VILLAGE OF MCFARLAND

Finance Committee

NOTICE OF PUBLIC MEETING

Thursday, August 20, 2026

6:00 PM

McFarland Municipal Center
5915 Milwaukee St, McFarland
Community Room

AGENDA

The public may attend in-person or remotely through the Zoom webinar or telephone options listed below. *Please Note: Virtual attendance is offered as a convenience, but technical difficulties beyond the Village's control may prevent or limit its availability at any meeting. The public is encouraged to attend the meeting in person to assure full access to the proceedings.*

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

https://us02web.zoom.us/j/81474054265

Or by Telephone: +1 (312) 626-6799

Webinar ID: 814 7405 4265

Press *9 to raise/lower hand. Press *6 to mute/unmute.

1. CALL TO ORDER, ROLL CALL.

2. PUBLIC APPEARANCES.
    a. This is an opportunity for attendees to provide public comment on matters that are not on the agenda. Attendees desiring to provide public comment on specific items on the agenda may do so at the time that agenda item is brought up. Zoom attendees wishing to speak should type their name, address, and the relevant agenda item in the Q&A feature within the online meeting platform. Zoom attendees may also register in support or opposition of an item through the Q&A feature. In person attendees should fill out a public comment form and turn into the meeting chairperson. When you are called upon to speak, state your name, address, and provide your public comment. Please adhere to the 3-minute time limit. Written comments will not be read into the record during the meeting but may be sent to finance@mcfarland.wi.us to be included with the agenda materials.

3. APPROVAL OF MINUTES.
    a. Motion to approve the minutes of the February 19, 2026 Finance Commitee meeting.
    b. Motion to approve the minutes of the July 28, 2026 Finance Commitee meeting.

4. BUSINESS.
    a. Review Q2 2026 Budget Status Reports
    b. Discussion and action to make a recommendation to the Village Board regarding updates to Chapter 3 (Debt Management Policy) of the Fiscal Policy Manual.
    c. Discussion on updates to the Finance Committee work plan regarding policy reviews.

5. SCHEDULE NEXT MEETING DATE.
    a. Thursday, September 17, 2026 at 6:00 pm.

6. ADJOURNMENT.

Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format should contact the McFarland Municipal Center at (608)838-3153, 5915 Milwaukee Street, McFarland, Wisconsin, or village.clerk@mcfarland.wi.us by 2:00 p.m. at least 5 business days prior to the meeting so that any necessary arrangements can be made to accommodate each request. If the meeting or request is less than 5 business days from the meeting, requests for accommodations may still be made and reasonable efforts will be made to accommodate each request.

VILLAGE OF MCFARLAND

Finance Committee Minutes

Thursday, February 19, 2026 - 5:00 PM

1. CALL TO ORDER, ROLL CALL.

Village Trustee Luke Fessler called the Finance Committee meeting to order at 5:00 pm in the Community Room of the McFarland Municipal Center.

Members present: Stephanie Brassington, Kathy Annen, Luke Fessler

Members not present: N/A

Staff Present: Village Administrator Matt Schuenke, Finance Manager/Treasurer Lisa Skar

2. PUBLIC APPEARANCES.

a. *This is an opportunity for attendees to provide public comment on matters that are not on the agenda. Attendees desiring to provide public comment on specific items on the agenda may do so at the time that agenda item is brought up. Zoom attendees wishing to speak should type their name, address, and the relevant agenda item in the Q&A feature within the online meeting platform. Zoom attendees may also register in support or opposition of an item through the Q&A feature. In person attendees should fill out a public comment form and turn into the meeting chairperson. When you are called upon to speak, state your name, address, and provide your public comment. Please adhere to the 3-minute time limit. Written comments will not be read into the record during the meeting but may be sent to finance@mcfarland.wi.us to be included with the agenda materials.*

None.

3. APPROVAL OF MINUTES.

a. *Motion to approve the minutes of the January 15, 2026 Finance Commitee meeting.*

Motion by Village Trustee Luke Fessler, second by Village President Stephanie Brassington, to approve the minutes of the January 15, 2026 Finance Committee meeting. Motion carries 3 - 0 - 0 by acclamation.

4. BUSINESS.

a. *Discussion and action to make a recommendation to the Village Board on Chapter 4 of the Village Fiscal Policy manual regarding Fund Balance including dissolution of Chapter 8 on interfund advances.*

Village Administrator Matt Schuenke provided a brief summary of the proposed revisions to the Chapter 4 Fund Balance Policy and the Chapter 8 Interfund Advances Policy that were introduced at the last Finance Committee meeting.

Motion by Village Trustee Luke Fessler, second by Village President Stephanie Brassington, to recommend approval to the Village Board of Chapter 4 Fund Balance, removal of Chapter 8 on interfund transfers with the changes as noted in the meeting. Motion carries 3 - 0 - 0 by acclamation.

b. *Discussion on Chapter 12 of the Village Fiscal Policy manual regarding the Vehicle Replacement Policy.*

Village Administrator Matt Schuenke introduced Chapter 12 of the Village Fiscal Policy Manual, which outlines the Vehicle Replacement Policy. The Finance Committee proposed revisions and requested additional clarification and follow-up from Department Heads. This item will be revisited at the next Finance Committee meeting.

5. SCHEDULE NEXT MEETING DATE.

a. *Thursday, March 19, 2026 at 6:00 pm.*

b. *Thursday, April 16, 2026 at 6:00 pm.*

6. ADJOURNMENT.

Motion by Village Trustee Luke Fessler, second by Village Trustee Kathy Annen, to adjourn at 5:40 p.m.

