

Tuesday, February 13, 2024

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 CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/82373562869>

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

Webinar ID: 823 7356 2869

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

****Please note that the Village of McFarland Sustainability & Natural Resources Committee members have been invited to participate in the discussion during agenda items 5.a. and 5.b. and a quorum of said Committee may be present. No matter shall be considered nor shall any action be taken by said Committee.****

1. CALL TO ORDER.

2. ROLL CALL.

3. PUBLIC ANNOUNCEMENTS, COMMUNICATIONS, AND PROCLAMATIONS.

4. PUBLIC APPEARANCES.

- a. This is an opportunity for members of the public to address the Village Board for items that are not on the agenda. Please remember this is a hybrid meeting conducted in person and through the Zoom online meeting platform. Meeting attendees wishing to address the Board about items not on the agenda may do so at this time. Zoom attendees should type their name and address in the Question and Answer feature within the Zoom online meeting platform at this time. 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. When you are called upon to speak, state your name, address, and provide your comments to the Board for their consideration. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to village.clerk@mcfarland.wi.us to be included as part of the meeting.

Members of the public may also speak during their selected agenda item as they designate on the public comment form or in the Question and Answer feature on Zoom.

5. BUSINESS.

- a. Discussion on Public Safety Center battery storage and microgrid design project.
- b. Discussion regarding 2023 sustainability and natural resources initiatives and 2024-2025 Sustainability Action Plan.
- c. Discussion regarding submittal of an OEI Energy Innovation Grant Program Activity 1 Application for the future Community Center.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, February 13, 2024 at 7:00PM

7. 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
SUMMARY SHEET**

MEETING DATE: Tuesday, February 13, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Kong Thao, Associate Planner, Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion on Public Safety Center battery storage and microgrid design project.

PREVIOUS ACTION:

January 9, 2023 - S&NR recommended approval to the Village Board for the submittal of two OEI Energy Innovation Grant Program Applications

April 19, 2023 - Staff presented to the Committee, award of grant application by the PSC for Battery Storage and Microgrid technology at the Public Safety Center.

May 8, 2023 - S&NR recommended approval to the Village Board for HGA's proposal design, bid and construction administration services for installation of battery and microgrid at the Public Safety Center.

May 9, 2023 - Village Board approval of HGA contract.

September, 2023 - Grant contract signed with OEI.

ISSUE SUMMARY:

Representatives from HGA will provide an update on the Village's project to add a battery/micro-grid system to the Public Safety Center. Highlights of their presentation are provided in the packet. Since our contracts for this project were approved last Summer staff held an initial kick-off meeting with HGA to review the project scope, timeline, and the function of the battery and micro grid system at the building. Following this meeting, HGA toured and reviewed the existing controls of the building and possible locations for the battery pad. Staff met with HGA again in December 2023 to discuss options for how the battery could be connected to the existing building controls and how it would function both during normal grid operation and in grid outage scenarios. HGA is currently working with vendors to consider the cost differences of how the battery can be connected to the building under these two scenarios.

HGA is also preparing the bid documents for this work. The purpose of this meeting is to provide the S&NR Committee and Village Board with a project update and address any questions. HGA will then complete the bid documents for future recommendation by the S&NR Committee and approval by the Village Board (tentatively set for March).

FINANCIAL/BUDGET IMPACT:

The total project cost is estimated to be \$605,000. In March of 2023, the Village was awarded a \$350,000 grant from the Office of Energy Innovation for the installation of a micro grid and battery storage system at the new Public Safety Center as a Level 1 Microgrid Community Resilience Center. As the Village completes the construction of the Public Safety Center, an approximate \$250,000 of available unallocated contingency funds from the initial capital



borrowing will be used to supplement this project. The costs of HGA services is \$82,000 and is included as part of the total estimated project costs of \$605,000. The project costs roughly break down as follows:

- \$82,000 HGA
- \$475,000 Equipment and Installation Labor
- \$43,000 Contingency
- \$5,000 in-kind Village labor

VILLAGE PLAN REFERENCE:

2021 Sustainability Plan. Includes near-term Energy Action to "work with energy providers to develop a community-scale solar energy installation and/or develop a program for leasing municipal rooftops for solar." The plan also includes the goal of achieving 50% of total municipal energy consumed per year generated from renewables by 2030 and 100% by 2040.

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This item is for discussion only to provide an update on the status of this project.

ATTACHMENTS:

1. McFarland Battery Update 2_13_2024

HGA

NEW PSB BATTERY UPDATE

February 13th, 2024

AGENDA

1. Battery/Microgrid Options (2)
2. Budget Update
3. Project Timeline
4. PSC OEI Grant Updates

BATTERY AND MICROGRID PROJECT

FULL MICROGRID BATTERY OPTION 1

What does the VoM get out of this option? (Battery Functionality)

- A. Full microgrid
- B. Existing generator works with solar PV and battery to power 100% of building when electric utility is down

Opinion of Option Cost- grant funding strategy and update

- A. \$653,000
- B. Final bids might come in over or under the grant budget amount
- C. Microgrid is all or nothing, no able to scale this cost

Utility Bill Impact- Savings on electric bill through demand cost reduction

Resiliency Impact- what happens to the building when the utility power goes out?

