

**VILLAGE OF BIRON SPECIAL BOARD MEETING  
MINUTES – MAY 18, 2020**

At 6:00 p.m. the Village Board of Trustees went on a tour of Freeberg Automotive, Midwest Cold Storage, Bridgewater development area, boat landing, parking lots, recreational trails, and Sunset Park area. Upon return to the municipal center, the Board convened a special meeting.

The May 18, 2020 Special Board meeting was called to order at 7:25 p.m. by President Jon Evenson at the Biron Municipal Center. The meeting was properly posted according to Wisconsin State Statutes.

**PRESENT:** Jon Evenson, Tammy Steward, Sue Carlson, Mike Guillemot, Patty Gapen, Dan Muleski, Mark Honkomp. Also present: 6 guests

**MINUTES:** Minutes were reviewed from the March 18, 2020 Board meeting. Motion Honkomp, second Muleski to approve the minutes as printed. M.C.

**PUBLIC COMMENT:** None

**PUBLIC PROPERTY, SAFETY & RECREATION COMMITTEE REPORT:** Committee Chairperson Mike Guillemot reporting. The committee met May 15 and reviewed information regarding costs associated with installing fountains at the Business Park. A new bid from Boehm Electric for \$12,126.57 was presented by Vruwink. The committee felt the main purpose of fountains would be for marketing value. The committee recommended delaying installation and budget the cost for 2021.

Discussion was held regarding renting the municipal center and impact of the COVID-19 pandemic. The village's attorney recommended adding the following language to the rental form:  
*"Furthermore, the undersigned acknowledges that they are aware of any inherent risks associated with gathering people in a confined space, including but not limited to the risk of contracting COVID-19 and/or any other illness, and by signing agrees to release the Village from any and all liability related such risks. The Village of Biron is a governmental entity entitled to governmental immunity under Wisconsin law and nothing contained in this Agreement shall waive the rights and defenses to which the Village may be entitled thereunder."*

Additional precautions are warranted for rentals. Discussion held on adding a cleaning surcharge to cover additional disinfection of the area(s) after each use. Renters will have to follow accepted social distancing guidelines, provide their own hand sanitizer, and it is strongly suggested they use face covering (mask).

Motion Evenson, second Guillemot that effective immediately and until further notice (1) eliminate the small room rental rate for both residents and non-residents, (2) establish a minimum rental rate of \$100 throughout the rental schedule, (3) establish a maximum of 50 attendees per event, and (4) approve the recommended changes provided by the Village attorney. M.C. Honkomp voted no.

Aqua Skiers purchased a six-section dock system 12 X 40 feet. They are requesting they be allowed to store the docks in the boat landing parking lot during the winter. Motion Muleski, second Evenson to allow the Aqua Skiers to store their dock on the south end of the boat landing parking lot, subject to approval by CWPCo. M.C.

Evenson expressed concern about the fountains not being installed in the Business Park at this time. He stated they provide not only esthetic appeal but also an aeration effect in the pond. In his opinion, the Village should be utilizing the donation of the fountains. There is a new tenant in the Business Park in close proximity of the pond. Most business parks have fountains somewhere in the park. There was a lot of discussion regarding paying for the installation. The President and Clerk will meet to review finances and TIF balances. Motion Muleski, second Guillemot to table the fountain installation project to a future meeting. M.C.

Motion Muleski, second Guillemot to approve the Public Property Committee report. M.C.

**PUBLIC WORKS, SANITATION & WASTEWATER COMMITTEE REPORT** – Chairperson Tammy Steward reporting. Steward reported the Committee meet tonight at 5:30 p.m. Vruwink reported on camera inspection of utility infrastructure lining done last year by TERRA (cost \$77,000). The City of Wisconsin Rapids recently inspected that work and found several areas leaking. The work done by Terra is under warranty until the end of June. Vruwink will contact TERRA and explain there are issues, ask them to televise the rest of the lining the City didn't do, and extend the warranty. The Board already approved \$4,637.00 for TERRA.

Grant funding for Business Park road improvement: Vruwink reported there is a USEA grant available nationwide for a half billion dollars for a stimulus project. It is 80%/20% shared. MSA is knowledgeable with grant writing and Vruwink will get an estimate for them to write the grant. Vruwink will also contact the new business locating in the Business Park to see when they will begin construction. Sewer and water installation and road work are eligible for grant funding. Grant applications are due July 1.

Fire Chief Kerkman reported water pressure is very low in the area of Huffman and Biron Drive. He wants to install two dry hydrants in the area. Cost would be approximately \$2,000. Village crew would install them.

Motion Muleski, second Honkomp to approve the Public Works Committee report. M.C.

**CONSIDER PURCHASE OF PROPERTY TO EXPAND SUNSET POINT PARK:** The Board toured a property on North Biron Drive, next to Sunset Park, currently being leased by CWPCo to Robert Lee. Once CWPCo deeds the property to the Lee's, they plan to sell. If the Village decides to pursue purchase of the property a grant would be written to the Legacy Foundation and a Stewardship grant through the DNR. Legacy Foundation grant is due June 1, 2020. Stewardship grant is due May 1, 2021. Purchase of the property would extend Sunset Park and increase the green space, making it more useable. Motion Muleski, second Evenson to allow the Board to enter negotiations to secure the Lee Property. M.C. A guest in attendance also stated there may be community interest in helping fund the purchase of the land and/or improvements.

**DEVELOPMENT INCENTIVE AGREEMENT:** Evenson presented a draft Development Agreement between Freeberg Properties LLC and the Village of Biron. Available tax increments are an amount equal to the annual gross tax increment revenues actually received and retained by the Village, which are generated by the property in the immediately preceding calendar year, minus 25% of said revenues. The first incentive payment will be \$10,000 plus an additional payment of 75% of the project amount which is \$9,844.37. From 2021 through 2024 the annual incentive payment will be \$9,844.37. These figures represent slightly less than the original projected tax increment in 2018 due to the construction project costing less than anticipated. Motion Evenson, second Honkomp to approve the development incentive agreement as revised and to implement immediately. M.C.

Ellis Freeberg was present at the meeting and stated his business is doing well and he expects to hire a few more employees this year.

**ADJOURN:** Motion Muleski, second Honkomp to adjourn at 8:40 p.m. M.C.

Respectfully Submitted,

Anne Arndt, Clerk

Approved by Biron Board of Trustees

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Jon T. Evenson, President