Pursuant to law, written notice of this meeting was given to the public and posted on the public bulletin board in accordance with Open Meetings Law.

Respectfully submitted,
Lisa Skar
Finance Manager/Treasurer

VILLAGE OF MCFARLAND

Finance Committee Minutes

Tuesday, July 28, 2026 - 5:30 PM

1. CALL TO ORDER, ROLL CALL.

Trustee Kathy Annen called the regular meeting of the Finance Committee to order at 5:30 PM in the Community Room.

Members present: Kathy Annen, Ken Boyd

Members not present: Luke Fessler

Staff Present: Village Administrator Matt Schuenke, Finance Manager/Treasurer Lisa Skar

2. PUBLIC APPEARANCES.

a. *This is an opportunity for attendees to provide public comment on matters that are not on the agenda. Attendees desiring to provide public comment on specific items on the agenda may do so at the time that agenda item is brought up. Zoom attendees wishing to speak should type their name, address, and the relevant agenda item in the Q&A feature within the online meeting platform. Zoom attendees may also register in support or opposition of an item through the Q&A feature. In person attendees should fill out a public comment form and turn into the meeting chairperson. When you are called upon to speak, state your name, address, and provide your public comment. Please adhere to the 3-minute time limit. Written comments will not be read into the record during the meeting but may be sent to finance@mcfarland.wi.us to be included with the agenda materials.*

None.

3. APPROVAL OF MINUTES.

a. *Motion to approve the minutes of the February 19, 2026 Finance Commitee meeting.*

No action was taken on this item. It will be addressed at the next meeting.

4. BUSINESS.

a. *Discussion and action to make a recommendation to the Village Board regarding a Community Grant Application from the McFarland Community Festival.*

Motion by Village Trustee Kathy Annen, second by Village Trustee Ken Boyd, to make a recommendation to the Village Board to approve the Community Grant Application from the McFarland Community Festival. Motion carries 2 - 0 - 0 by acclamation.

b. *Review Q1 2026 Budget Status Reports*

Finance Manager/Treasurer Lisa Skar presented the first quarter financial reports and answered questions related to those reports.

5. SCHEDULE NEXT MEETING DATE.

a. _Thursday, August 20, 2026 at 6:00 p.m._

6. ADJOURNMENT.

Motion by Trustee Annen, second by Trustee Boyd, to adjourn at 5:45 p.m.

Pursuant to law, written notice of this meeting was given to the public and posted on the public bulletin board in accordance with Open Meetings Law.

Respectfully submitted,
Lisa Skar
Finance Manager/Treasurer

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Thursday, August 20, 2026**

SECTION: **Business**

DEPARTMENT: **Administration**

CONTACT:

AGENDA ITEM: **Review Q2 2026 Budget Status Reports**

PREVIOUS ACTION:

ISSUE SUMMARY:
Included in the packet are the second-quarter budget status reports, which provide a condensed overview of the Village's revenues and expenditures compared to the annual budget.

Since 50**%** of the fiscal year had elapsed when these reports were generated, **revenues below 45%** and **expenditures above 55%** of the budgeted amount are highlighted for review.

Included Documents:

- **GF Caselle Summary Report:** Generated directly from the Village's accounting software, this report provides a budget-to-actual comparison for each **General Fund** category and serves as the data source for the *GF Budget Status Narrative*.
- **GF Budget Status Narrative:** A snapshot of year-to-date **General Fund** revenues and expenditures as a percentage of the budget, featuring graphs and explanations of any notable variances.
- **Revenues/Expenses Compared to Budget & Prior Year (All Funds):** These reports review year-to-date totals across **all funds** compared to the annual budget and prior year actuals, with footnotes explaining any notable variances.

FINANCIAL/BUDGET IMPACT:
None.

VILLAGE PLAN REFERENCE:
None.

ORDINANCE REFERENCE:
None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Presented for review and discussion. No action needed.

ATTACHMENTS:

VILLAGE OF
McFarland

1. Q2, 2026 - GF CASELLE SUMMARY REPORT
2. Q2, 2026 GF BUDGET STATUS NARRATIVE
3. Q2, 2026 - REVENUES COMPARED TO BUDGET & PRIOR YEAR - All Funds
4. Q2, 2026 - EXPENSES COMPARED TO BUDGET & PRIOR YEAR - All Funds

