

SPECIAL MEETING – January 23, 2025

President Imhoff called the Special Meeting of the Muscoda Village Board to order at 5:00pm in the Council Chambers of the Kratochwill Memorial Building. The following members were present: Anderson, E Johnson, Meyer, Seifert (5:15pm) and Wiederholt. Also present: Delta 3 Village Engineer Bart Nies, Fairfield Specialty Eggs (FSE) Engineers Dan Dressens and Joe Bailie of Delta 3, FSE Owner Kenton Miller, Wardell, Louis and Johnson. (Chief Schramm for the closed session on the Police Department interviews, wage and compensation)

PROOF OF PUBLICATION:

Motion Anderson, second E Johnson to accept Proof of Publication. **Motion carried.**

PLEDGE OF ALLEGIANCE.

DISCUSSION WITH ENGINEERS AND FAIRFIELD SPECIALITY EGGS (FSE) ON INDUSTRIAL DEVELOPERS' AGREEMENT-action if necessary:

Discussion items:

- All of the FSE development is located in the TID #5.
- FSE's development includes a stormwater retention pond, pretreatment sewer facility, a west addition, an east addition (both to existing building), truck repair facility, and cooler facility.
- Since FSE will be constructing their own stormwater retention pond, the Village, at this time will not need to construction the regional stormwater facility as previously discussed.
- Estimated construction costs (site improvements only):
 - o West and East additions to existing facility \$10,000,000 Construction year '25
 - o Pretreatment Facility \$ 1,500,000 Construction year '25-26
 - o Truck Repair Center \$ 3,000,000 Construction year '25-26
 - o Cooler Building \$ 6,000,000 Construction year '27
- Estimated Construction is \$20,500,000 with estimated assessed value of \$13,344,400
- The TID approved plan only allows incentives for eligible site improvements with are calculated at \$5,048,525 with a maximum amount of incentive at \$3,500,000
- During initial meetings with FSE, Engineers and Village staff, there were seven various options discussed: eligible expenses, cap limit on expenses, reimbursement time frames, incentive structured same as Scot Industries was.
- After these meetings, two incentive options are being presented to the Board. Both include FSE receiving 50% of TID Increment for years 1-8 and 90% of Increment for years 9-15. With the incentive, the Village retains more Increment during the first eight years to do projects in the TID such as street improvements.
- First Option FSE receives 75% of eligible expense capped at \$3.5 million. Second Option FSE received 62% of eligible expenses capped at \$3.1 million.
- There is zero risk to the Village as the incentives are only paid based on improved values and there is no upfront expense to the Village.

Motion E Johnson, second Anderson to approve Developers Incentive Agreement with Fairfield Specialty Eggs Option #3A: FSE receives 50% of TID Incentive for years 1-8 and 90% of Increment for years 9-15, 75% of eligible expenses (TID Incentive) capped at \$3.5 million. Incentives are based on improved values only. **Roll call vote: Yes**-Seifert, Anderson, Meyer, Wiederholt, E Johnson and Imhoff. **No**-none. **Developers Incentive Approved.**

APPOINTMENT FO FINANCE COMMITTEE:

Motion Anderson, second E Johnson to approve Brett Hach as citizen member on the Finance Committee. **Motion carried.**

UPDATE ON POLICE OFFICER JOB APPLICATIONS:

Chief Schramm reported that since the last meeting there is only one applicant that remains eligible, is certified and available. He is here this evening if the Board wishes to conduct interview.

CLOSED SESSION MATTERS:

Motion Seifert, second Wiederholt to adjourn into closed session to interview Police Officer applicant and discuss Police Department wages and compensation pursuant to Wis. SS 19.85(1)(c) and update on prospective revolving loans and wording on the Restated Repurchase Agreement pursuant to Wis. SS 19.85(1)(e). **Roll call vote: Yes**-E Johnson, Wiederholt, Meyer, Anderson, Seifert and Imhoff. **No**-none. **Motion carried.**

RETURN TO AND RECONVENING IN OPEN SESSION:

Motion Anderson, second Seifert to reconvene in open session. **Roll call vote: Yes**-E Johnson, Wiederholt, Meyer, Anderson, Seifert and Imhoff. **No**-none. **Motion carried.**

ACTION, IF ANY, AND IF REQUIRED BY LAW TO BE TAKEN IN OPEN SESSION:

Motion Wiederholt, second Meyer, to officer the Full-time Officer position to Cyle Ward starting wage will be \$28.50 per hour, full benefits at the start of employment: one week of paid vacation, two personal days, holiday pay, and eight sick days. Orientation period of one year. Successful completion of orientation period; \$1.00 pay increase. **Roll call vote: Yes**-E Johnson, Wiederholt, Meyer, Anderson, Seifert and Imhoff. **No**-none. **Motion carried.**

ADJOURNMENT:

Motion Seifert, second E Johnson to adjourn the meeting. **Motion carried.**



Cinda Johnson, Village Administrator