

TOWN OF MISHICOT MONTHLY MEETING MINUTES
MONDAY, DECEMBER 1, 2025, 7:00 P.M.
MISHICOT TOWN HALL
710 NORTH STATE STREET, MISHICOT, WI

CALL TO ORDER

Chairman Anhalt called the meeting to order at 7:00 p.m. Present for the board were Dean Anhalt, Gordon Augustine, Lee Stefaniak, Tammy Thielbar, Connie Tesarik, and Dean LeCaptain.

GUESTS

See attached listing of guests.

PLEDGE OF ALLEGIANCE

Chairman Anhalt led the board and those present in the Pledge of Allegiance.

APPROVAL OF MINUTES OF THE OCTOBER 27 BUDGET WORK MEETING; THE NOVEMBER 3, 2025, BOARD MEETING; AND THE NOVEMBER 17 BUDGET HEARING AND SPECIAL MEETING OF THE ELECTORS

The minutes of the October 27, 2025, Budget Work Meeting, November 3, 2025, Board Meeting, and the November 17, 2025, Special Meeting of the Electors were reviewed by the board upon e-mailed receipt.

Supervisor Stefaniak moved to approve the minutes of the October 27 Budget Work Meeting; the November 3 board meeting, and the minutes of the November 17 Budget Hearing and Special Meeting of the Electors. Supervisor Augustine seconded the motion. All votes in favor. Motion carried.

APPROVAL OF THE AGENDA AS PRINTED

Supervisor Augustine moved to approve the December 1, 2025, monthly meeting agenda. Supervisor Stefaniak seconded the motion. All votes in favor. Motion carried.

CORRESPONDENCE

The clerk presented a Board of Adjustment Decision with regard to Manitowoc County's approval of a Conditional Use Permit request presented by Wesley Miller and Lew Herro for property at 2220 CTH V to operate a welding, fabricating, manufacturing, farm equipment repair, metal sales and other agricultural equipment sales. She also presented the constable report for the month of November; WisDOT Local Official Meeting Notice via the internet on Wednesday,

December 10, at 5 p.m., regarding Highway 147, Two Rivers, to Maribel in 2029, mainly mill and overlay with new asphalt; Deputy Sheriffs and Constables Association meeting on Thursday, December 4, at 6:30 p.m.; Setback Permit Report for October from Planning and Parks

PUBLIC INPUT

County Board Supervisor Lee Engelbrecht gave a county report to those present, with regard to the county budget. Tyler Martell is going to run for county executive since Mr. Ziegelbauer is not running in 2026. Mr. Engelbrecht is running for the next term on the county board. The Spring Primary will be February 17 if one is needed. The Spring General Election will be April 7, 2026.

SAMZ ROAD BIL FUNDING PROJECT UPDATE

The Samz Road project is mostly finished, except for the moving of some power poles. Mr. Anhalt is working with Rich Glen and WPS to accomplish that.

BRIAN BOHMAN ROAD FRONTAGE VARIANCE REQUEST - DISCUSSION

Chairman Anhalt briefly described the road frontage variance Brian Bohman has requested of the county. Mr. Bohman wishes to have his son build a home on his property. Mr. Anhalt said the town does not need to make a written determination. The road frontage requirement is 150'; however, Mr. Bohman only wants to give up 25'. A hearing is scheduled at Planning and Parks for Monday, December 8. Mr. Anhalt will attend the meeting but will let the county decide what the county will allow.

DISCUSSION ON AI CENTER AND SOLAR DEVELOPERS IN THE AREA

Chairman Anhalt stated that two companies have approached him. One was for solar panels, not wind. One company would like to come to the town's January meeting. The second company was told to contact Mr. Anhalt the middle of this week. Mr. Anhalt asked the second developer to come forward. They are interested in the land east of Saxonburg Road. These companies come to obtain permits and land agreements. They are currently just in the beginning stages of their talks. The county might be working on some ordinance changes with regard to AI projects.

There is also interest in creating battery storage in the area. There is currently no municipal money at this time but some are looking at making that a reality. The county currently receives \$3 million for solar farms and the nuclear plant.

DISCUSSION REGARDING MANITOWOC COUNTY UPDATING ORDINANCES TO ADDRESS AI CENTERS

This was discussed with Mr. Engelbrecht in the previous agenda item/paragraph.

