

VILLAGE OF MCFARLAND

Village Board Minutes

Monday, May 11, 2020 - 7:00 PM

1. CALL TO ORDER.

Village President Czebotar called the regular meeting of the McFarland Village Board to order at 7:00 pm in the Community Room of the McFarland Municipal Center.

2. ATTENDANCE/ROLL CALL.

Village Board members present: Village Trustee Stephanie Brassington, Village Trustee Carolyn Clow, Village President Brad Czebotar, Village Trustee Michael Flaherty, Village Trustee Eric Kryzenske, Village Trustee Justin Rupert, Village Trustee Clair Utter

Village Board members not present: None.

Staff Present: Administrator Matt Schuenke, Clerk/Treasurer Cassandra Suettinger, Community and Economic Development Director Andrew Bremer, and Communications & Technology Director Stephanie Miller.

3. PROCLAMATION

- a. *A Proclamation designating May 17-23, 2020 as Public Works week in McFarland, Wisconsin.*

President Czebotar proclaimed May 17-23, 2020 to be Public Works week in the Village of McFarland.

4. PUBLIC ANNOUNCEMENTS AND COMMUNICATIONS.

- a. *Public Announcements*

- 1) *Board of Review - May 28, 2020*

- 2) *Tuesday, May 26, 2020 at 7:00 pm - Special Village Board meeting date due to holiday.*

- b. *Public Communications*

5. CONSENT AGENDA.

- a. *Motion to approve the minutes of the April 27, 2020 regular Village Board meeting.*

- b. *Motion to approve pre-paid checks #76894-76906 in the amount of \$57,856.65 and current checks #76907-76968 in the amount of \$31,3438.23.*

- c. Motion to approve appointing Barb Vander Werff to serve on the Senior Outreach Committee for a term ending April 30, 2021.
- d. Motion to approve appointing Kevin Lodholz to serve on the Board of Review for a 5-year term ending April 30, 2025.

Motion by Village President Brad Czebotar, second by Village Trustee Carolyn Clow, to approve the consent agenda as presented. Motion carries 7 - 0 - 0 by acclamation.

6. PUBLIC APPEARANCES.

- a. This is an opportunity for members of the public to address the Village Board. Please remember this is a virtual meeting conducted through the Zoom online meeting platform. Zoom meeting attendees wishing to address the board may do so using the Question and Answer feature within the Zoom online meeting platform. You may state your name, address, and provide your comments to the board for their consideration. Members of the public who are present in person and wish to address the board should fill out a public comment form and turn into the meeting chairperson. Members of the public may speak during public appearances or during their selected agenda item as they designate on the public comment form. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to cassandra.suettinger@mcfarland.wi.us to be included as part of the meeting.

Ryan Quam, Ezra Properties LLC, 4703 Terminal Drive, spoke in favor of amending the development agreement to allow for vehicles to be stored on the property at 4703 Terminal Drive.

Robert Anderson, 4703 Terminal Drive, spoke in favor of amending the development agreement to allow for vehicles to be stored on the property at 4703 Terminal Drive.

7. BUSINESS.

- a. Presentation regarding the 2019 Annual Report for the McFarland Food Pantry.
Peter Morehouse presented the 2019 Annual Report for the McFarland Food Pantry. He thanked the Village Board for their continued support. He reported that in the wake of COVID-19, the pantry is most in need of financial contributions. Residents can visit the Food Pantry's website for the link to make payments electronically.
- b. Discussion and action regarding an Event Permit from Karben4 Brewing LLC for the Drive-thru Taproom to be located at McFarland Park (Curling Club Parking Lot) on May 19, 2020.

Village Clerk/Treasurer Cassandra Suettinger presented an overview of the application for an event permit from Karben 4 Brewing LLC to hold a drive-thru taproom at McFarland Park on May 19, 2020. She reported it would be a drive through market featuring Village and local vendors.

Motion by Village Trustee Michael Flaherty, second by Village Trustee Justin Rupert, to approve an Event Permit from Karben4 Brewing LLC for the Drive-thru Taproom to be located at McFarland Park (Curling Club Parking Lot) on May 19, 2020. Motion carries 7 - 0 - 0 by acclamation.

- c. Discussion and action regarding Resolution #2020-12: a resolution to waive interest and penalties on property tax payment installments due on or after April 1, 2020.
Motion by Village President Brad Czebotar, second by Village Trustee Stephanie Brassington, to approve Resolution #2020-12: a resolution to waive interest and penalties on property tax payment installments due on or after April 1, 2020. Motion carries 7 - 0 - 0 by acclamation.
- d. Discussion and presentation regarding financial impacts on Village operations during COVID-19 Pandemic.
Village Administrator Matt Schuenke presented the Village financials to date, and reported on the preliminary effects of COVID-19. He outlined revenues that are likely to be affected directly by COVID19. Departments would continue to monitor budgets and report back to the Board on budgetary effects.

The Board requested staff provide updated financials monthly to continue to monitor the budgetary effects of COVID-19.
- e. Authority, Board, Commission, and Committee agenda item requests, referrals, and updates.
None.

8. CLOSED SESSION.

- a. Discussion and action in order to convene in Closed Session in accordance with Wis. Stats. 19.85(1)(e) to deliberate or negotiate the investment of public funds or other specified public business whenever competitive or bargaining reasons require a closed session, specifically related to the following items:
 - 1) Consideration for a request by Ryan Quam, Ezra Properties LLC, to amend the Development Agreement for the property located at 4703 Terminal Drive.
 - 2) Consideration to acquire property located at 5407 Bashford Street within Tax Increment District #4.
Motion by Village President Brad Czebotar, second by Village Trustee Carolyn Clow, to convene in Closed Session at 8:30 p.m. in accordance with Wis. Stats. 19.85(1)(e) to deliberate or negotiate the investment of public funds or other specified public business whenever competitive or bargaining reasons require a closed session, specifically related to the following items:
 - 1) - Consideration for a request by Ryan Quam, Ezra Properties LLC, to amend the Development Agreement for the property located at 4703 Terminal Drive.
 - 2) - Consideration to acquire property located at 5407 Bashford Street within Tax Increment District #4.

Motion carries 7 - 0 - 0 on a roll call vote.

- b. Discussion and action to reconvene into Open Session.
Motion by Village President Brad Czebotar, second by Village Trustee Carolyn Clow, to reconvene into Open Session at 9:36 p.m. Motion carries 7 - 0 - 0 by acclamation.

- c. Discussion and action regarding a request by Ryan Quam, Ezra Properties LLC, to amend the Development Agreement for the property located at 4703 Terminal Drive.

Motion by Village Trustee Clair Utter, second by Village Trustee Justin Rupert, to deny a request by Ryan Quam, Ezra Properties LLC, to amend the Development Agreement for the property located at 4703 Terminal Drive and authorize staff to notify Ryan Quam that is is in default of the development agreement and that the Village will withhold further development incentive payments until he has complied with all of the terms of the agreement. Motion carries 7 - 0 - 0 by acclamation.

- d. Discussion and action regarding the acquisition of property located at 5407 Bashford Street within Tax Increment District #4.

Motion by Village Trustee Carolyn Clow, second by Village Trustee Clair Utter, to approve pursuing a right of first refusal for the property located at 5407 Bashford Street within Tax Increment District #4. Motion carries 7 - 0 - 0 by acclamation.

9. ADJOURNMENT.

Motion by Village Trustee Clair Utter, second by Village Trustee Justin Rupert, to adjourn at 9:41 p.m.

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

Respectfully submitted,
Cassandra Suettinger
Village Clerk/Treasurer