

VILLAGE OF MCFARLAND
Village Board Minutes
Monday, July 12, 2021 - 7:00 PM

1. CALL TO ORDER.

Village President Clow 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 President Carolyn Clow, Village Trustee Michael Flaherty, Village Trustee Justin Rupert, Village Trustee Chris St. Clair, Village Trustee Carrie Nelson, Village Trustee Edward Wreh

Village Board members not present: None.

Staff Present: Administrator Matt Schuenke, Clerk/Treasurer Cassandra Suettinger, Police Chief Aaron Chapin, Community and Economic Development Director Andrew Bremer, Fire/EMS Director Chris Dennis, and Communications & Technology Director Stephanie Miller.

3. PUBLIC ANNOUNCEMENTS AND COMMUNICATIONS.

a. Public Announcements

b. Public Communications

4. CONSENT AGENDA.

a. All items listed under the Consent Agenda will be approved in one motion unless a Board member requests that the item be removed for individual discussion and action. Any item(s) removed for individual consideration shall be considered in the same order in which they were originally listed on the agenda under Business.

1) Motion to approve the minutes of the June 28, 2021 Village Board meeting.

2) Motion to approve the minutes of the June 29, 2021 Special Village Board meeting.

3) Motion to approve the minutes of the June 30, 2021 Special Village Board meeting.

4) Motion to approve checks in the amount of \$343,022.14.

5) Motion to approve appointing Tammy Olson to serve on the Plan Commission for a term ending April 30, 2022.

6) Motion to approve writing off the Village's portion of 2017 uncollectible personal property and 2019 rescinded taxes in the amount of \$1,229.53.

Motion by Village President Carolyn Clow, second by Village Trustee Michael Flaherty, to approve the consent agenda as presented. Motion carries 6 - 0 - 1 by acclamation with Trustee St. Clair abstaining on items 1-3 and 7 - 0 - 0 by acclamation for items 4-6.

5. 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.

Email from Carol Springman, on behalf of the Concerned Residents of Parkview Apartments, expressing concerns with the proposed development of Waubesa Village Phases 4 and 5 on Terminal Drive.

6. BUSINESS.

- a. Annual Update from the McFarland Food Pantry.
Peter Morehouse appeared before the Board to present the 2020 annual update from the McFarland Food Pantry. He thanked the Board and the Community for their continued support.
- b. Community Development Authority (Trustee Brassington & Trustee Rupert)
 - 1) Discussion regarding a Tax Increment Financing Development Incentives Application from 4313 LLC (CTW Flooring) for 4313 Triangle Street, Tax Increment District #3.
Community & Economic Development Director Andrew Bremer provided an overview of the request from CTW Flooring to acquire the property at 4313 Triangle St. President Clow noted this item is noticed for additional discussion in closed session later in the meeting.
- c. Future Authority, Board, Commission, and Committee agenda items requests and referrals - This is an opportunity for Village board members to put forth Authority, Board, Commission and Committee agenda item requests and referrals, without discussion.
None.

7. 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 purchasing of public properties, the investment of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a Closed Session including the sale and purchase of property and the investment of public funds, specifically regarding the following:
 - 1) Acquisition of property at the following locations 4008 & 4012 Terminal Drive,

including parcel# 071027386201, Tax Increment District #3.

2) Tax Increment Financing Development Incentives Application from 4313 LLC (CTW Flooring) for 4313 Triangle Street, Tax Increment District #3.

Motion by Village President Carolyn Clow, second by Village Trustee Michael Flaherty, to enter convene in Closed Session in accordance with Wis. Stats. 19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investment of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a Closed Session including the sale and purchase of property and the investment of public funds, specifically regarding the following:

1) Acquisition of property at the following locations 4008 & 4012 Terminal Drive, including parcel# 071027386201, Tax Increment District #3.

2) Tax Increment Financing Development Incentives Application from 4313 LLC (CTW Flooring) for 4313 Triangle Street, Tax Increment District #3.

Motion carries 7 - 0 - 0 on a roll call vote, with all voting aye.

A motion was made by President Clow, seconded by Trustee Rupert, and unanimously carried by the Village Board to adjourn the Closed Session at 9:17 pm and return to Open Session. Motion carried 7 - 0 - 0.

8. RECONVENE INTO OPEN SESSION.

a. Discussion and action regarding property the acquisition of 4008 & 4012 Terminal Drive, including parcel #071027386201, within Tax Increment District #3.

A motion was made by President Clow, seconded by Trustee St. Clair, and unanimously carried by the Village Board to authorize the Village Administrator to issue an offer to purchase for property located at 4008/4012 Terminal Drive including Parcel #154/0710-273-8620-1, #154/0710-273-8515-8, and #154/0710-273-8640-1 within Tax Increment District #3 following direction provided in Closed Session. Motion carried 7 - 0 - 0.

b. Discussion and action regarding a Tax Increment Financing Development Incentives Application from 4313 LLC (CTW Flooring) for 4313 Triangle Street, Tax Increment District #3.

A motion was made by President Clow, seconded by Trustee Brassington, and carried by the Village Board to approve a Tax Increment Financing Development Incentives Application from 4313 LLC (CTW Flooring) for redevelopment of 4313 Triangle Street, Tax Increment District #3 for a Tax Increment Financing Development Incentive of \$25,000.00, payable upon building occupancy for installation of the proposed roof-top solar panels, plus sale of the land for \$1.00, valued at \$475,000, for a total incentive of \$500,000.00, conditioned on approval of a Real Estate Acquisition and Development Agreement by the Village Board. Motion carried 5 - 2 - 0 (St. Clair, Wreh nays).

9. ADJOURNMENT.

Motion by President Clow, second by Trustee Rupert, and unanimously carried by the Village Board to adjourn the meeting at 9:22 pm. Motion carried 7 - 0 - 0.

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,
Matthew G. Schuenke
Village Administrator