

Village of Lena
117 E. Main St., Lena, WI 54139
Village Board Minutes
March 18, 2024, 6:00 p.m.

Meeting called to order.

Roll call: Steve Marquardt, Robert Borchert, Terry Hinds, Judy Patenaude, Nick Heise, Linda Hinds

Absent: Craig LeFebre

Also present: Jodi Marquardt, Craig Schuh, Tiffany Ogden, Bill Patnode, Bobby Jo Lipp

Approval of Agenda: Motion made by L Hinds/Patenaude to approve agenda with change of sequence as needed. Motion voted and carried.

Approval of Minutes of February 19, 2024. Motion by L Hinds/Patenaude to approve meeting minutes of February 19, 2024. Motion voted and carried. Minutes from February 26, 2024, to be approved at April meeting.

Open Forum: Ogden/Patnode present to discuss extending Cedar St at 2nd St to allow entry into land with the plan to build a prefab/module home. Currently the land is accessible through an easement from Harley St, which is very narrow and will struggle to allow placement of the module home. Involved Lot 033403812G. Request referred to Plan Commission for review. Lipp present to check the status on the changes to the Keeping of Chickens ordinance as previously requested. Request referred to Plan Commission for further discussion.

Finance- Finance Report- Informational,
Clerks Bank and investment Report-Informational,
Clerks Comp/Overtime Report-Informational

Discussion ensued regarding to necessity for closed session during the financial strategic planning of the developers agreement for the multifamily development.

TID #2 Creation-A request has been made from the Multi Family developer, Rival Properties, to assist in financing their project with the request for the development of a TID district, TID #2. Ehlers has presented a proposal for completing all work required to create and determine feasibility of developing TID #2. The contract was reviewed with Motion by T Hinds/Patenaude to approve the contract with Ehlers for the Tax Increment District #2 creation in the amount of \$14,000. Roll call vote: Borchert-Aye, Heise-No, Patenaude-Aye, L Hinds-No, T Hinds-Aye, S Marquardt-Aye. Motion carried.

Proforma Analysis-Ehlers will develop financial statements regarding revenue sources and cash flow during the multifamily development project to determine the financial feasibility of the multi-family development. Motion by T Hinds-Patenaude to approve the contract with Ehlers for 2024 Rival Properties Proforma Analysis at a rate of \$325/hr with an estimated cost of \$8,000-\$15,000. Roll call vote: Borchert-Aye, Heise-Aye, Patenaude-Aye, L Hinds-Aye, T Hinds-Aye, S Marquardt-Aye. Motion carried.

Public Works: Report -Informational.

Ayres Amendment 2 to Agreement- Craig Shuh presented and explained the amendment, which includes a \$73,000 increase to the planning along with construction costs to increase \$400,000 with additions to the scope of work. Motion by Borchert/L Hinds to approve Amendment 2 of the Agreement in the amount of \$77,825. Roll call vote: Borchert-Aye, Heise-Aye, Patenaude-Aye, L Hinds-Aye, T Hinds-Aye, S Marquardt-Aye. Motion carried.

The DNR will be requiring a disinfection treatment to be installed at the WWTP. This is not part of the current facilities plan in the amount of Approximately \$100,000 additional to the project. This will be addressed at the next Public Works meeting.

Dump Property- Discussion on a proposed request to purchase 31 acres of property at the Villages Butterfly Lane property. Consideration should be taken on the pros and cons of selling the property.

Public Safety: There was no meeting in March.

Speed Radar Sign- Public Safety will review the budget to determine the ability to fund the sign at a cost of \$4009.75. The Fire Dept and Public Works are assessing the feasibility of switching buildings to improve the functionality of each entity.

Promotions: The Easter Egg Scavenger Hunt will take place on Saturday, March 23. The committee is scheduled to meet on April 3.

Plan Commission: No meeting, no report. The Gold Shovel Program will be completing an assessment to determine business type in the growth of businesses in the Village.

Park and Recs: Informational report. A fundraising meeting was held with community members to proceed with fundraising opportunities with proceeds to be donated to the Ball diamond expansion. The meeting addressed the project support necessary to meet the commitment to play ball on the diamond(s) this spring. A discussion was held regarding the project financial support that may be needed from the Village in order to meet spring deadlines. Motion by T Hinds/Borchert for the Village to provide up to \$5,000 for the Ball Park Project inf needed with 5 ayes and 1 nay. Motion carried.

Recycling: Nothing to report

Library: Report informational

Village Complaints and Concerns: Nothing to report.

Presentation of the Bills: Motion by L Hinds/Patenaude to pay the March bills in the amount of \$128,544.30. Roll call vote: Borchert-Aye, Patenaude-Aye, Heise-Aye, L Hinds-Aye, T Hinds-Aye, S Marquardt-Aye. Motion voted and carried.

Permits/Correspondence/Miscellaneous: Motion by L Hinds/Patenaude to approve operator's License, pending background checks, on Porior, Nowinski, Steiner, Doeren, and Sophonsutthi. Move voted and carried. Spring Clean Up is scheduled for May 8 and 11. The website requires updating and a plan will be developed. Discussion held with the President Steve Marquardt making a temporary appointment of Terry Hinds to the Public Works Committee as a result of the illness of Craig LeFebre.

Next Meeting: April 16, 2024, 5:45pm Organizational Meeting and 6:00 pm Board Meeting

Adjournment: Motion by L Hinds/S Marquardt to adjourn at 9:36 pm. Motion voted and carried.

Respectfully submitted,

Jodi A. Marquardt Clerk/Treasurer