VILLAGE OF MCFARLAND
FUND SUMMARY
FOR THE 6 MONTHS ENDING JUNE 30, 2026

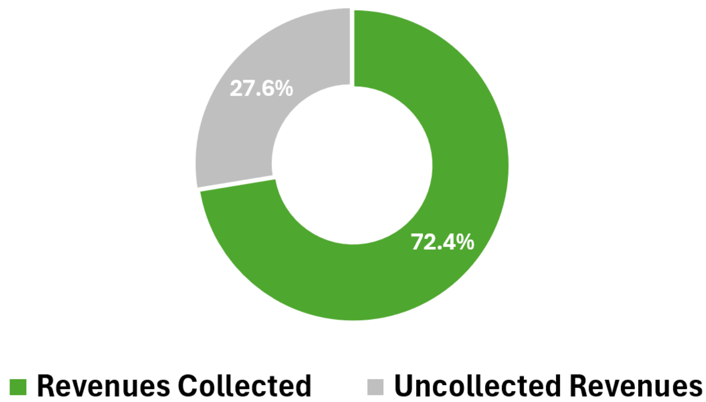
GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
TAXES	.00	4,447,267.32	4,983,750.00	536,482.68	89.2
INTERGOVERNMENTAL REVENUES	113,567.25	504,627.49	1,228,250.00	723,622.51	41.1
LICENSES & PERMITS	44,038.02	209,747.75	377,000.00	167,252.25	55.6
FINES, FORFEITURES & PENALTIES	9,419.01	61,300.02	110,000.00	48,699.98	55.7
PUBLIC CHARGES FOR SERVICES	86,182.66	324,026.60	679,250.00	355,223.40	47.7
INTERGOV CHARGES FOR SERVICES	110,708.17	293,847.60	549,500.00	255,652.40	53.5
MISCELLANEOUS REVENUE	29,577.01	262,607.15	498,500.00	235,892.85	52.7
	393,492.12	6,103,423.93	8,426,250.00	2,322,826.07	72.4
EXPENDITURES					
VILLAGE BOARD	2,977.51	42,526.64	87,000.00	44,473.36	48.9
MUNICIPAL COURT	8,343.93	55,068.20	113,250.00	58,181.80	48.6
LEGAL	.00	36,820.13	106,500.00	69,679.87	34.6
VILLAGE ADMINISTRATOR	4,961.90	40,808.31	110,500.00	69,691.69	36.9
ADMINISTRATION	26,664.08	222,132.15	410,250.00	188,117.85	54.2
ELECTIONS	967.08	11,413.27	26,250.00	14,836.73	43.5
INFORMATION TECHNOLOGY	3,226.89	19,811.66	34,000.00	14,188.34	58.3
VILLAGE ASSESSOR	.00	46,200.00	45,500.00	(700.00)	101.5
INSURANCE	167.16	105,476.27	117,000.00	11,523.73	90.2
FACILITY MANAGEMENT	16,171.60	115,873.41	195,500.00	79,626.59	59.3
POLICE DEPARTMENT	204,939.43	1,440,966.79	2,910,750.00	1,469,783.21	49.5
FIRE & RESCUE DEPARTMENT	137,219.47	950,354.24	2,002,250.00	1,051,895.76	47.5
COMMUNITY DEVELOPMENT	11,046.12	98,900.39	254,750.00	155,849.61	38.8
PUBLIC WORKS	59,781.62	436,349.32	881,500.00	445,150.68	49.5
SENIOR OUTREACH	31,447.26	217,086.75	459,000.00	241,913.25	47.3
PARKS	63,098.59	333,348.01	672,250.00	338,901.99	49.6
	571,012.64	4,173,135.54	8,426,250.00	4,253,114.46	49.5
	(177,520.52)	1,930,288.39	.00	(1,930,288.39)	.0

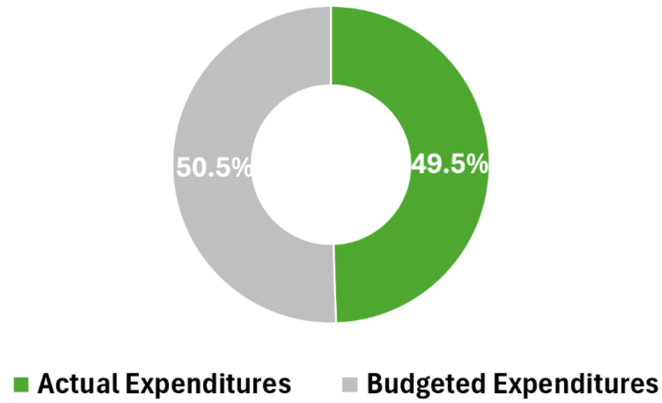
Q2, 2026 BUDGET STATUS NARRATIVE

*50% of the fiscal year has elapsed

General fund **revenue** collected as of June 30, 2026
= $6,103,423.93 or **72.4%** of the budget



General fund **expenditures** as of June 30, 2026
= $4,173,135.54 or **49.5%** of the budget



Notable Revenue Variances

Intergovernmental Revenues: 41.1%
- Most state shared revenues are received in July and November

Notable Expenditure Variances

Information Technology: 58.3%
- One-year SNC contract extension was approved this year, which included a price increase

Village Assessor: 101.5%
- Village Assessor contract fees have been paid in full

Insurance: 90.2%
- Annual property, liability, and workers compensation ins. premiums paid in full

Facility Management: 59.3%
- Utility expenses higher than estimated
- **Annual Brivio (security and access control) subscription paid in full**
- **Annual elevator maintenance contract paid in full**

*Revenue categories below 45% and expense categories above 55 of the budgeted amount are identified and explained above.

REVENUES COMPARED TO BUDGET AND PRIOR YEAR - ALL FUNDS						
FUND	**PRIOR YEAR YTD**	**YTD ACTUAL**	**2025 vs 2026 REVENUE**	**% CHANGE**	**BUDGET AMOUNT**	**% OF BUDGET**
General	(5,947,906)	(6,103,424)	(155,518)	2.6%	(8,426,250)	72.4%
Library	(1,188,925)	(1,230,932)	(42,007)	3.5%	(1,250,000)	98.5%
Youth Center	(32,500)	(32,500)	-	0.0%	(40,750)	79.8%
Affordable Housing	-	-	-	0.0%	-	0.0%
Debt Service	(3,989,540)	(4,352,706)	(363,166)	9.1%	(5,153,000)	84.5%
TID 3	(1,877,948)	(1,873,244)	4,705	-0.3%	(2,448,500)	76.5%
TID 4[1][2]	(221,174)	(396,171)	(174,996)	79.1%	(1,144,000)	34.6%
TID 5	(455,943)	(479,700)	(23,757)	5.2%	(862,000)	55.6%
TID 6[3]	-	(107,057)	(107,057)		(1,020,750)	10.5%
CAP. PROJ.[4][5]	(1,586,211)	(160,792)	1,425,419	**-89.9%**	(13,270,750)	1.2%
PARK[6][7]	(53,423)	(263,019)	(209,596)	**392.3%**	(865,000)	30.4%
UTILITY[8][9]	(1,880,917)	(2,047,208)	(166,291)	8.8%	(10,263,500)	19.9%
STORMWATER[10]	(401,772)	(393,012)	8,760	-2.2%	(2,041,250)	19.3%
SOLID WASTE	(568,925)	(660,564)	(91,639)	16.1%	(671,750)	98.3%
RETIREE	(53,287)	(52,812)	475	-0.9%	(75,000)	70.4%