- A. Entire building is backed up by generator/battery/solar PV

Building downtime impact:

- A. During construction, likely need at least 2 utility/generator outages to install microgrid infrastructure

GRID CONNECTED BATTERY OPTION 2

What does the VoM get out of this option? (Battery Functionality)

- A. Grid tied battery- tied into the 'optional alternate' backup panel
- B. Could work with existing generator- feed the 'optional alternate' panel

Opinion of Cost:

- A. \$300,000 to \$500,000
- B. Smallest cost option- could scale this to get optimal grant funding
- C. Bracket the battery energy size in kWH- 125 KW

Utility Bill Impact- Savings on electric bill through demand cost reduction

Resiliency Impact- what happens to the building when the utility power goes out?

- A. No change to operation from now, natural gas generator backup

Why do we want to bid this option?

- A. We want to get an option that will fit in the grant budget

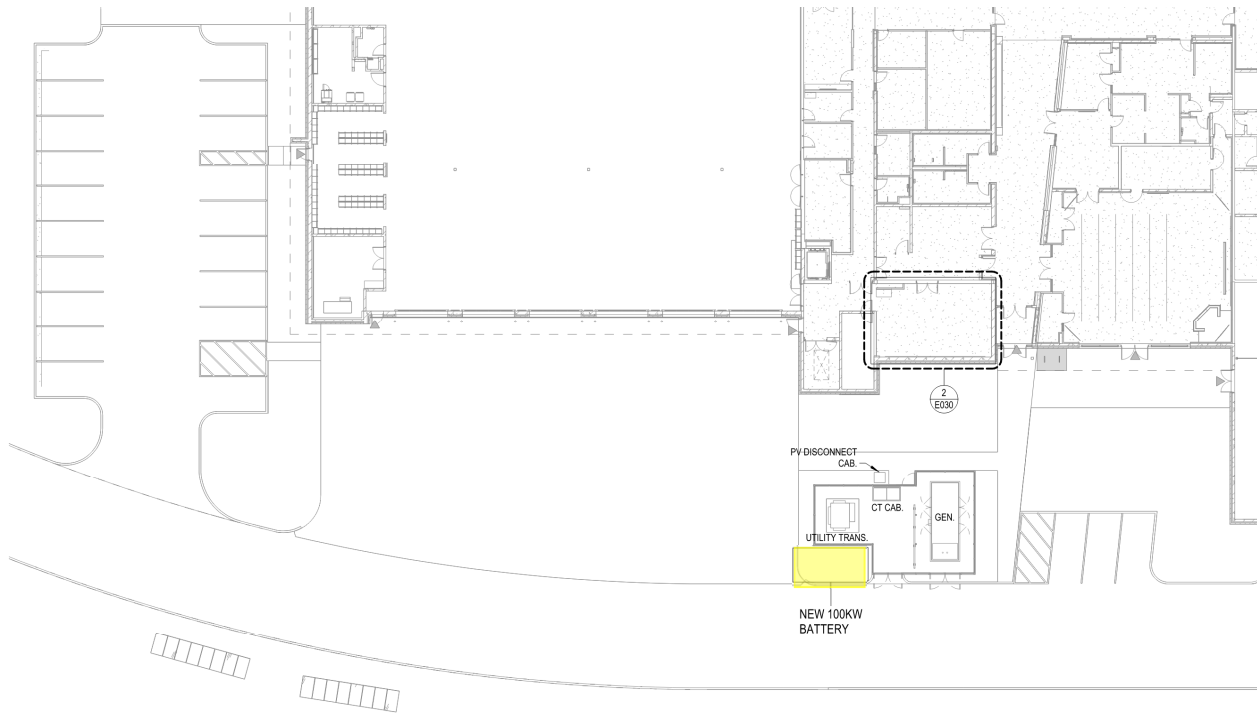
GRANT BUDGET UPDATE

BUDGET PROJECTIONS

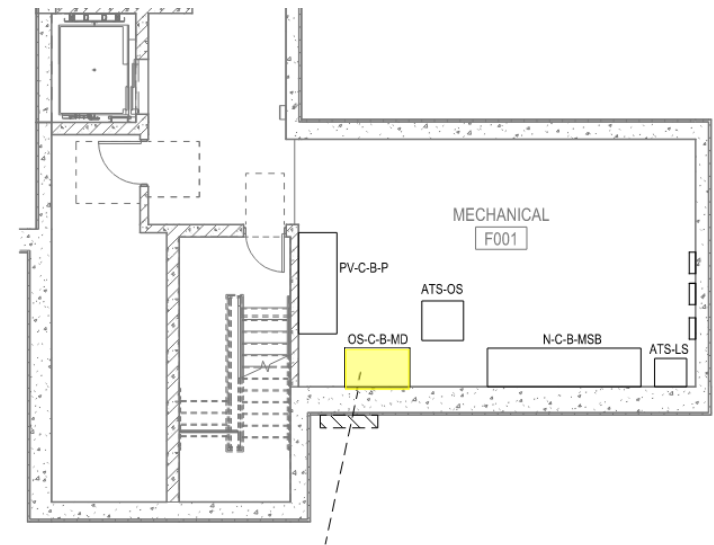
System	Project Total Budget Opinion	Grant Amount	VoM Match
Grant App	\$605,000	\$350,000	\$255,000
Option 1	\$653,000		
Option 2	\$300,000- \$500,000		

Option 1 may not come in budget during final bids, want to have a strategy in place if that happens.

