

**VILLAGE BOARD MEETING** -----

**REGULAR MEETING**

**TUESDAY, MARCH 12, 2024**

**7:00 P.M.**

**Pioneer Building**

**102 South Main Street**

**Woodville, WI**

**PRESENT:** Rick Finn, Erika Jordahl, Dennis Lawson Jr., Roger Leque, Sue Lohmeier, Dennis Russett

**ABSENT:** Polly Carlson

**VISITORS:** Brent Knegendorf, Karen Furo-Bonnstetter, Autumn Lindquist, Lynn McIntyre, Kevin Oium, Jason Kennett, Josh Low, Jeff Swanson, Lori VonRuden

- President Lawson called the meeting to order. Roll call was taken followed by the Pledge of Allegiance.
- Motion made by Trustee Lohmeier, seconded by Trustee Finn to approve the agenda and the consent agenda as presented. Motion carried by voice vote.
- **CORRESPONDENCE RECEIVED &/OR FORWARDED** Correspondence from the Lions Club was included in the board packet for review.
- **PUBLIC COMMENTS ON ISSUES FORWARDED** Jeff Swanson from the Woodville Garage Bar addressed the Village Board in favor of the Garden Tractor Pull agenda item and thanked the Village Board and residents for all the support given to the Garage Bar since it has opened.
- **CONSENT AGENDA** Motion made by Trustee Lohmeier, seconded by Trustee Jordahl to approve the items as follows:
  - a) Minutes of the February 13, 2024 Village Board meeting.
  - b) The financial report of the Village for the month of February 2024. General Fund bills of \$16,977.04, Library Fund bills of \$1,596.66, Capital Outlay Fund bills of \$15,741.14, Water Utility Fund bills of \$8,053.04, Sewer Utility Fund bills of \$12,086.06, and TID #5 bills of \$635.00.
- c) Approval of Operator's Licenses  
Motion carried by voice vote.
- **COMMITTEE REPORTS** Clerk-Treasurer, Julie A. Wathke stated committee meeting minutes were in the board packets for review. There was no additional discussion held.
- **UPCOMING EVENTS** Upcoming events were highlighted.
- **DEPARTMENT HEAD REPORTS** Village Department Heads gave updates on their departments.
- **CONSIDERATION OF REQUEST FOR A TRACTOR PULL** Jason Kennett addressed the Village Board on the request from the Dairyland Garden Tractor Pullers, LLC to hold a garden tractor pull in August in the Village of Woodville. Discussion was held on location, safety, liability insurance, details of the event and the impact on the Village. Jason Kennett responded to questions from the Trustees. It was the consensus of the Board that the Dairyland Garden Tractor Pullers, LLC apply for an entertainment district permit.
- **CONSIDERATION / ACTION ON AMENDED AMERICAN TOWER LEASE EXTENSION PROPOSAL** The Village Board reviewed the communications and lease amendments received since the February meeting from American Tower. Discussion held on the amendment and areas of concern. Motion made by President Lawson, seconded by Trustee Finn to authorize the Village Attorney to negotiate with American Tower and send a letter with the needed changes to the lease amendment. Motion carried by voice vote.
- **EHLERS PRESENTATION ON FUNDING SOURCES FOR PROJECTS NOT INCLUDED IN THE 2024 BUDGET AND APPROVAL OF STATE TRUST LOAN APPLICATIONS** Josh Low with Ehlers Public Finance Advisors gave a presentation on 2024 capital projects and

equipment financing options and responded to questions from the trustees. Discussion was held on the length of the potential state trust fund loans and the application process. Motion made by President Lawson, seconded by Trustee Russett to authorize the Clerk and Ehlers Public Finance Advisors to proceed with applying for two State Trust Fund loans for capital projects as follows: a 10-year loan in the amount of \$166,176.00 and a 20-year loan in the amount of \$212,340.00. Roll call vote, those voting yes; Finn, Jordahl, Lawson, Leque, Lohmeier, Russett, (6-yes, 0-no, 1-absent). Motion carried.

- **CONSIDERATION OF FARMLAND LEASES ON PARCELS 192-1054-01-000 AND 192-1054-02-000** Public Works Director, Brent Knegendorf addressed the Village Board with requests from interested parties to lease portions of the named parcels for growing agricultural crops. Discussion was held on leasing portions of the parcels and the process to select a party to lease the portions of land for agricultural crops. It was the consensus of the Village Board to have the Clerk and Public Works director contact the interested parties and submit bids to lease the land for review at the April Village Board meeting. The successful bidder will need to sign a lease with the Village.
- **CLOSED SESSION:** Motion made by Trustee Russett, seconded by Trustee Leque to convene into closed session pursuant to S.S. 19.85 (1) (e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed for the following purposes:
  - a) Consideration/Deliberation on Future Development Agreement for Hidden Creek SubdivisionRoll call vote, those voting yes; Finn, Jordahl, Lawson, Leque, Lohmeier, Russett, (6-yes, 0-no, 1-absent). Motion carried.
- **RECONVENE:** Motion by Trustee Russett, seconded by Trustee Leque to reconvene into open session. Roll call vote, those voting yes; Finn, Jordahl, Lawson, Leque, Lohmeier, Russett, (6-yes, 0-no, 1-absent). Motion carried.
- **ACTION ON FUTURE DEVELOPMENT AGREEMENT FOR HIDDEN CREEK SUBDIVISION** Motion made by President Lawson, seconded by Trustee Finn to move forward with the development agreement for the Hidden Creek Subdivision and to authorize Cedar Corporation and the Village Attorney to negotiate with the developer on the agreement. Motion carried by voice vote.
- **SCHEDULE COMMITTEE MEETINGS** Committee meetings were scheduled for March 26, 2024.
- **ADJOURNMENT** There being no further business, motion by Trustee Russett, seconded by President Lawson to adjourn. Motion carried by voice vote; meeting adjourned at 8:40 p.m.

Respectfully Submitted,  
Julie A. Wathke  
Village Clerk-Treasurer