ANTLER LANE ROW DEED APPROVAL - MICHAEL KOEPPPEL

Mr. Koeppel presented deeds that straightened the right of way on Antler Lane, as well as a Certificate of Survey. Mr. Koeppel said he needed signatures on the deeds and the town's approval of the certified survey in order to modify the ROW changes. **Supervisor Stefaniak moved to approve the Certified Survey and four deeds between MMK Properties, LLC and the Town of Mishicot and between the Town of Mishicot and Koeppel Properties, LLC. Motion seconded by Supervisor Augustine. All votes in favor. Motion carried.** Mr. Koeppel will have the deeds recorded at the Register of Deeds Office and will get copies for the town's records. Mr. Koeppel left the board a copy of the Certified Survey map, which included legal descriptions. Signatures were given by Chairman Anhalt, notarized by Town Treasurer, Tammy Thielbar.

UPDATE AND ACTION REGARDING PERSONAL PROPERTY ON THE TAX ROLL

Leon and David Schmidt were present to discuss the ongoing issue of placing former personal property onto the real property assessment roll. Chairman Anhalt has been talking with Tim Ryan and Aprille Calewatts from the County, as well as Andre Jacque's office. Nothing seems to have changed with regard to the county's stance on this issue. Mr. Anhalt explained that a complaint was filed with the Department of Revenue this fall. The DOR ordered that the county follow the statutes on this subject and work with the town to get the property tax bills printed. The bills cannot be printed until the town's assessment roll matches the roll the county has for the town. Thus far, nothing has been accomplished. The concern was that with no progress, the default used in 2024, which moved the personal property to the real property owner's parcel, might be the only course of action again this year. David Schmidt said he has a deed showing he owns the property and that moving it to his father's parcel will not work and would not be legal. Mr. Engelbrecht, a County Board Supervisor who was present, suggested speaking with Jim Falkowski, who is a County Board Supervisor on the Planning and Park Commission, or to County Board Chairman Tyler Martell. Chairman Anhalt will continue to work toward a resolution of this matter and will be speaking with the town's attorney as well.

BOARD APPROVAL OF THE 2025 TAX LEVY AS GRANTED BY THE CITIZENS AT THE 2025 ANNUAL MEETING OF THE ELECTORS

At the April 15, 2025, annual meeting of the electors, the electors granted the town board the authority to adopt the 2025 tax levy for the Town of Mishicot. Under this authority, **Supervisor Stefaniak moved to adopt the Town of Mishicot 2025 levy to be paid in 2026, in the amount of \$347,464. The motion was seconded by Supervisor Augustine. All votes in favor. Motion carried.** The clerk notes that the town mill rate is expected to be \$2.0276 and represents a 0.25% decrease from 2024 and a \$2,162,700 increase in the Town's assessed value. The 1.03% increase amounting to \$3,528 to be collected in the town tax levy is mainly due net new construction as computed by the State of Wisconsin.

TOWN BOARD ADOPTION OF THE 2026 SUMMARY BUDGET WITHOUT THE \$200,000 REQUESTED LEVY EXCEEDANCE

Supervisor Stefaniak moved to adopt the 2026 Summary Budget without the \$200,000

requested levy exceedance. Motion was seconded by Supervisor Augustine. All votes in favor. Motion carried. The 2026 Summary Budget includes \$647,217 in revenues, with \$29,979 cash balance applied. The 2026 Summary Budget further includes \$677,193 in expenditures.

REVIEW AND APPROVE THE TAX BILL INSERT LETTER

The board reviewed the tax bill insert letter prepared by Ms. Thielbar. The letter was approved with minor changes and additions.

ARIP AND OTHER ROAD GRANTS

Chairman Anhalt discussed pursuing some of these ARIP and other road grants in 2026. Saxonburg, Assman Road north, and Tapawingo Road are breaking up. He asked if it would be wise to attempt an ARIP grant to pay for it. Mr. Anhalt would like the board to consider trying for these grants. The town would have to borrow money to invest prior to receiving a grant. Chairman Anhalt has spoken with Pagel's to see if they would work with us get an agricultural grant. Having Pagel's involved in the application process could make a good case to be considered for the ARIP grant.

There is a possibility that with \$30 million in ARIP to be used for small bridges and culverts, it might be possible to use it for the bridge on Assman Road.

PREMIUM ONLY PLAN FOR QUALIFIED EMPLOYEE PRE-TAX HEALTH PREMIUMS

Chairman Anhalt asked for the matter to be tabled until January so that there is more time to review the materials.

AMBULANCE CONTRACT

Motion made by Supervisor Stefaniak to accept the 2026 Mishicot Area Ambulance Service contract. Motion seconded by Supervisor Augustine. All votes in favor. Motion carried.