BATTERY AND MICROGRID EQUIPMENT LOCATION



1 SITE PLAN
1" = 20'-0"



2 POWER PLAN - LOWER LEVEL
1/8" = 1'-0"

PROJECT TIMELINE

1	Project Manual Final	2/29/2024
2	Bid Documents Released	3/13/2024
3	Contractor Walkthrough and Questions	3/18/2024
4	Bid Deadline/Opening	4/1/2024
5	Contract Awarded to Construction Team	4/9/2024
6	Install of Battery/Microgrid	Summer/Fall 2024
7	Testing and Commissioning	Winter 2024
8	Grant Closeout	1/1/2025
9	Measurement and Verification	Year 2025



HGA

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, February 13, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Kong Thao, Associate Planner

AGENDA ITEM: Discussion regarding 2023 sustainability and natural resources initiatives and 2024-2025 Sustainability Action Plan.

PREVIOUS ACTION:

ISSUE SUMMARY:

The following provides a summary of the sustainability accomplishments and achievements for the Village in 2023, those still in progress/on-going, and new initiatives for 2024/25.

Actions completed in 2023:

- The updated [Village's Sustainability Planning page](#) includes helpful resources for solar opportunities and informational links to financing incentives as part of pending Solsmart certification.
- Approved lease agreements with McFarland School District and Alliant Energy for 8-acre Community Hosted Solar Farm project.
- Acceptance of updated Village Mounds Policy for Preservation plan.
- Submittal of the 2022 Green Tier Annual Report to the Wisconsin Department of Natural Resources.
- Three ordinance approvals:
 - Ordinance 2023-02 related to No Mow May
 - Ordinance 2023-09 related to Solar Energy Collection Systems
 - Ordinance 2023-10 related to McFarland Building Code site erosion control and stormwater management
- 60 total registrations for No Mow May in the first year.
- Two community energy reports completed:
 - Village of McFarland Community Center Net Zero Energy Predesign Report
 - Comprehensive Energy Plan Report
- Completed construction of the new Net Zero Public Safety Center:
 - October 5th - Open house and ribbon cutting
 - October 27th - Hosted Sustainability Leaders Collaborative & tours (over 60 attendees!)
- 31 solar building permits approved in 2023, 101 total solar building permits in McFarland since 2019.
- Obtained \$350,000 grant from the Office of Energy and Innovation for a battery and



micro grid at the Public Safety Center.

Actions from 2023 still in progress/on-going or expected to be completed in 2024/25:

- TerraCycle recycling program.
- No Mow May.
- Design and installation of battery storage and microgrid technology at the Public Safety Center.
- Award of SolSmart Gold Designation.
- Use of the Comprehensive Energy Plan to support future energy efficiency improvements.
- Filing for IRA Direct Pay reimbursement through the IRS for the Public Safety Center.
- Construction of the 8-acre Community Hosted Solar Farm.

Sustainability Plan actions expected to begin in 2024:

- Municipal/Community Center. Planned improvements are already underway since 2023 and are expected to include 8 action items among the categories in the plan. To list a few, within Transportation actions: *Provide electric vehicle charging stations at municipal facilities*; and within Community Health actions: *Build a multi-generational community center*. The Village Board and Staff will look to utilize the accepted McFarland Community Center Net Zero Energy Predesign report and Municipal Center Campus Plan regarding desired sustainability improvements to the new building's design and function.
- The Comprehensive Zoning Code Update. This project will begin in 2024, with completion in 2025, and is expected to include 11 action items among the categories identified in the plan. To list a few examples, for Transportation actions, this includes biking, minimum parking requirements, and availability of electric vehicle charging stations. For Solid Waste, this includes considerations for composting options. For Water, this includes all mid-term actions.
- The Exchange Street Reconstruction. This roadway reconstruction project will include near-term Transportation action for ongoing efforts to develop on-and off-road bike trails and improve walkability throughout the Village, particularly near schools.
- Study municipal fleet to determine those vehicles that might be best suited to transition to alternative fuels in the future.
- Lift Station #2 solar PV addition.

There were a lot of sustainability achievements in 2023, including some significant projects. However, we know this work is never complete and more work lies ahead in 2024. In addition, the funding provided through the Inflation Reduction Act provides an additional incentive to complete eligible projects before the program ends in 2032. The 2021 Sustainability Plan provided a lot of suggested action items that were further broken down into Near-Term, Mid-Term, and Long-Term implementation timelines. The packet includes the complete table charts from the 2021 Sustainability Plan, as updated with staff comments. Text shown in blue



indicates actions expected to begin or will be completed in 2024, while green text indicates completed or ongoing actions. This meeting is an opportunity to discuss what other actions the Village may want to consider for 2024/25 beyond those already underway, recognizing that those actions which may require funding assistance would need to be considered for 2025.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

Sustainability Plan, 2021

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This item is for discussion only.