[1] The Village received a $184,540 conservation grant to extend the Lower Yahara River Trail.
[2] The transfer from TID 3 will take place at year end.
[3] The transfer from TID 3 will take place at year end.
[4] **Received $1.1M Elective Pay Credit (PSC Solar Energy Grant) in 2025**
[5] Borrowing proceeds have not yet been received.
[6] **More impact fees collected this year due to development (Lakestone – Sperle Corners subdivision)**
[7] The $727,500 budgeted for fund balance will only be applied at year end if the Village reaches a deficit.
[8] The sewer rate increase took effect April 2025.
[9] Borrowing proceeds have not yet been received.
[10] Borrowing proceeds have not yet been received.

EXPENDITURES W/COMPARISON TO BUDGET AND PRIOR YEAR - ALL FUNDS						
FUND	PRIOR YEAR YTD	YTD ACTUAL	2025 vs. 2026 EXPENSES	% CHANGE	BUDGET AMOUNT	% OF BUDGET
General	4,128,748	4,173,136	44,387	1.1%	8,426,250	49.5%
Library	632,368	620,039	(12,329)	-1.9%	1,250,000	49.6%
Youth Center[1]	40,250	40,250	-	0.0%	40,750	98.8%
Affordable Housing	-	-	-	0.0%	-	0.0%
Debt Service[2]	2,304,117	2,720,797	416,680	18.1%	5,153,000	52.8%
TID 3	436,261	398,931	(37,330)	-8.6%	2,448,500	16.3%
TID 4[3]	104,346	492,673	388,327	372.2%	1,144,000	43.1%
TID 5[4]	128,532	143,490	14,958	**11.6%**	862,000	16.6%
TID 6[5]	32,191	409,383	377,193	1171.8%	1,020,750	40.1%
CAP. PROJ.	3,758,671	3,314,728	(443,944)	-11.8%	13,270,750	25.0%
PARK	8,342	112,561	104,220		865,000	13.0%
UTILITY[6]	1,284,406	1,635,882	351,476	27.4%	10,263,500	15.9%
STORMWATER	333,521	339,217	5,696	1.7%	2,041,250	16.6%
SOLID WASTE	336,725	303,886	(32,838)	-9.8%	671,750	45.2%
RETIREE	-	-	-	0.0%	75,000	0.0%
CANINE[7][8]	13,200	14,381	1,181	**8.9%**	25,750	**55.8%**

[1] Annual Youth Center contribution has been paid in full.
[2] Increase from last year due to addition of principal and interest payments for 2025 G.O. Issuance.
[3] Village purchased property located at 5410/5412 Bashford St. with plans to expand the Lower Yahara River Trail
[4] **Larger percentage of Admin salaries are now budgeted and expensed here.**
[5] Village purchased property located at 4705 Ivywood Trail to use as a rental property and for future development
[6] Variance is due to timing ($301,000 quarterly MMSD bill was paid in June this year, but was paid in July 2025)
[7] **Expenses increased this year due to an increase in K9 Memorial Golf Outing participants.**
[8] **K9 Memorial Golf Outing was held in June, so all expenses have been incurred.**

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Thursday, August 20, 2026**

SECTION: **Business**

DEPARTMENT: **Administration**

CONTACT: **Matt Schuenke, Village Administrator**

AGENDA ITEM: **Discussion and action to make a recommendation to the Village Board regarding updates to Chapter 3 (Debt Management Policy) of the Fiscal Policy Manual.**

PREVIOUS ACTION:
The Village Board approved updates to this policy at its meeting on November 11, 2025.

ISSUE SUMMARY:
Enclosed is Chapter 3 of our Financial Policy Manual that is our Debt Management Policy. This establishes various standards in order to manage our borrowed funds that support our capital projects. One of the key standards is the local threshold on debt utilization. State law allows a municipality to borrow up to 5% of its equalized value, but through this policy we have established a limit to use only 50% of this allowance. Section 3.02(b)(1) states that "The Village intends to keep ***total outstanding general obligations debt supported by the tax levy*** within 2.5% of the equalized valuation." The intent here is that debt utilization would only be calculated based on what the tax levy pays back but GO debt is also used for utilities and TIDs. The Village Board reviewed this through the annual Capital Improvement Plan process, and wanted to verify if this was still the case as it would impact how it structures its capital project planning.

Additionally, the last CIP projections were calculated using only the tax levy supported debt against the full equalized value calculation. The board also wanted to see what that calculation would look like if the equalized value of the TIDs was removed from the calculation. Included is a spreadsheet that shows that impact and compliance being maintained throughout the plan. Just a note, this analysis was done against the original 2027-2031 CIP submittal back in June and was not updated for the more recent version that the Village Board is considered at this time. It is meant to be an illustration we can follow to understand the effect of removing both the non-tax levy supported debt and the TID values from the debut utilization calculation.

