger to make payment of the bills. Motion was seconded by Supervisor Buske. Motion carried (3 ayes).

PUBLIC FORUM/GUESTS

CORRESPONDENCE

UNFINISHED BUSINESS

-Update on Possible Speed Limit Change on Hwy 175 – on the south end of the Village of Theresa. Chairman Hilgendorf has been conversing with Christopher Wells – DOT Traffic Engineering who is working on this and there are no new updates. Chairman Hilgendorf will continue to monitor the status and give further updates as it progresses at the DOT.

-Update on Estimate for Old Town Hall roof replacement – Supervisor Steger received an estimate from RB Roofing & Construction for $7760.00 to install new framing, OSB, and barn steel. After completion of the new roof the old roof can be removed from underneath. Chairman Hilgendorf made a motion to hire RB Roofing & Construction to install the new roof for $7760.00 this year yet if possible and was 2nd by Supervisor Buske. Motion carried (3 ayes).

-Update on Estimate for Epoxy Resealing town hall floor – Supervisor Steger received an estimate from XZ Epoxy Coatings to sand the surface and apply epoxy top coat for $5000.00. Supervisor Steger was advised to confirm that the top coat chemicals won't react and not be conducive on this floor and reached out to Colorful Concrete (the original installer of the floor) but is waiting for a reply. It was decided to table this until next month pending a confirmation.

-Motion to pay remainder of town's portion of fire truck repairs – a motion was made by Supervisor Buske to pay the remaining $1013.26 for fire truck repairs to Theresa Fire Commission and was 2nd by Supervisor Steger. Motion carried (3 ayes).

NEW BUSINESS

-Approve Chapter 29 Ordinance for Detachment of Territory – Chapter 29 Ordinance for the Detachment of Territory from the Town of Theresa to be annexed to the Village of Theresa (.445 acre of Parcel #042-1217-1512-002 owned by Brian Koll) was read. Chairman Hilgendorf made a motion to approve Chapter 29 Ordinance for Detachment of Territory from the Town of Theresa and was 2nd by Supervisor Buske. Motion carried (3 ayes).

-Approve purchase of conveyor chain for Western Star plow truck – Hwy Superintendent Jake Weiss said the price for the new conveyor chain is $4900 plus $100 for shipping to the town hall shop. He explained that the new conveyor chain will be installed on the Western Star plow truck and the old chain from the Western Star will be installed on the International plow truck. Chairman Hilgendorf approved the purchase of the new conveyor and was 2nd by Supervisor Steger. Motion carried (3 ayes).

-Approve Christian Family Farms LLC Driveway Permit – Chairman Hilgendorf made a motion to approve the Christian Family Farms LLC driveway permit application to reconstruct a 24" x 30' new culvert directly across south of Gill Rd @ W2302 Gill Rd with the condition that the correct size culvert of 24" rather than 18" as stated on the application is installed and was 2nd by Supervisor Steger. Motion carried (3 ayes).

-Approve Christian Family Farms LLC Driveway Permit – Chairman Hilgendorf made a motion to approve the Christian Family Farms LLC driveway permit application to reconstruct a 24" x 40' new culvert approximately 1120 feet west of Allen Rd on Mark Lifke property and was 2nd by Supervisor Buske. Motion carried (3 ayes).

-Approve Blake Wondra Driveway Permit – Supervisor Steger made a motion to approve the Blake Wondra driveway permit application to add two 18" x 20' culverts (one on each side) of existing 18" culvert at N8889 North Pole Rd and was 2nd by Supervisor Buske. Motion carried (3 ayes).

-Approve Marshall Wisth Driveway Permit – Supervisor Buske made a motion to approve the Marshall Wisth driveway permit application to install an additional driveway to a new shed with no culvert at Marcus Thurloff property at N8234 Doyle Rd and was 2nd by Supervisor Steger. Motion carried (3 ayes).

-Approve WE Energies ROW Permit – Chairman Hilgendorf made a motion to approve the WE Energies ROW permit application to install new underground electric service to the new shed at Frank Kuge property at W1062 Mountain Rd and was 2nd by Supervisor Steger. Motion carried (3 ayes).

-Approve Adding $115,000 to Existing Loan – Supervisor Buske made a motion to approve adding $115,000.00 to the existing loan at Empeople Credit Union to pay for the town's share of the new ambulance and to make the payment installments $41,000.00 twice a year and was 2nd by Supervisor Steger. Motion carried (3 ayes).

-Approve Capital Improvement Plan for 2026-2027 – Chairman Hilgendorf made a motion to approve the 2026-2027 Town of Theresa Highway Capital Improvement Plan and was 2nd by Supervisor Buske. Motion carried (3 ayes).

-Approve Submitting LRIP Application for 2026-2027 – Chairman Hilgendorf made a motion to approve submitting the application for the Town of Theresa for the LRIP 2026-2027 program cycle and was 2nd by Supervisor Steger. Motion carried (3 ayes).

-Discuss New Joint Library Agreements sent by Village Clerk – the Village of Theresa had two new joint library agreements drawn up by their attorney without input from the library director, library board, or town board – one for the existing 50/50 agreement and another based on equalized value. The library director, library board, and town board found incorrect information in the agreements. The town board feels there is no need for a new agreement and that the current 50/50 agreement still stands. The town board has added $2000 to the 2026 budget to pay a fiscal agent who will pay the library bills and payroll as required by a new state statute. The existing library board treasurer will follow-thru with bills, payroll, end of year reports thru January. The board directed the clerk to write a letter to the village.

-Budget Resolution 11-3-25 of Town Board Proposing to Exceed Levy Limit – the resolution states the town board supports an increase in the town tax levy for 2025 that will exceed the amount allowed by the state levy limit and directs the question of increasing the town tax levy for 2025 (to be collected in 2026) by 5.038% which would increase the town levy by $30,000.00 for a total tax levy (after adjustments) of $625,362.00 shall be placed on the agenda for a special town meeting to be held on November 19, 2025. Chairman Hilgendorf made a motion to adopt Budget Resolution 11-3-25 and was 2nd by Supervisor Buske. Motion carried (3 ayes).

Land Use Administrator's Report – None

Highway Superintendent Report – Jake Weiss said Kunkel Engineering will be posting notices to accept bids for the McArthur Rd Bridge replacement in early December and a bid opening meeting will be scheduled. He said that the recycling employees would like a better heated area to warm up in cold weather while working – the board will check into replacing the seals on the overhead doors in the old garage and making a small heated area for the employees.

With no further business Supervisor Steger made a motion to adjourn the meeting and Supervisor Buske seconded. Motion carried (3 ayes). The meeting was duly adjourned at 9:22 p.m.

Respectfully Submitted, Christine Steger - Clerk