ATTACHMENTS:

1. 2023-2024 Sustainability Action Plan (1.3.2024)

Proposed Sustainability Plan Action Plan for 2024-2025

Presented at the Sustainability & Natural Resources Committee Meeting 1.8.2024

Green text = completed; Blue text = Action from 2023 still in progress or expected to be begin in 2024/25;

Energy Actions	Impact	Cost	Staff Effort	Duration	Status	Responsible Person or Department	Responsible Committee or Commission
Near-Term Actions							
Conduct energy audits of all municipal facilities to identify potential energy efficiency improvements.	Medium	\$	Medium	6 mos - 1 yr	Complete	Public Works, C&ED	PW; S&NR
<i>Staff Comments: The comprehensive energy plan was presented to the S&NR Committee at the 11.13.2023 meeting and accepted by the Village Board at their 11.14.2023 meeting.</i>							
Establish a policy requiring all major remodeling of municipal buildings and any new municipal buildings include energy efficiency measures.	Medium	\$	Low	3-6 mos	Not Begun, In Progress	Administration/Public Works	PW
<i>Staff Comments: The accepted Comprehensive Energy Plan and New Community Center Net Zero Energy Predesign Report by the Village Board will help to guide this action item in 2024.</i>							
Replace stoplights with LEDs	Medium	\$	Low	Ongoing	In Progress	Public Works	PW
<i>Staff Comments: All stop lights within the Village are along USH 51 and owned by WisDOT. Staff can work with the WisDOT to advocate that these be replaced with LED fixtures when USH 51 is reconstructed in 2026 or 2028.</i>							
Replace streetlights with LEDs	Medium	\$	Low	Ongoing	In Progress	Public Works	PW
<i>Staff Comments: Most street lights within the Village are owned by Alliant and will be replaced to LED on an as needed basis. The municipal energy audit may present an opportunity to identify other Village owned lights/park lights and opportunities to upgrade to LED.</i>							
Utilize the Outlook Newsletter, or other forms of print and social media, to annually distribute information on rebates and tax incentives for renewable energy and energy efficiency.	Low	\$	Low	Recurring	In Progress	Community Development/Communication & Technology	n/a
<i>Staff Comments: Ongoing activity.</i>							
Work with energy providers to develop a community-scale solar energy installation and/or develop a program for leasing municipal rooftops for solar.	High	\$\$\$	High	1-3 yrs	In Progress	Community Development/Public Works/Administration	CW/PW/PC
<i>Staff Comments: The Village acquired an 8-acre parcel of land south of the Alliant/WPL substation (3451 Sigelkow Road) January 6, 2023 to establish a joint Customer-Hosted Renewable Program solar installation with the McFarland School District. The Village Board approved the lease agreement with MSD and Alliant on May 9, 2023. The VB approved Ordinance 2023-09 on September 26, 2023, an ordinance amending Ch. 62-Zoning to address solar energy collection systems. The VB approved Ordinance 2023-14 on November 28, 2023, an ordinance to rezone for the property from Dane County A-1 Exclusive Agriculture to Village's A-1 Agriculture Transition District.</i>							
Mid-Term Actions							
Utilize the the EPA's Greenhouse Gas Equivalencies Calculator to measure and track greenhouse gas emissions from municipal facilities and operations (https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator).	Low	\$	Medium	Recurring	Not Begun	Community Development/Public Works	PW
Complete EPA Energy Star Portfolio Manager spreadsheet for government energy use (https://www.energystar.gov/buildings/benchmark).	Low	\$	Medium	3-6 mos	Not Begun, In Progress	Community Development/Public Works	PW
<i>Staff Comments: The 2023 Comprehensive Energy Plan Report includes calculations for baseline measures and tracking of energy use among municipal buildings, parks, and structures. The calculations are consistent with the EPA's online tool. Staff will continue to monitor and update the data for this action item.</i>							
Develop a financial assistance program to help private property owners with renewable energy improvements.	High	\$\$	High	6 mos - 1 yr	Not Begun	Administration	CW/FC
<i>Staff Comments: Staff to assist with dissemination of IRA Benefits as the information becomes available. Pursuit of SolSmart designation minimizes barriers to support and encourage renewable energy options are for private property owners. Resource benefits and rebate programming from notable sources are posted on the Sustainability Planning Page provide residents many options for their next project.</i>							
Long-Term Actions							
Adopt Residential Energy Conservation Ordinance (time-of-sale certification and upgrades).	Low	\$	Low	3-6 mos	Not Begun	Community Development	PC
Retrofit streetlights with solar power	Medium	\$\$\$	Medium	Ongoing	Not Begun	Public Works	PW
Hold a sustainability fair to bring in renewable energy companies to demonstrate and provide education on their products.	Low	\$	High	Recurring	Not Begun	Community Development	n/a