FINANCIAL/BUDGET IMPACT:
None.

VILLAGE PLAN REFERENCE:
None.

ORDINANCE REFERENCE:
None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:
1. Chapter 3 - Debt Management Policy 11112025 FINAL
2. Appendix A - Scenario 1 (No TID Debt-Value)

CHAPTER 3 Debt Management Policy

SECTION 3.01 Policy Purpose

(a) The Village acknowledges that certain costs incurred on an annual basis reflect an investment in the future of the Village. These types of costs include development, acquisition, and replacement of assets that will be used by the residents of the Village over a long period of time. Financing of these long-term assets is often appropriately accomplished through the issuance of long-term debt instruments, special assessments, or any other combination of these.

(b) It is the responsibility of the Village Board and Village administrative staff to monitor the financial health of the Village. A significant portion of the Village's financial health is determined by its ability to manage its debt, so the role of debt in the Village's total financial strategy must be carefully defined in order to avoid using debt in a way that weakens other parts of its financial structure. It is the responsibility of the Village Administrator or designee to regularly monitor the Village's outstanding debt and to recommend issuance, replacement and retirement of outstanding debt to the Village Board.

SECTION 3.02 Policy Implementation Objectives

(a) **Financing Considerations.**

(1) The Village will confine long-term borrowing to capital improvements, equipment, or other long-term projects which cannot and, appropriately should not, be financed from current annual operating revenues.

(2) The Village will not use long-term debt to finance ongoing operations or to finance a capital asset beyond its reasonable useful life.

(3) In general, the final maturity of bonds and notes issued by the Village should not exceed the expected useful life of the underlying project for which it is being issued.

(4) The Village will issue general obligation debt by borrowing from the State Trust Fund or through a competitive bidding process or negotiated sale, depending upon which approach is deemed most advantageous to the Village.

(5) Periodic reviews of outstanding debt will be undertaken by the Village Administrator or designee at least every two years to determine refinancing opportunities. Refinancing will be considered (within federal tax law constraints) if and when there is a net economic benefit of the refunding.

(6) The Village may consider an advisory referendum for capital expenditures that will be funded by the tax levy in compliance with Section 66.0144, Wis. Stats, subject to final determination made by the Village Board.

(b) **Debt Limits and Structure.**

(1) Section 67.03 of Wisconsin Statutes and Article XI, §3(2) of the Wisconsin Constitution require that general obligation debt outstanding not exceed 5% of the equalized valuation of the taxable property within the Village. Revenue bonds and notes are not considered debt for purposes of determining compliance with constitutional debt limitations. The Village intends to keep total outstanding general obligations debt supported by the tax levy within 2.5% of the equalized valuation. Debt levels should further be consistent with the Village's credit objectives and long-term financial plan. A Public Information Meeting will be held prior to enacting revisions to this section.

(2) The Village will keep the maturity of all outstanding general obligation bonds at or below 20 years unless otherwise allowed by Wisconsin State Statutes. Capital Projects requiring borrowed money will be considered for phasing when possible subject to final determination by the Village Board.

(3) The total annual debt service expense for general obligation debt supported by the tax levy (exclusive of that funded by proprietary operations) should not exceed 50% of the Village's total tax levy supported operating expenses less capital outlay. The Village will make every effort realistic and reasonable to maintain debt service expenditures at a proportionately even level for tax rate stabilization.

(c) **Municipal Advisor.**

(1) The Village will utilize the services of a qualified Municipal Securities Rulemaking Board (MSRB) Registered Municipal Advisor ("Municipal Advisor") that meets all current certification requirements in the monitoring of its debt and debt service.

(2) The Village should strive to maintain a long-term relationship with a Municipal Advisor to allow for continuity and consistency in services provided by the advisor. However, the arrangement between the Municipal Advisor and the Village should be examined every five (5) years or as deemed necessary by Village administrative staff and the Village Board.

(3) All feasible alternatives (for example, State Trust Fund loans, Clean Water Fund loans, grant opportunities, and private placements with local financial institutions) for borrowing funds should be considered by the Village and the Municipal Advisor depending on the uniqueness of the items or projects being financed by long-term debt.

(4) All costs of issuing long-term debt, including fees for professional services, underwriting fees, and the interest costs over the term of the debt issue, must be considered and carefully evaluated for each borrowing.

(5) The Village will work with the Municipal Advisor to ensure that long-term debt issues are structured to protect the interest of the Village for the present and in the future (for example, the inclusion of call provisions to protect the Village against future interest rate fluctuations or other circumstances).

