



VILLAGE BOARD OF TRUSTEES

Minutes

Wednesday, February 4, 2026

1. CALL TO ORDER: 6:01pm

ROLL CALL: K. HANDRICK-Present, M. AHRENS-Present, K. SORENSON-Present, K. PAUL-Present but late (6:04 pm), B. PARLIER-Present, J. LAWRENCE-Present, A. CABRERA-Absent

2. PLEDGE OF ALLEGIANCE

3. RECOGNITION OF VISITORS

- a. Virtual Meeting Guidelines
 - i. This meeting will be recorded and available upon request
- b. Public Participation at Government Meetings
In Person: Dave Phillips (Phillips Enterprise Limited) and Randy Wokatsch (Farmers Market).
Present Virtually: Kevin O' Brien (The Record Review) and Michael (Unverified on Teams)

4. APPROVAL OF VILLAGE BOARD MEETING MINUTES

- a. January 7, 2026 Regular Village Board Meeting
- b. January 29, 2026 Special Village Board Meeting
Motion – Approve both January 7, 2026 Regular Village Board Meeting Minutes and January 29, 2026 Special Village Board Meeting Minutes
Motion made by Lawrence second by Ahrens. Motion passed by voice vote.

5. APPROVAL OF LICENSE APPLICATIONS

- a. Review Probationary Operator License for Dustin Buchberger – Arrow Tap
Motion - Approve Dustin from Probationary Operator License to an Operator License for Arrow Tap
Motion made by Sorenson second by Paul. Motion passed by voice vote.
- b. Discuss and Approve Operator License for Kali Woldt - Arrow Tap
Motion - Approve Kali Woldt Operator License for Arrow Tap
Motion made by Parlier second by Paul. Motion passed by voice vote.
- c. Discuss and Approve Operator License for Joshua Rebeck – True North Energy, LLC.
Motion - Approve Joshua Rebeck Operator License for True North Energy LLC
Motion made by Ahrens second by Parlier. Motion passed by voice vote.

6. ADMINISTRATORS REPORT

Administrator Cherek presented the Trustees with an overview of the daily operations of the Village since the January 7, 2026 meeting. Details of his report can be found in the Agenda Packet.

7. UNFINISHED BUSINESS – No Unfinished Business

8. NEW BUSINESS

a. Discuss and Approve Phillips Enterprise Limited Development Agreement

Administrator Cherek introduced Dave Phillips of Phillips Enterprise Limited to discuss his business plan for a proposed \$863,000 development consisting of a four-tenant commercial-to-light-industrial rental building on a village-owned lot at the corner of Circle Drive and Blue Stone Lane. Phillips provided a detailed presentation including his business plan, vision, and the building site plan created by Meyer Buildings. The proposed development site plan was included in both the Development Agreement and the meeting agenda packet.

The Village Board and Phillips held a discussion regarding the building height and confirmed that it complies with the requirements of the Marathon City Business Park zoning ordinance. Administrator Cherek explained that all requirements had been reviewed and verified with Phillips' site developer (Meyer Buildings) and with him prior to the creation of the Development Agreement. Cherek confirmed that the proposal meets all applicable Village Ordinances, including the Business Park zoning code. Board members agreed that the proposed development would significantly improve the appearance of the area and expressed support for the plan.

Administrator Cherek informed the Village Board that Phillips Enterprise Limited had worked with him, and he had coordinated with Village Attorney Shane VanderWaal, to develop the Development Agreement for the purchase of the Village-owned lot. The Development Agreement presented to the Board had been signed by Phillips Enterprise Limited prior to the meeting. Administrator Cherek reviewed the requirements outlined in the agreement. Key items included: a property closing date on or before March 13; the agreement term ending December 2036, matching the life of Village TID 1; sale of the Village-owned property for \$1.00 with the requirement that Phillips construct a building with an assessed value of \$604,000 or greater; a minimum guaranteed annual Village property tax payment of \$10,084; a \$100,000 Irrevocable Standby Letter of Credit in the Village's name (as described in Exhibit F) to be used only if the development is not constructed; and a requirement for the mortgage company to sign the Mortgagee Real Estate Agreement (as described in Exhibit E).

Motion – Approve Phillips Enterprise Limited Development Agreement

Motion made by Paul second by Ahrens. Motion passed by voice vote.

b. Discuss and Approve Veterans Park – Farmers Market proposed set up change request for 2026

Administrator Cherek introduced Randy Wokatsch from the Farmers Market to discuss the draft layout and proposed modifications for relocating the Market to Veterans Park. Administrator Cherek explained that with State Highway 107 scheduled for reconstruction in 2026, the opening of the new ballpark (County Materials Sports Complex) this year, and the potential development of the downtown 400-block property, 2026 presents an ideal opportunity to consider moving the Farmers Market to Veterans

Park. Cherek stated that doing so would support converting the park into a multi-purpose space and would provide a great benefit to residents.

Randy Wokatsch presented draft layout options to the Village Board and explained how the Farmers Market plans to utilize Veterans Park if the Board approves the relocation. Several logistical items were discussed, including moving bricks and a lean-to structure currently stored in the southeast corner of the building to the area behind the bathroom/infield sand storage location, allowing the Farmers Market to use the buildings for customer access. The group also discussed the possible removal of a property-line fence on the southeast corner of the property. However, the Board requested that Administrator Cherek investigate this further due to the fence being used by other groups—such as those hosting chicken dinners—and related safety concerns.

Overall, the Village Board expressed support for moving the Farmers Market to Veterans Park. They directed Administrator Cherek to contact other groups that regularly use the park, including the American Legion, before any changes or alterations are made this year.

No motion was made on this item.

c. Discuss and Approve Marathon Youth Softball Parks Use License Agreement

Administrator Cherek presented the Board with the Marathon Youth Softball Parks User License Agreement. He explained that the agreement covers all travel softball teams ranging from 9U through the high school program. Cherek informed the Board that this group is working collaboratively with all other ball organizations, including Legion Ball, Marathon School Softball, and Marathon Travel Baseball.

It was noted that Travel Ball (softball and Baseball) will split the park usage cost—set by the Village Board during the park budgeting process—on a 50/50 basis. As a result, the agreement fee for 2026 is \$1,979.05 each group.

Village Trustee Lawrence asked whether the groups had been informed that the fee will increase over time as the Village gradually shifts subsidized costs to user groups. Cherek confirmed that they had been informed. He added that he is hopeful that additional revenue sources, such as advertising, will help offset Village subsidy reductions and reduce future fee increases for user groups

Motion – Approve 2026 Marathon Youth Softball Parks Use License Agreement

Motion made by Paul second by Parlier. Motion passed by voice vote.

9. REVIEW AND APPROVAL OF BILLS

Village Trustee Ahrens questioned Village information technology expenses in general during the approval of bills. Administrator Cherek explained several of the annual IT renewal charges that appeared in the past month's check run register for Board approval. He also

shared his concerns regarding rising IT costs across all departments and explained how he has been addressing these increases through the reduction and consolidation of computers. Overall, no specific checks were questioned; the Board simply reviewed the information technology expenses in greater detail.

Motion – Approve Payment of Bills

Motion made by Ahrens second by Paul. Motion passed by voice vote.

10. RESOLUTIONS AND ORDINANCES

11. FUTURE SCHEDULED MEETINGS:

- a. Regular Village Board Meeting – Wednesday, March 4, 2026 – 6:00 pm
- b. Special Village Board Meeting – As Needed

12. ADJOURNMENT at 7:49

Motion made by Lawrence second by Paul. Motion passed by voice vote.

Steven Cherek
Village Administrator / Treasurer