Transportation Actions				Impact	Cost	Staff Effort	Duration	Status	Responsible Person or Department	Responsible Committee or Commission
Near-Term Actions										
Amend the parking ordinance to require bike parking for all new commercial and multifamily buildings.				Low	\$	Medium	3-6 mos	Not Begun	Community Development	PC
<i>Staff Comments: This action item is expected to be included in the Zoning Code update within the 2024 Capital Improvement Plan</i>										
Amend the parking ordinance to reduce minimum off-street parking requirement and/or add parking maximums for new development to limit excess pavement.				Medium	\$	Medium	3-6 mos	Not Begun	Community Development	PC
<i>Staff Comments: This action item is expected to be included in the Zoning Code update within the 2024 Capital Improvement Plan</i>										
Any proposal to add lanes to a two-lane roadway will be evaluated for a center turn lane, the preferred option over an expansion to four lanes.				High	\$	Medium	Ongoing	Not Begun, In Progress	Public Works, Community Development	PW/PC
<i>Staff Comments: This item was included in the East Side Plan Update and reviews all new roadways and collector/arterial roads for discussion. The Exchange Street reconstruction has also included this item. Staff will look to determine the most appropriate use and function of the roadway depending on its areas's characteristics.</i>										
As municipal vehicles need replacement, evaluate the purchase of hybrid, electric or alternative fuel vehicles.				Medium	\$\$	Low	Ongoing	Not Begun, In Progress	Public Works/Police/Fire & Rescue/Community Development	PW/PS
<i>Staff Comments: The 2023 Comprehensive Energy Plan includes a fleet vehicle and electrification analysis section. Department Staff will consider options for this action item when the appropriate time to replace a vehicle occurs. Reviewed by S&NR 11.13.2023 and accepted by the Village Board 11.14.2023.</i>										
Work with Madison Metro to connect the Village to Metro transit services.				Medium	\$\$\$	High	6 mos - 1 yr	Not Begun, In Progress	Community Development/Administration/Public Works	CW/PC/PW
<i>Staff Comments: Initial conversations with Madison Metro Staff have begun concerning transit services expansions. Due to funding commitments, likely this action item becomes a Mid-Term or Long-Term priority.</i>										
Develop more on- and off-road bike trails.				High	\$\$\$	High	3+ yrs	In Progress	Public Works/Community Development	PW/PK/PC
<i>Staff Comments: The 2023 East Side Plan includes proposed locations for new recreational trails and multi-modal forms of transportation. Implementation of this action will occur as new development and roadways are reconstructed. The Exchange Street Reconstruction (2024) upholds this action item with the inclusion of a designated bike lane.</i>										
Provide electric vehicle charging stations at municipal facilities.				Medium	\$\$	Medium	6 mos - 1 yr	Not Begun, In Progress	Public Works/Community Development	PW/S&NR
<i>Staff Comments: This item was discussed in the Comprehensive Energy Plan's Fleet Vehicles and Electrification section. The action is expected to be incorporated into the design plans for the upcoming Community Center building. Other municipal facilities will be included based on feasibility and activity. The Public Safety Center includes designated electric vehicle ready charging locations on site. There are no plans currently to begin construction of public EV charging stations. The planned 2024 Zoning Code rewrite is expected to provide an opportunity to address this item further.</i>										
Mid-Term Actions										
Collaborate with the school district to survey students about transportation choices and evaluate safe routes conditions at each school.				Low	\$\$	Medium	Recurring	Not Begun	School District/Community Development	n/a
<i>Staff Comments: Staff have determined this action to be a recurring option and an possible only when the opportunity presents itself. The Village remains open to collaboration opportunities with the School District.</i>										
Long-Term Actions										
Add sidewalks within existing neighborhoods where none currently exist.				Medium	\$\$\$	High	3+ yrs	Not Begun, In Progress	Public Works	PW
<i>Staff Comments: The Exchange Street Reconstruction (2024) was budgeted into the 5-year Capital Improvement Program 2020-2024. The project includes new sidewalk along the school-side of Exchange Street. Currently, the street only includes sidewalks on the south street side. The project will also include curb extensions at crosswalk intersections to increase pedestrian safety.</i>										
Apply for Bicycle Friendly Community status with the League of American Bicyclists and work to achieve silver or gold status.				Low	\$	Medium	6 mos - 1 yr	Not Begun	Community Development/Public Works	PK

Solid Waste Actions		Impact	Cost	Staff Effort	Duration	Status	Responsible Person or Department	Responsible Committee or Commission
Near-Term Actions								
Create a municipal purchasing policy that requires consideration be given to whether a product is made from renewable and/or recycled materials.		Medium	\$	Low	3-6 mos	Not Begun	Administration	CW/FC
<i>Staff Comments: Action expected to begin in 2024.</i>								
Utilize the Outlook Newsletter, or other forms of print and social media, to annually inform residents about recycling, backyard composting, product re-use and waste reduction.		Low	\$	Low	Recurring	Not Begun, Ongoing	Community Development/Communication & Technology	n/a
<i>Staff Comments: Ongoing activity.</i>								
Facilitate a group buy program to offer compost bins to Village residents.		Low	\$	High	Recurring	Not Begun	Public Works	PW
<i>Staff Comments: Dane County's Department of Waste & Renewables (W&R) was awarded grant funding to pilot a composting drop off program in select communities with the Village selected as one of those volunteer communities. Staff will use 2024 to research group buy programs for compost to support W&R program. Additionally utilizing Outlook Newsletter to survey resident interest in program participation.</i>								
Mid-Term Actions								
Create a program to encourage and facilitate the practical reuse of waste from private and municipal construction projects.		Medium	\$\$	High	6 mos - 1 yr	Not Begun	Community Development/Public Works	PW/PC
Long-Term Actions								
Create a Village compost site for food waste.		Medium	\$\$	High	1-3 Years	Not Begun	Public Works	PW
<i>Staff Comments: Dane County's Department of Waste & Renewables (W&R) was awarded grant funding to pilot a composting drop off program in select communities, with The Village selected as one of the volunteer communities. Appropriate locations for the site availability and dropoff have been discussed.</i>								
Create a community upcycle location or event.		Low	\$\$	High	Recurring	Not Begun	Community Development/Public Works	PW