(d) **Other Considerations.**

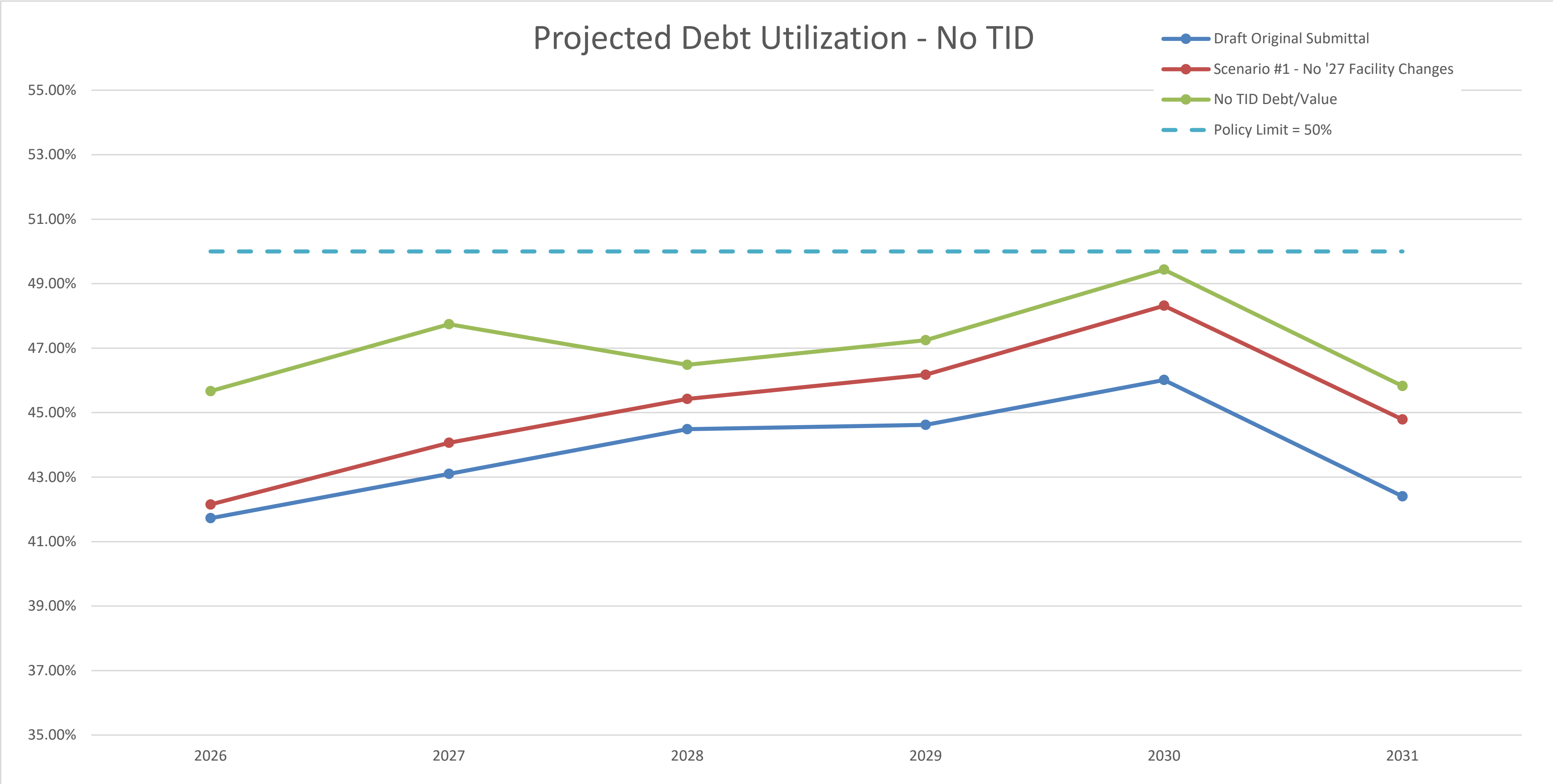
(1) The maintenance of the best possible credit rating shall be a significant factor in all financial decisions.

(2) The Village will maintain good communications with bond rating agencies regarding its financial condition.

(3) The Village will follow a policy of full disclosure in all financial reporting including bond prospectuses and continuing disclosure agreements required under SEC Rule 15c2-12(b)(5).

Adopted: October 10, 2011

Amended: July 8, 2019
March 23, 2020
November 11, 2025


Projected Debt Utilization - No TID
Draft Original Submittal
Scenario #1 - No '27 Facility Changes
No TID Debt/Value
Policy Limit = 50%
55.00%
53.00%
51.00%
49.00%
47.00%
45.00%
43.00%
41.00%
39.00%
37.00%
35.00%
2026
2027
2028
2029
2030
2031

Village of McFarland
2027-2031 Capital Improvement Program - August 7, 2026
Village Purposes ONLY Estimated G.O. Debt Service & Tax Rate Impact

