

VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN
REGULAR MEETING MINUTES OF THE BOARD OF TRUSTEES

Monday, March 2, 2020, at 6:00 p.m.

1. **Board of Trustees Meeting called to order by President Sparks**
Sparks called the meeting to order at 6:00 p.m.
2. **Pledge Allegiance to the Flag**
3. **Roll Call by Clerk**

Ermeling, Barb	NO
Fiene, Nate	YES
Maloney, Mark	YES
Sparks, Wally	YES
Xiong, Yee	YES
Zeyghami, Hooshang	YES
Ziegler, Jon	YES (joined by phone)

PUBLIC COMMENTS

There were no public comments.

MINUTES FROM PREVIOUS MEETINGS.

4. **2/17/2020 Board of Trustees**

Motion by Xiong second by Fiene to approve the minutes.

Yes Vote: 6 No Votes:0 Abstain:0 Not Voting: 1 Result: Pass

Trustee	Voting
Sparks, Wally	YES
Zeyghami, Hooshang	YES
Ermeling, Barb	-
Ziegler, Jon	YES
Maloney, Mark	YES
Xiong, Yee	YES
Fiene, Nate	YES

REPORTS/MINUTES FROM BOARDS, COMMITTEES, COMMISSIONS

5. **Community Development Authority**
6. **Everest Metro Police Commission**
7. **Extraterritorial Zoning**
8. **Finance**
9. **Human Resources**
10. **Joint Review Board**
11. **Parks & Recreation**
12. **Plan Commission**

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13. Public Works

14. SAFER

Sparks said there was a joint meeting held between the SAFER Board of Directors and the Fire Commission on February 26th. They discussed the roles and responsibilities of both the Board and Commission. Sparks also reviewed the revenues from the outside entities that SAFER contracts with.

15. Tourism

16. Zoning Board of Appeals

Motion by Fiene second by Maloney to acknowledge item 14.

Yes Vote: 6 No Votes:0 Abstain:0 Not Voting: 1 Result: Pass

Trustee	Voting
Sparks, Wally	YES
Zeyghami, Hooshang	YES
Ermeling, Barb	-
Ziegler, Jon	YES
Maloney, Mark	YES
Xiong, Yee	YES
Fiene, Nate	YES

REPORTS FROM DEPARTMENTS

17. Administrator

Donner reported there would be a special assessment hearing for the Weston School neighborhood east reconstruction and utility project on March 12th.

- **Municipal Facilities Planning**

Donner also reported there would be an open house held on March 19th for the municipal facilities public relations.

18. Clerks

Weinkauf reported the Village had 2,226 voters participate in the February 18th election, which is about 27% of the registered voters.

19. Finance

No comments.

20. Fire/EMS

No comments.

21. Parks & Recreation

No comments.

22. Plan/Dev

No comments.

23. Police

No comments.

24. Public Works

Wodalski reported we are 40 tons less compared to last season with the salt inventory.

25. Technology

No comments.

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WORK PRODUCT TRANSMITTALS

There were no work product transmittals.

CONSENT AGENDA

26. Requests to pull items out of consent consideration.
27. Approve Vouchers – 52005-52088 and 90027 and manual payroll checks – 52089-52106
28. Acknowledge “Ad-Hoc” Tele-Commuting Agreement for Valerie Parker, Planning & Development Department Technician
29. Approve Operator licenses.
30. Action on consent agenda items

Motion by Maloney second by Fiene to approve consent items 27 - 29.

Yes Vote: 6 No Votes:0 Abstain:0 Not Voting: 1 Result: Pass

Trustee	Voting
Sparks, Wally	YES
Zeyghami, Hooshang	YES
Ermeling, Barb	-
Ziegler, Jon	YES
Maloney, Mark	YES
Xiong, Yee	YES
Fiene, Nate	YES

ORDINANCES

No ordinances.

RESOLUTIONS

No resolutions.

OLD BUSINESS

31. Reduce receivable related to the SAFER cash deficit by 1/5th

Motion by Maloney second by Xiong to approve reducing the SAFER receivable by \$95,924 using fund balance.

Yes Vote: 6 No Votes:0 Abstain:0 Not Voting: 1 Result: Pass

Trustee	Voting
Sparks, Wally	YES
Zeyghami, Hooshang	YES
Ermeling, Barb	-
Ziegler, Jon	YES
Maloney, Mark	YES
Xiong, Yee	YES

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Motion Zeyghami by second by Fiene to approve the contract amendment with JSD Professional Services in the amount of \$29,750.