Water Actions	Impact	Cost	Staff Effort	Duration	Status	Responsible Person or Department	Responsible Committee or Commission
Near-Term Actions							
Exceed county and state minimum requirements for protection of green spaces that play a key role in water infiltration.	High	\$	Medium	Ongoing	Not Begun, Ongoing	Community Development	PC/PW
<i>Staff Comments: Staff presented Ordinance 2023-10, an ordinance amending various sections of the McFarland Building Code related to site erosion control and stormwater management at the 9.11.2023 S&NR meeting. The Village Board accepted the ordinance at their 9.26.2023 meeting. The ordinance accommodates changes that Dane County adopted related to their mitigation and flooding policies which now include peak rate control for the 200-year storm. This will be an recurring effort when new development occurs.</i>							
Purchase rain barrel kits and hold classes through Library or McFarland Recreation Activities & Play (MRAP) for residents to purchase the kits at a discount and make and decorate their own rain barrels	Low	\$	High	Recurring	Not Begun	MRAP/Library/Public Works, C&ED	PW; S&NR
<i>Staff Comments: Recommend using year 2024 to investigate options for public private partnerships with vendors that provide rain barrel kits. Potentially inviting vendors to an S&NR committee meeting to provide information on how the Village could develop a group buy program to lower the price of entry for McFarland households. Possibly utilize Outlook Newsletter to provide information on existing programs or to survey resident interest in participating in a group buy program.</i>							
Utilize the Outlook Newsletter, or other forms of print and social media, to annually inform residents about waterway health best practices for lawn care, landscaping and fall leaf management.	Low	\$	Low	Recurring	Not Begun, Ongoing	Community Development/Communication & Technology	n/a
<i>Staff Comments: Ongoing activity.</i>							
Develop a program or work with existing agencies to assist residents with purchasing and installing low-flow water fixtures and replacing water softeners.	High	\$	High	6 mos - 1 yr	In Progress	Public Works/Administration	PU/FC/CW
<i>Staff Comments: Recommend using year 2024 to investigate options for public private partnerships with vendors that provide residential services or specialty in installing low-flow water fixtures. Potentially inviting vendors to an S&NR committee meeting to provide information on how the Village could develop a group buy program to lower the price of entry for McFarland households. Possibly utilize Outlook Newsletter to provide information on existing programs or to survey resident interest in participating in a group buy program. Water softner replacement and evaluation has already been previously publicized.</i>							
Minimize and find alternatives to the use of salt on low traffic roadways.	High	\$	Low	Ongoing	Not Begun, In Progress	Public Works	PW
<i>Staff Comments: Public Works has purchased a 1000 gal. tank in Spring 2022 as an alternative method to snow removal in the Village. The tank is to be filled with a salt brine solution and sprayed over road surfaces before, during, and after snow weather events to reduce salt usage. PW snow removal staff have received regular training on reducing salt usage.</i>							
Evaluate the Subdivision Ordinance for reductions in required pavement width for new roads in new subdivisions to reduce the amount of impervious surface.	Medium	\$	Medium	3-6 mos	Not Begun	Community Development	PC
<i>Staff Comments: Pavement width recommendations for various road types will be addressed in the updated East Side Plan. Ordinance revisions to be consider as part of the Zoning Code rewrite project in 2024.</i>							
Mid-Term Actions							
Installing low-flow water fixtures in municipal facilities.	Medium	\$\$	High	1-3 yrs	Not Begun, In Progress	Public Works	PW
<i>Staff Comments: Design services for the Community Center project is expected to occur through 2024, bidding for constructions in 2025, and construction to take place 2025-2026. This action will be considered with the selected architect.</i>							
Incentivize water conservation by increasing water rates for higher usage during next rate review with PSC.	Medium	\$	Medium	1-3 yrs	Not Begun	Public Works	PU
Replace all toilets using > 1.6 gpf in all municipal facilities.	Medium	\$\$	High	1-3 yrs	Not Begun, In Progress	Public Works	PW
<i>Staff Comments: Design services for the Community Center project is expected to occur through 2024, bidding for constructions in 2025, and construction to take place 2025-2026. This action will be considered with the selected architect.</i>							
Install waterless urinals in men's restrooms at all municipal facilities.	Medium	\$\$	High	1-3 yrs	Not Begun, In Progress	Public Works	PW
<i>Staff Comments: Design services for the Community Center project is expected to occur through 2024, bidding for constructions in 2025, and construction to take place 2025-2026. This action will be considered with the selected architect.</i>							
Install rain barrels at all municipal facilities and utilize rainwater for municipal watering.	Low	\$	High	6 mos - 1 yr	Not Begun, In Progress	Public Works	PW
<i>Staff Comments: Design services for the Community Center project is expected to occur through 2024, bidding for constructions in 2025, and construction to take place 2025-2026. This action will be considered with the selected architect.</i>							
Long-Term Actions							
Join EPA's WaterSense Program for water utilities.	Low	\$	Medium	3-6 mos	Not Begun	Public Works	PU
Identify culverts that obstruct fish migration and install fish friendly culverts where needed.	High	\$\$\$	High	3+ yrs	Not Begun	Public Works	PW
Perform a system-wide water audit and develop a water loss control plan.	Medium	\$	High	6 mos - 1 yr	Not Begun	Public Works	PU
Develop a program for financial assistance for sewer lateral replacements.	Medium	\$\$	High	1-3 yrs	Not Begun	Public Works/Administration	PU/FC/CW
During road or public parking lot reconstruction, develop a plan for reduction of paved surfaces or inclusion of permeable pavement where possible.	Medium	\$	High	Ongoing	Not Begun	Public Works/Community Development	PW