Scenario 1

8/7/2026

Year Due	Village Purp Existing Principal	Village Purp Existing Interest	2026 $1,495,000 Notes Principal	2026 $1,495,000 Notes Interest	2027 $3,485,000 Notes Principal	2027 $3,485,000 Notes Interest	No Change 2027 $4,500,000 Notes FAC Principal	No Change 2027 $4,500,000 Notes FAC Interest	2028 $2,765,000 Notes Principal	2028 $2,765,000 Notes Interest	2028 $4,500,000 Notes FAC Principal	2028 $4,500,000 Notes FAC Interest
2026	3,895,000	1,207,907										
2027	4,285,000	1,134,544										
2028	3,840,000	984,997			350,000	165,360	150,000	241,875				
2029	3,715,000	863,022			275,000	127,394	100,000	193,500	200,000	132,848	150,000	241,875
2030	3,485,000	744,819			275,000	115,706	125,000	188,438	225,000	104,231	100,000	193,500
2031	3,375,000	637,019	*2026 GO Debt Issuance was approved on July 14th. Final principal and interest numbers are entered in the preceeding columns.*		275,000	104,019	125,000	182,813	200,000	95,200	125,000	188,438
2032	3,525,000	535,128			275,000	92,331	125,000	177,188	200,000	86,700	125,000	182,813
2033	3,370,000	436,225			325,000	79,581	125,000	171,563	200,000	78,200	125,000	177,188
2034	2,770,000	345,309			400,000	64,175	150,000	165,375	275,000	68,106	125,000	171,563
2035	2,180,000	271,469			425,000	46,644	175,000	158,063	300,000	55,888	150,000	165,375
2036	1,630,000	218,894			425,000	28,581	200,000	149,625	350,000	42,075	175,000	158,063
2037	1,480,000	180,319			460,000	9,775	225,000	140,063	375,000	26,669	200,000	149,625
2038	1,480,000	144,209					250,000	129,375	440,000	9,350	225,000	140,063
2039	1,480,000	107,031					250,000	118,125			250,000	129,375
2040	1,480,000	69,318					275,000	106,313			250,000	118,125
2041	1,480,000	31,606					275,000	93,938			275,000	106,313
2042	425,000	6,375					300,000	81,000			275,000	93,938
2043							300,000	67,500			300,000	81,000
2044							325,000	53,438			300,000	67,500
2045							325,000	38,813			325,000	53,438
2046							350,000	23,625			325,000	38,813
2047							350,000	7,875			350,000	23,625
2048											350,000	7,875
2049												
2050												
	43,895,000	$7,918,191			$3,485,000	$833,567	$4,500,000	$2,488,500	$2,765,000	$699,267	$4,500,000	$2,488,500
Est. Int. Rate					4.25%		4.50%		4.25%		4.50%	

Year Due	2029 $1,895,000 Notes Principal	2029 $1,895,000 Notes Interest	2029 $4,500,000 Notes FAC Principal	2029 $4,500,000 Notes FAC Interest	2030 $3,550,000 Notes Principal	2030 $3,550,000 Notes Interest	2030 $4,500,000 Notes FAC Principal	2030 $4,500,000 Notes FAC Interest	2031 $1,955,000 Notes Principal	2031 $1,955,000 Notes Interest
2026										
2027										
2028										
2029										
2030	175,000	90,242	150,000	241,875						
2031	100,000	70,975	100,000	193,500	100,000	174,144	150,000	241,875		
2032	125,000	66,194	125,000	188,438	175,000	143,119	100,000	193,500	130,000	94,173
2033	150,000	60,350	125,000	182,813	200,000	135,150	125,000	188,438	150,000	74,375
2034	175,000	53,444	125,000	177,188	300,000	124,525	125,000	182,813	150,000	68,000
2035	200,000	45,475	125,000	171,563	350,000	110,713	125,000	177,188	200,000	60,563
2036	225,000	36,444	150,000	165,375	375,000	95,306	125,000	171,563	200,000	52,063
2037	225,000	26,881	175,000	158,063	425,000	78,306	150,000	165,375	225,000	43,031
2038	245,000	16,894	200,000	149,625	475,000	59,181	175,000	158,063	225,000	33,469
2039	275,000	5,844	225,000	140,063	525,000	37,931	200,000	149,625	225,000	23,906
2040			250,000	129,375	630,000	13,388	225,000	140,063	225,000	14,344
2041			250,000	118,125			250,000	129,375	225,000	4,781
2042			275,000	106,313			250,000	118,125		
2043			275,000	93,938			275,000	106,313		
2044			300,000	81,000			275,000	93,938		
2045			300,000	67,500			300,000	81,000		
2046			325,000	53,438			300,000	67,500		
2047			325,000	38,813			325,000	53,438		
2048			350,000	23,625			325,000	38,813		
2049			350,000	7,875			350,000	23,625		
2050							350,000	7,875		
	$1,895,000	$472,742	$4,500,000	$2,488,500	$3,555,000	$971,763	$4,500,000	$2,488,500	$1,955,000	$468,704
Est. Int. Rate	4.25%		4.50%		4.25%		4.50%		4.25%	

* Based on Village's 2025 Actual Assessed Value:	$1,814,211,600	Actual	2025	
** Assuming growth at 4.41%, 4.5%, 3.5% and 2.5% thereafter.	$1,894,218,332	Estimated	2026	4.41%
	$1,979,458,156	Estimated	2027	4.50%
	$2,048,739,192	Estimated	2028	3.50%
	$2,099,957,672	Estimated	2029	2.50%
	$2,152,456,614	Estimated	2030	2.50%
	$2,206,268,029	Estimated	2031	2.50%

	Total Equalized Value	5% Debt Limit	TID Total Increment			TID Excluded Eqaulized Value	TID Excluded 5% Limit
* Based On Villages 2025 Actual Equalized Value:	$1,836,335,200	$91,816,760	137,815,000	Actual		$1,698,520,200	$84,926,010
** Assuming growth at 2026 Prelim and 4.5%, 3.55%, and 2.5% thereafter.	$1,897,900,400	$94,895,020	146,109,300	Preliminary	3.35%	$1,751,791,100	$87,589,555
	$1,983,305,918	$99,165,296	152,684,219	Estimated	4.50%	$1,830,621,700	$91,531,085
	$2,052,721,625	$102,636,081	46,501,324	Estimated	3.50%	$2,006,220,301	$100,311,015
	$2,104,039,666	$105,201,983	47,663,857	Estimated	2.50%	$2,056,375,809	$102,818,790
	$2,156,640,657	$107,832,033	48,855,453	Estimated	2.50%	$2,107,785,204	$105,389,260
	$2,210,556,674	$110,527,834	50,076,840	Estimated	2.50%	$2,160,479,834	$108,023,992

*** Debt Util Percent is based on all General Obligation Debt paid back by the property tax levy against the Village's total limt of 5% of Equalized Value.

