

MINUTES OF THE
HILLS CITY COUNCIL/HILLS EDA
Tuesday, April 14, 2026 @ 6:00 PM

Jim Susie opened the meeting with the pledge of allegiance.

Council present: Jim Susie, Joe Streeter, Dusty Seachris, and Dennis Boese.

Council absent: Vickie Buschwitz.

Employee present: Connie Wiertzema, City Clerk-Treasurer; and Dustin Verhey, Public Works Supervisor.

Guests: Allen Saakyan, Liaison for the Hills Chamber; Dennis Hartman, Vice President of the Hills Chamber; Jason Martens; Jared Rozeboom, Hills Fire Chief; Nick Sandager; Derek Budensen; Landon Hazelton; and Nicole Ronchetti, Star Herald Reporter.

Derek Bundesen @ 510 Josephine Drive, Parcel #15-0332-000 submitted a building permit for a storage shed, and to replace three overhead doors on the existing garage – Approved.

Landon Hazelton, H-Cut Tree Service, dropped-off a quote for city tree trimming and removal services, including a certificate of insurance.

Approved of the minutes of March 10th.

Approved of a building permit for Jeff & Faith Thompson @ 200 South Summit Avenue to replace siding on their home and garage with new vinyl siding; and pour asphalt in the existing driveway and parking area.

Approved of a building permit for Caleb Callender & Katie Angelo @ 400 South Church Avenue, Parcel #15-0098-000 to install a new green treated privacy fence.

Approved of a building permit for Tyler & Kala Bush @ 301 East Seventh Street, Parcel #15-0324-000 to replace the front porch with new composite material.

Approved of a building permit for Larry Werner's storage building @ 621 South Church Avenue, Railroad Addition to pour a cement floor within the storage building, and a cement driveway, and install new overhead doors.

Approved of a building permit for Robert & Kerri Baker @ 305 South Josephine Avenue, Parcel #15-0209-000 to remove a handicap ramp from the front of the home; and replace doors and windows.

Approved of a building permit for Robert & Shirley Walraven @ 313 South Main Avenue, Parcel #15-0147-000 to replace the wood frame deck on the south side of their home.

Approved of a building permit for Kris Gagnon's commercial building @ 224 South Main Avenue, Parcel #15-0119-000 to install a sign on the face of the building.

Approved for payment of the list of bills.

Maintenance Report:

- Removed an electrical box on the City's vacant lot at North Church Avenue & West North 2nd Street.
- Tree trimming with Landon Hazelton, H-Cut Tree Service, near the water tower and along city streets.
City maintenance will trim trees within alleys.
- Pouring new cement pads and rebuilding dug-outs at the softball field.
- Purchased new street name signs due to damaged signs.
- Street sweeping for the City of Steen.

**MINUTES OF THE
HILLS CITY COUNCIL/HILLS EDA**

April 14, 2026

Page 2

Joe Streeter obtained estimates from Pro Playgrounds for turf and sun shade for the Daycare building.

Jared Rozeboom, Hills Fire Chief, presented information for establishing a fire trust or escrow account in order to receive a portion of insurance settlement proceeds from a claim on real property. This is in connection with the State's fire debris removal Stat. 65A.50 which only applies to fire or explosion. It does not apply to storm damage. The intent is to eliminate a public hazard, in case the property owners were to walk away from it after a disaster. The Council did not take action on this matter at this time.

Alan Saakyan presented:

1. Hills Chamber's beautification committee maybe meets once per month. Inquired whether the Council is interested in having one or two council members on the committee. The committee will be meeting outside of the city council and Hills Chamber meetings. Saakyan has been in touch with Mark Sehr, County Engineer, at the Rock County Hwy Dept. The committee will put together plan for funding, design and construction. Council member Dennis Boese volunteered to be on the committee.
2. IT offer update: Annual fee of \$275 per year - Square Space. Saakyan is offering free start-up.

Nick Sandager appeared at the meeting to ask the Council to reduce the ag land taxes within the city limits, in his opinion it's zoned wrong on agriculture land. Nick Sandager requested that the City Council provide an answer following the May 12th City meeting.

Treasurer's report:

- EDA CD matures on 04/24/2026;
- Funds received from the sale of Lots 5&6, Block Two Park View First Add'n. Sold to Arkaldy Allen Saakyan & Bella Musavelyan. Take action for deposit of such funds.
Renew EDA CD for 26 weeks, and include the funds from the sale of lots 5&6;
- Received City of Steen's fire contract payment, half of which was reimbursed to Martin Township;
- Received two fire training reimbursements from the State, half of which was reimbursed to Martin Township;
- Received donation from New Vision for the daycare facility/playground;
- Received capital credits from Alliance Communications for the City and Fire Department. Half of the Fire Department's payment reimbursed to Martin Township; and
- Revise 2026 park budget currently noted as: Construct two camping pads; Epoxy restrooms at Jacobson Park, Rez Park & Baseball field restrooms.
Approved to change the park budget, to hold-off on the two camping pads, and to use that funding for the softball field cement work. Keep the budget to epoxy the restrooms at Jacobson Park and at the baseball field; but hold-off on epoxy for the restrooms at Rez Park.

Approved to donate \$500 to the Rock County Historical Society to help with building repairs.

Correspondence from Kris Gagnon informing the Council that he will be vacating the Legion office space as of 4/30/26 and will return the property in accordance with the terms of lease agreement. The Council directed that notification be sent to Gagnon to request that he clean the carpets, fill holes in walls, and return all keys to the Hills City Office; and also to thank Gagnon for leasing the space.

Seachris informed the Council that a 50/50 grant was submitted, with help from Chris Webb at Southwest Regional Development, for Rez Park to blacktop the walking path, install a shower house, install a culvert, and rocks around the outside edge, complete cement camping pads, and install all new electrical.

MINUTES OF THE
HILLS CITY COUNCIL/HILLS EDA
April 14, 2026
Page 3

Council agreed to appoint Keith Elbers as the City's real estate agent and consultant.

The daycare providers at the City's daycare building inquired about shelves for storage in the furnace and laundry rooms; and also provided photos and costs for four shelves. The Council approved for the purchase of shelves for whatever is need in those spaces.

The Hills American Legion painted the Legion basement and auditorium and will install new base board.

Meeting adjourn at 8:25 PM