Land Use & Development Actions	Impact	Cost	Staff Effort	Duration	Status	Responsible Person or Department	Responsible Committee or Commission
Near-Term Actions							
Instead of grass lawns, utilize more native landscaping on municipal properties that are not used for recreation purposes.	Medium	\$	Low	Ongoing	Not Begun	Parks/Public Works	PK/PW
<i>Staff Comments: Action expected to begin in 2024.</i>							
Require native landscaping in buffer areas around surface water and wetlands on both public and private property to protect water quality.	High	\$	Low	3-6 mos	Not Begun, Ongoing	Community Development	PC
<i>Staff Comments: This will be considered on a case-by-case basis as public or private development projects are brought forward. The updated East Side Plan includes this action item in Chapter 2, Goal 5. The Village Board passed Ordinance 2023-10, an ordinance amending the Building Code's stormwater ordinance to accommodate for the 200-year flood.</i>							
Utilize the Outlook Newsletter, or other forms of print and social media, to annually inform residents about native landscaping.	Low	\$	Low	Recurring	Not Begun, Ongoing	Community Development/Communication & Technology	n/a
<i>Staff Comments: Ongoing activity</i>							
Amend Village ordinances to allow for a no-mow May.	Low	\$	Medium	3-6 mos	Completed	Community Development	PC/S&NR
<i>Staff Comments: Ordinance 2023-02 amended Sec. 20-25 Regulations concerning Noxious Weeds. The program will continue with \$500 funding into 2024.</i>							
Identify streets lacking trees and develop a plan to plant trees.	Medium	\$\$	Medium	6 mos - 1 yr	Not Begun, In Progress	Public Works	PW
<i>Staff Comments: The completion of the Tree Inventory was presented at the 8.8.2022 SNR Committee meeting. The Village Forester presented the Urban Forestry Management Plan at the 11.13.2023 SNR Committee meeting, the Great Lakes Urban Forestry Management was contracted to planning services from the Tree Inventory. Final draft to be presented in 2024 for action.</i>							
Mid-Term Actions							
Amend the zoning ordinances to allow for more housing options, including accessory dwelling units and attached unit housing.	Medium	\$	Medium	3-6 mos	Not Begun, In Progress	Community Development	PC
<i>Staff Comments: Proposed amendments for use regulation for accessory dwelling units, will be considered as part of the Zoning Code Update in 2024.</i>							
Review and update Village plans and ordinances to look for opportunities to utilize land more efficiently, such as reducing setbacks and minimum lot sizes.	Medium	\$	Medium	6 mos - 1 yr	Not Begun, In Progress	Community Development	PC
<i>Staff Comments: Included in the updated East Side Neighbor Plan in Chapter 2 of the plan. Further research and amendments will be considered as part of the Zoning Code Updates in 2024.</i>							
Make progress towards no net annual loss of wetlands or purchase wetland mitigation credits where impacts to wetlands may not be avoidable.	High	\$\$	Medium	Ongoing	Not Begun	Community Development/Public Works	PW
Identify and inventory priority areas for infill development, including those eligible for brownfields funding.	Medium	\$	Medium	6 mos - 1 yr	Not Begun, In Progress	Community Development	PC
<i>Staff Comments: The Redevelopment District 1 & 2 Plan update kickedoff in September 2023 and expected to be reviewed in 2024. The plan update includes in its scope analysis of existing conditions and blight analysis of properties within the two studies.</i>							
Long-Term Actions							
Create a second community garden.	Low	\$	Medium	1-3 yrs	Not Begun	Parks/Community Development	PK
Amend the zoning ordinances to allow beekeeping in single and two-family residence districts.	Low	\$	Medium	3-6 mos	Not Begun	Community Development	PC
<i>Staff Comments: This action item is expected to be included in the 2024 Zoning Code update.</i>							