Yes Vote: 5 No Votes: 1 Abstain:0 Not Voting: 1 Result: Pass

Trustee	Voting
Sparks, Wally	YES
Zeyghami, Hooshang	YES
Ermeling, Barb	-
Ziegler, Jon	YES
Maloney, Mark	NO
Xiong, Yee	YES
Fiene, Nate	YES

PRESENTATION

- 34. Forward Development Group re: Camp Phillips Centre Project**
- Discussion and Possible Action by the Board of Trustees regarding Camp Phillips Centre presentation by Forward Development Group**

Ron Henshue with Forward Development Group (FDG), Verona, WI, gave a presentation on the Camp Phillips Centre project. He also gave an update on the financial analysis.

Fiene asked Donner how much the Village spent on the project. Donner said 3.2 million, which includes 2.6 million for the utility relocation. The Village will request reimbursement for that. Henshue said those costs might be able to be taken advantage of in the future. At this point in time there is no reason to incur significantly greater costs with the project. They have been unsuccessful with getting the DNR permit needed for the project and have decided it does not make sense to move forward with the project.

Justin Frahm, with JSD Professional Group, Weston, WI, explained the wetland permitting process with the DNR. Zeyghami asked about the tenant names. Frahm said the DNR requested additional information on the site plans of the tenants, which is what they were provided. There was a short discussion on the confidentiality agreement process. Henshue said the DNR is not looking for the name of the user. They are looking for a contract with the user. He said they are unable to provide that information. The users will not sign any purchase agreement until the wetland issue is resolved. Zeyghami suggested providing a letter of intent to DNR. Henshue said the DNR wants a contract because a letter of intent does not have any legal substance. He also said they tried to scale the project back to get approval by the DNR. They put a Proforma together, related to the project, which was provided to Ehlers (Village's third-party consultant). The Proforma showed the scaled back project would not be economically feasible. Henshue said there is no path that will get this project where it

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needs to be. Fiene asked what happened between November and December that made FDG realize this was a bad idea. Henshue said in November and December Ehlers needed the time to review the proforma. What created the largest issue was when the DNR came back and asked for a development agreement. As additional requests came in like that it continued to be problematic. Fiene asked when they first had a hunch that this project would not develop. Henshue said it was the end of the third and fourth quarters of 2019. Xiong asked Henshue when he contacted staff about this project not moving forward. Henshue said it was December 23rd. Xiong said he is very disappointed to just be hearing this now. Zeyghami said the last thing he heard was that a public hearing would be held. Donner said both parties are on the same page that a wetland permit can't get obtained. Henshue recommends taking a different path. They would like to work with the Village to create a new vision. They have some ideas and should have those findings available in April. Zeyghami said the Village spent a lot of money and has nothing to show for it. The Village needs to know the costs going forward and there needs to be a developer's agreement. Maloney said two years ago he got elected to the Board and that was the last time he saw FDG here. It's disappointing to see that FDG wants to now reconnect with the Village. He does not feel like the Village had a good partnership with FDG. He also asked Henshue if the Village approached them about this project in the beginning. Henshue said that is correct. Fiene said he was elected this last April and the number one question for him from constituents is when will there be answers on the Camp Phillips Centre project. He said the Administrator tried multiple times to schedule a meeting with FDG but was unsuccessful until now. He also said he did not feel like this was a partnership. Xiong said he always got the impression that this project would go through. This is the first time he is hearing from FDG or staff that this project would not occur. Higgins said we kept giving the DNR everything they wanted and then the requests would change. She also said there are ways that the project can start on a smaller scale. Henshue asked the Board to not give up on them.

Sparks said no action is needed on this item.

REMARKS FROM TRUSTEES

No comments.

REMARKS FROM THE PRESIDENT

Sparks said announcing the Camp Phillips Centre project to the public was a mistake. We need to be very careful with any project announcements moving forward.

FUTURE ITEMS

Next meeting date(s):

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- March 10, 2020 Board of Trustees and Community Development Authority (CDA) at 5:00 p.m. - Discuss CDA roles and responsibilities
- March 16, 2020, Board of Trustees Regular Meeting at 6:00 p.m.
- April 6, 2020, Board of Trustees Regular Meeting at 6:00 p.m.

ADJOURN

Motion by Fiene second by Maloney to adjourn the meeting at 7:47 p.m.

Yes Vote: 6 No Votes:0 Abstain:0 Not Voting: 1 Result: Pass

Trustee	Voting
Sparks, Wally	YES
Zeyghami, Hooshang	YES
Ermeling, Barb	-
Ziegler, Jon	YES
Maloney, Mark	YES
Xiong, Yee	YES
Fiene, Nate	YES