**** Median Home Value as of 1/1/2025 $ 444,000

Village of McFarland
2027 - 2031 Capital Improvement Program
Financial Projection - Tax Levy Supported Purposes Only

Scenario 1 8/7/2026

Village Purp Calendar Year Principal Paid	Village Purp Total G.O. Principal Outstanding	Village Purp Combined Debt Service	Tax Rate	Est. Tax Rate Increase	Est. Tax Increase	Debt Util. Percent.	Year Due
3,895,000	40,000,000	5,102,907	$2.81	$0.00	$0.00	45.67%	2026
4,285,000	43,700,000	5,419,544	$2.86	$0.05	$21.47	47.74%	2027
4,340,000	46,625,000	5,732,232	$2.90	$0.03	$15.43	46.48%	2028
4,440,000	48,580,000	5,998,639	$2.93	$0.03	$14.26	47.25%	2029
4,535,000	52,100,000	6,213,811	$2.96	$0.03	$13.79	49.44%	2030
4,550,000	49,505,000	6,437,982	$2.99	$0.03	$14.20	45.83%	2031
4,905,000	44,600,000	6,664,582	$3.02	$0.03	$13.21	40.28%	2032
4,895,000	39,705,000	6,478,881	$2.86	($0.16)	($69.17)	34.98%	2033
4,595,000	35,110,000	6,015,497	$2.60	($0.27)	($119.79)	30.18%	2034
4,230,000	30,880,000	5,492,938	$2.31	($0.28)	($125.76)	25.90%	2035
3,855,000	27,025,000	4,972,988	$2.04	($0.27)	($119.83)	22.11%	2036
3,940,000	23,085,000	4,918,107	$1.97	($0.07)	($31.88)	18.43%	2037
3,715,000	19,370,000	4,555,228	$1.78	($0.19)	($84.31)	15.08%	2038
3,430,000	15,940,000	4,141,900	$1.58	($0.20)	($89.26)	12.11%	2039
3,335,000	12,605,000	3,925,924	$1.46	($0.12)	($52.78)	9.34%	2040
2,755,000	9,850,000	3,239,137	$1.18	($0.28)	($126.49)	7.12%	2041
1,525,000	8,325,000	1,930,750	$0.68	($0.49)	($218.43)	5.87%	2042
1,150,000	7,175,000	1,498,750	$0.52	($0.17)	($73.66)	4.94%	2043
1,200,000	5,975,000	1,495,875	$0.50	($0.01)	($6.04)	4.01%	2044
1,250,000	4,725,000	1,490,750	$0.49	($0.01)	($6.21)	3.10%	2045
1,300,000	3,425,000	1,483,375	$0.48	($0.01)	($6.36)	2.19%	2046
1,350,000	2,075,000	1,473,750	$0.46	($0.01)	($6.49)	1.29%	2047
1,025,000	1,050,000	1,095,313	$0.33	($0.13)	($56.30)	0.64%	2048
700,000	350,000	731,500	$0.22	($0.12)	($51.74)	0.21%	2049
350,000		357,875	$0.10	($0.11)	($50.57)	0.00%	2050
$75,550,000		$96,868,233		**$0.04**	**$15.83**		
				Average for 2027-2031 CIP			

Cumulative for 2027-2031 CIP

	2027	2028	2029	2030	2031	
2027	$21.47	$21.47	$21.47	$21.47	$21.47	
2028		$15.43	$15.43	$15.43	$15.43	
2029			$14.26	$14.26	$14.26	
2030				$13.79	$13.79	
2031					$14.20	
	$21.47	$36.90	$51.16	$64.95	$79.14	**$253.63**

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Thursday, August 20, 2026**

SECTION: **Business**

DEPARTMENT: **Administration**

CONTACT: **Matt Schuenke, Village Administrator, Cassandra Suettinger, Deputy Administrator**

AGENDA ITEM: **Discussion on updates to the Finance Committee work plan regarding policy reviews.**

PREVIOUS ACTION:
None.

ISSUE SUMMARY:
Please click on this link to review the Fiscal Policy Manual for the Village. We currently have the following chapters established with their effective date:

- Chapter 01 - Accounting and Audit 2023
- Chapter 02 - Budget Development 2025
- Chapter 03 - Debt Management 2025
- Chapter 04 - Fund Balance 2026
- *Chapter 05 - Investment 2020*
- **Chapter 06 - Capitalization of Fixed Assets 2012**
- *Chapter 07 - Expenditure of Parks Capital Projects Fund Revenues 2020*
- ~~Chapter 08 - Interfund Advances 2012~~ Combined with Chapter 4 in 2026
- Chapter 09 - Revenue Collection Write-Off Policy 2023
- **Chapter 10 - Purchasing 2018**
- ~~Chapter 11 - Revenues 2011~~ Combined with Chapter 2 in 2025
- *Chapter 12 - Vehicle Replacement 2020*
- Chapter 13 - Community Grant Program 2023
- Chapter 14 - Affordable Housing Fund 2023

We'll discuss next steps and plan the remainder of the year out as far as review schedule.

FINANCIAL/BUDGET IMPACT:
Most of this work will be conducted by Village Staff but may at time require reviews by the Village Attorney, Auditor, and Financial Advisor where applicable. Costs for which will be accounted for within normal operating budgets.

VILLAGE PLAN REFERENCE:
None.

VILLAGE OF
McFarland

ORDINANCE REFERENCE:
None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Presented for discussion. No action needed.

ATTACHMENTS:
None