



COMMITTEE OF THE WHOLE MEETING MINUTES

March 27, 2023 at 4:00 PM

Village Hall, Community Room 1

8811 Campus Drive, Mount Pleasant, WI 53406

Staff Present: Administrator Maureen Murphy, Village Attorney Chris Smith, Project Director Claude Lois, Police Chief Matt Soens, Finance Director Mike Bonn, Community Development Director Sam Schultz, Planner II Robin Palm, Human Resources Director Mary Cole, Deputy Director HR/Finance Heather Teigland, Village Clerk-Treasurer Stephanie Kohlhagen, and Village Deputy Clerk-Treasurer Jill Firkus.

A. CALL TO ORDER

President DeGroot called the meeting to order at 4:00 PM.

B. ROLL CALL

Village President DeGroot reported all members of the Village Board were present except Trustee Clausen who would be joining later. Trustee Clausen joined at 4:05pm.

C. CLOSED SESSION

1. The Committee of the Whole will consider a motion to convene into closed session per Wis. Stat. §§ 19.85 (1)(e) 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 session. The closed session will relate to:

- a. Discussion of negotiation strategies related to a possible development agreement with Three Leaf Partners and Heartland America for the construction of senior living facility on property located along Spring Street.
- b. Discussion of negotiation strategies related to a possible development agreement within TID #7 with LEO@Mount Pleasant, LLC for the construction of a residential development
- c. Discussion of negotiation strategies related to a possible development agreement with BREG PIKE RIVER, LLC for the possible construction of a mixed use development within TID #6
- d. Discussion of redevelopment and development opportunities within Tax Incremental District No. 5.

Trustee Washburn moved to convene into closed session per Wis. Stat. §§ 19.85 (1)(e) 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 session. The closed session will relate to:

- a. Discussion of negotiation strategies related to a possible development agreement with Three Leaf Partners and Heartland America for the construction of senior living facility on property located along Spring Street.
- b. Discussion of negotiation strategies related to a possible development agreement within TID #7 with LEO@Mount Pleasant, LLC for the construction of a residential development
- c. Discussion of negotiation strategies related to a possible development agreement with BREG PIKE RIVER, LLC for the possible construction of a mixed use development within TID #6
- d. Discussion of redevelopment and development opportunities within Tax Incremental District No. 5.

Roll Call Vote: Trustee Hewitt – Aye, Trustee Bhatia – Aye, Trustee Anastasio – Aye, Trustee Washburn – Aye, Trustee Docksey – Aye, Trustee Clausen – Aye, President DeGroot – Aye. Motion Carried.

2. Reconvene into open session to consider any motions on any of the matters discussed under the closed session listed above.

Trustee Bhatia moved to reconvene into open session to consider any motions on any of the matters discussed under the closed session listed above. Trustee Clausen seconded the motion. On a voice vote, Motion Carried. President DeGroot had nothing to report.

D. NEW BUSINESS

1. FINANCE/CLERK-TREASURER

a. **Discussion regarding New 30-Day Direct Seller Permit – Weedman Lawn Care, Andrew Zambrano**
Village Clerk Stephanie Kohlhagen reviewed the standard direct seller permit application received from Weedman Lawn Care. There were no issues with the granting of a 30-day permit to Weedman. This item will go to the Village Board tonight for final consideration.

b. **Discussion regarding New Cigarette & Tobacco Products License – Snap’s Restaurant LLC, 2135 Racine St**

Village Clerk Kohlhagen reviewed an application for a new Cigarette & Tobacco License at Snap’s Restaurant located at 2135 Racine Street. This item will move forward to the Village Board on April 10, 2023 for final consideration.

2. COMMUNITY DEVELOPMENT

a. **Discussion on a Community Development Summer Intern Position**

3. PUBLIC WORKS

4. PUBLIC SAFETY

5. HUMAN RESOURCES

6. TOURISM

7. ADMINISTRATION

8. MISCELLANEOUS BUSINESS

a. **Approval of the February 27, 2023 Committee of the Whole Meeting Minutes**

Motion by Trustee Bhatia to approve the minutes of the February 13, 2023 Committee of the Whole Meeting Minutes. Motion seconded by Trustee Anastasio. On voice vote, motion carried. Trustee Clausen Abstained.

E. ADJOURN

Village President DeGroot adjourned the Committee of the Whole meeting at approximately 6:13pm.

APPROVED