Community Health Actions	Impact	Cost	Staff Effort	Duration	Status	Responsible Person or Department	Responsible Committee or Commission
Near-Term Actions							
Adopt a Health and Equity in All Policies resolution.	Medium	\$	Low	3-6 mos	Not Begun	Community Development	CW
<i>Staff Comments: Action expected to begin in 2024.</i>							
Add additional community service days.	Low	\$	Medium	3-6 mos	Not Begun	Senior Outreach/Parks/Community Development/Library	PK/S&NR
<i>Staff Comments: This action item is expected to begin discussion and planning in 2024. Staff will work to determine other department involvement as needed related to this event such as Library, the School District, Parks, and Community Development.</i>							
Build a multi-generational community center.	Medium	\$\$\$	High	1-3 yrs	Not Begun, In Progress	Administration	CW
<i>Staff Comments: The Village Board adopted the McFarland Municipal Center Campus Master Plan on May 23, 2023 and recommendation for a second floor at its October 10th, 2023 meeting. The Campus Master Plan provides an overview of the desired improvements to the Municipal Center. Additionally, the Village of McFarland New Community Center Net Zero Energy Predesign Report, (reviewed by the S&NR on 11.13.2023 was accepted by the Village Board 11.14.2023) provides a detailed analysis to feasible energy efficient improvements to the Municipal Center.</i>							
Require tobacco-free and e-cigarette free on all municipal properties, including parks.	Low	\$	Low	3-6 mos	Not Begun	Public Works/Community Development	PK/S&NR
<i>Staff Comments: Action expected to begin in 2024.</i>							
Mid-Term Actions							
Increase recreation programs through the Village.	Medium	\$\$\$	High	1-3 yrs	Not Begun, In Progress	Parks	PK
<i>Staff Comments: The Village Parks Committee has completed several improvement projects in 2023 which include the addition of shade structures for bocce ball courts, completed construction of the Skate Park in McFarland Park. Additionally, the Committee has begun discussions regarding scheduling and tournaments for the pickleball courts and disc golf course. Future planning for the Community Park located at 3234 County Highway AB will continue through 2024 with future programming to follow.</i>							
Incorporate community health and wellness considerations when updating existing plans.	Medium	\$	Low	Ongoing	Not Begun, In Progress	Community Development	PC
<i>Staff Comments: This action has been included in recent plan updates such as the Economic Strategy Plan, the East Side Neighborhood Plan Update, Redevelopment Districts 1&2 Plan updates, the McFarland Community Center Net Zero Predesign Report, Parks Master Plan, and the Municipal Campus Plan. Staff are working with the consultants to continue to incorporate improvements to quality of life amenities which include recreational opportunities, parks, sidewalks, bike trails, etc. for the Redevelopment District 1 & 2 plans.</i>							
Evaluate multi-family design guidelines related to outdoor spaces and amenities.	Medium	\$	Medium	3-6 mos	Not Begun	Community Development	PC
<i>Staff Comments: This action item is expected to be included in the Zoning Code update within the 2024 Capital Improvement Plan</i>							
Long-Term Actions							
Utilize Crime Prevention Through Environmental Design and active threat planning to make public spaces, such as recreational space, crime free.	Low	\$	High	Ongoing	Not Begun	Parks/Police	PK/PS

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, February 13, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Kong Thao, Associate Planner, Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding submittal of an OEI Energy Innovation Grant Program Activity 1 Application for the future Community Center.

PREVIOUS ACTION:

ISSUE SUMMARY:

The Public Service Commission of Wisconsin's Office of Energy Innovation (OEI) is accepting grant applications for their Energy Innovation Grant Program (EIGP). This is a highly competitive grant program that is open to government agencies, school districts, universities, non-profits, and private businesses. The Village has previously submitted grant applications on three occasions and been awarded once for the battery/micro grid for the Public Safety Center.

In 2023, HGA completed a Net Zero Energy Study for the proposed renovation of the Municipal Center into a Community Center. This included an initial assessment and cost estimates for adding geothermal energy and solar PV systems to the Community Center. These activities are grant eligible under Activity 1: Renewable Energy and Energy Storage projects. The maximum grant award is \$250,000 for solar PV systems and \$500,000 for geothermal systems. The HGA study estimated a cost of \$615,000 for the solar PV system and \$560,000 for the geothermal system. There is no required match for the grant program. However, since the program is highly competitive, and OEI only has \$3.4M in total available funds for Activity 1 grant applications, providing a local match is advisable. OEI does not provide any advice on the amount of local matches. In order to be competitive, staff suggests taking a 1:1 match approach. Given OEI provides more funding for geothermal than solar PV, the optimal application is for the geothermal energy system with a \$280,000 grant request and \$280,000 local match. If funds were awarded, only the Village's share of the project cost would be eligible for IRA Elective Pay. However, obtaining a grant for \$280K is financially more advantageous than receiving an Elective Pay for the entire \$560K project.

Summary of Grant Program Timeline

1. March 1, 2024 applications deadline
2. Spring 2024 Commission determination of EIGP Awards
3. Spring/Summer 2024 onboarding and grant contract approvals
4. Summer 2024-Summer 2025 project performance period

The grant performance period would begin before the Village is ready to begin the construction



project and end before the building is expected to be completed. However, OEI staff have indicated that extensions are available and have always been granted when requested. More information regarding the grant program can be found on [OEI's website](#).

FINANCIAL/BUDGET IMPACT:

An awarded grant would either reduce the amount of capital funding borrowed for the Community Center construction project, or, allow those funds that would have been used to pay for the full cost of a geothermal energy system to be used for other building enhancements.

VILLAGE PLAN REFERENCE:

2023 Community Center Net Zero Energy Predesign Report

2021 Sustainability Plan, 2021:

- *Municipal Percentage of Total Energy Consumed Generated from Renewables per Year: 50% by 2030 & 100% by 2040 (Renewable Energy Goal).*
- *Require all major remodeling of municipal buildings and any new municipal buildings include energy efficiency measures (Near Term Action)*

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This item is presented for discussion. Staff would like to discuss support for proceeding with submittal of a grant application as discussed. Action to authorize staff to submit a grant application is included under the Constant Agenda for the regular February 13 agenda.

ATTACHMENTS:

None