RESOLUTION 2025-8 TO REAPPOINT POLL WORKERS FOR THE 2026-2027 ELECTION CYCLE

Motion made by Supervisor Augustine to appoint the list of poll workers on a list presented by the clerk as Resolution 2025-8. Motion seconded by Supervisor Stefaniak. All votes in favor. Motion carried.

REPLACE TOWN HALL PHOTOCOPIER

The clerk will look into purchasing a new printer/copier/scanner for the town hall and will report back at the next meeting.

EMERGENCY OPERATIONS PLAN REVIEW

More time is needed for review. The matter will be placed on the January 5 agenda.

MAINTENANCE ISSUES

Mr. LeCaptain reported there is a wiring issue on the 2005 plow truck. Supervisor Augustine reported that the grader has been working fine. However, the sander on the newer truck is not working. Also, Mr. LeCaptain said the newer plow truck is in need of driving tires. Dean LeCaptain said there is also an issue with the exhaust on the older truck.

REPORTS TO THE BOARD CONNIE, TAMMY, DANNY, DEAN L., GORDON, AND LEE

The clerk reported that she received a contract renewal for the town's building inspector, Scott Beining, for 2026-2028. She also received an updated Joint Dispatch Agreement with the county for next year. These two items will be placed on the January 5 agenda. Dean and Gordon had nothing more to report. Supervisor Stefaniak said the Ambulance Service has been doing fine without a director. He also reported that Bonnie Timm has been doing a fantastic job keeping things going and handling the accounting well. Chairman Anhalt discussed some of the snow plowing complaints. One was actually for the village. He got new garage door openers, but the the new lights are interfering and will not allow the openers to work.

APPROVE FINANCIAL REPORT

Supervisor Stefaniak moved to approve the financial report as presented by the clerk. Motion was seconded by Supervisor Augustine. All votes in favor. Motion carried.

MOTION TO PAY BILLS

Supervisor Augustine moved to pay claims as presented by the clerk. Motion seconded by Supervisor Stefaniak. All votes in favor. Motion carried. Claims were approved as presented and checks were signed.

ITEMS FOR NEXT BOARD MEETING

Samz Road BIL grant project update; Emergency Operations Plan Review; ARIP and other road grants; Premium Only Plan; discussion on AI center and solar developers in the area; discussion and possible action to replace town hall copier; Resolution 2026-01 to set wages for 2026; Budget Resolution 2025-03 to amend 2025 Budget; approve Joint Dispatch Agreement; Approve Building Inspection Contract for 2026-2028

CLOSED SESSION FOR EMPLOYEE WAGES, UNDER WIS. STATUTES 19.85(1)(c)

At 8:52 p.m. Chairperson Anhalt called for a motion to go into closed session pursuant to Section 19.85(1)(c) of Wisconsin Statutes for employee wages. Supervisor Stefaniak moved

to go into closed session. The motion was seconded by Supervisor Augustine. All votes were in favor. Motion carried. Roll Call Vote: Stefaniak, Augustine and Anhalt – Ayes 3, Nays 0.

RECONVENE INTO OPEN SESSION UNDER WIS. STATUTES 19.85(2)

At 9:18 p.m. Chairperson Anhalt called for a motion to reconvene in open session pursuant to Sections 19.83 and 19.85(2) of Wisconsin Statutes. Supervisor Stefaniak moved to reconvene in open session. The motion was seconded by Supervisor Augustine. All votes were in favor. Motion carried. Roll Call Vote: Anhalt, Stefaniak and Augustine – Ayes 3, Nays 0.

MOTION FOR ACTION FOR EMPLOYEE(S)

Supervisor Stefaniak moved to grant Mr. LeCaptain, road superintendent, a 50-cent per hour increase toward his hourly wage effective the first full pay period of January 2026 making Mr. LeCaptain's hourly wage \$27.50/\$41.25. Part-time snowplow drivers shall continue to receive \$22.00 per hour, and part-time snowplow drivers shall continue to receive overtime pay of \$33.00 per hour. Part-time seasonal, including the cemetery workers, shall remain at \$15.00 per hour. The election inspectors shall remain at \$10.50 per hour. The chief election inspectors shall continue to receive \$12.50. Supervisor Augustine seconded the motion. All votes were in favor. Motion carried.

ADJOURN

Supervisor Stefaniak moved to adjourn the meeting at 9:19 p.m. Motion was seconded by Supervisor Augustine. All votes were in favor. Motion carried.

The next regular meeting of the town board will be on Monday, January 5, 2026, at 7:00 p.m.

These minutes were taken at the December 1, 2025, monthly town board meeting and recorded here on December 16, 2025. These minutes will be board approved at the next regularly scheduled town board meeting.

Connie Tesarik - Clerk