

**Minutes of the Oregon Special Village Board Meeting
Monday, March 10, 2008**

1. **CALL TO ORDER:** President Steve Staton called the Oregon Special Village Board meeting to order at 5:30 pm.
2. **ROLL CALL:** Present: President Steve Staton, Trustees: Jerry Bollig, Darlene Groenier, Phil Harms, Jon Lourigan and Randy Way. Absent: Eric Poole. Also Present: Village Administrator Mike Gracz, Village Treasurer Renee Hoeft, Public Works Director Mark Below, Chief of Police Doug Pettit, and Clerk Assistant III Tracey Hicks.
3. **COMMUNICATION AND MISCELLANEOUS BUSINESS:**
 - a) **Discussion of items related to August Flooding:**
 1. **FEMA Grant submitted to FEMA (February 28, 2008) for 360 Florida Avenue (Copy of Letter to FEMA on Village's Webpage).** Gracz noted this is for informational purpose only.
 2. **Status of DNR Grant for 380 Florida Avenue.** Gracz noted that he spoke with Barb Ingram last week and commented that she noted that the letter was accurate as far as them wanting to only give the Village \$200,000.00. Gracz also noted she gave the indication that Gracz should call her in the beginning of April to get a better update regarding this. Gracz noted it is in progress right now.
 3. **Comprehensive Storm water Study on Village's Webpage and at the Village Library.** Staton noted this is for informational purposes only, commenting it is available on the webpage and a hard copy is available at the library.
4. **FINANCE COMMITTEE MATTERS FOR VILLAGE BOARD:**
 - a.) **Discussion and Possible Action re: 2007 Financial Statements.** Hoeft noted item 4(a) (1) in the packet commenting there are several pages summarizing the general fund. Hoeft noted as of right now, un-audited, there are revenues over expenditures of \$123,000. The front page of this item shows the calculation of the undesignated unreserved fund balance as compared to a percentage of next year's expenditures. Hoeft noted that a few years ago a policy was adopted to have this at 25-35%. It was noted as of right now the financial statements stand, the Village is \$30,000 in excess of that amount. Hoeft discussed when the auditor came last year, he cautioned the Village for using any of the money out of fund balance because with the levy limits in place, once the money is used, the Village cannot add to fund balance. The Village would need to have expenditures that the Village planned on doing and then not do them. Hoeft noted cautioned spending a lot of this. Hoeft noted that in the past the Village has been able to add a few hundred thousand dollars, and this year the Village could add \$123,000. Hoeft discussed the calculations of where the \$123,000 came from. Hoeft noted that instead of advancing that money to the storm water fund the Village could actually transfer the money to the storm water fund. Hoeft noted this is under item 4(d). Hoeft noted that what they are looking at is how to cover all these costs. Hoeft noted that at the end of December the expenditures over revenues of \$85,000 in the storm water fund. Hoeft is transferring in about \$71,000 in 2008 because of the omitted taxes. In addition to the \$85,000 that the Village was in the whole at the end of last year, the Village has \$45,000 remaining on the storm water study. Hoeft noted that the \$45,000 is remaining on the study because it was not billed as of December 31, 2007 then add this to the \$85,000 equaling the \$130,000. Of the \$130,000.00 you subtract the \$71,000.00; Hoeft noted that the Village will still be \$58,000 in the whole. This does not cover any Village funding for a match on any grants that may be recieved. Hoeft discussed buying a pump to pump out some of the storm water ponds. Hoeft noted charging some of this to sewer utility, water utility and some to the storm water fund, noting this would be an additional \$20,000 needed. Hoeft noted totaling all this up they need another \$141,000. Hoeft noted one option they could do instead of advancing the money from general funds and having to repay it,

they could transfer that money in 2007 for the 2008 expenditures. Hoeft discussed some options that could be done. Harms questioned how much may be need to be transferred if the Village receives the grants. Hoeft noted that the lowest is \$63,000 and the highest is \$76,000, this is assuming the Village receives a DNR Grant for Monte Johnson's house and a Federal Grant for Ann Slack's home. It was noted that Faye's home would be another \$60,000 approximately. Way asked for clarification regarding the \$75,000 amount. Hoeft referenced the second sheet and clarified where the money comes from. Hoeft noted that in 2007 there was \$123,000 revenue over expenditures so the Village would be able to take \$75,000 of that and transfer it to the storm water utility. There was discussion of the general fund and how it works. Hoeft noted in 4 (a) (1) the Board adopted a resolution in 2006 when it set the undesignated fund balance policy at 25-35%. Hoeft noted that it should not be used for salaries only a one time capitol item. Gracz noted that for past Boards in the middle of the year staff has come back to the Board and made suggestions. Gracz noted if the Board would like staff to do this they could as a way to find the cash in the general fund to cover the deficit in this fund. There was discussion of the contingency money. Hoeft commented that some of the money has been spent already. Hoeft noted that a 5-year plan is needed to help plan for these kind of things. There was discussion of the amount that should be transferred. Bollig questioned the down side of transferring \$80,000 and making sure everything is taken care of now instead of later. Hoeft noted that they can transfer the \$80,000 this would leave them with \$43,000 versus the \$50,000. There was discussion of money coming from Oakhill. It was noted that that agreement is still in progress noting that they sent the agreement to them in August and just received a call last Friday noting that they are looking at it. Hoeft discussed if the Oregon Community Sports Arena paid the \$40,000.00 this could help with some costs. This money will go to sewer utility fund. Lourigan noted the handout 4(a)(2) commenting that the Village could potentially be short fallled \$580,000 from the state. Lourigan questioned if any contingencies have been looked at if this happens. Hoeft noted this is about the State deficit and the State may not make payments to local municipalities. Hoeft noted if the Village would not get that kind of money some may need to come out of fund balance, layoffs could happen, vacant positions would not be filled, and some projects would not get done. Hoeft noted that it could affect future budgets as well. Staton summarized by stating that the Village is looking at transferring money from unexpended 2007 dollars or not purchasing things in 2008 or a combination of the two. **Way moved, Second by Bollig to transfer \$80,000 from 2007 general fund to 2008 Storm Water Fund. Motion carried 6-0.**

- b.) Discussion and Possible Action re: 2007 Budget Transfer #3 **Recommended motion: Approval of 2007 Budget Transfer #3.** Hoeft noted that a lot of things have come up this year, mostly related to the flooding, and allocation of the Public Works to cover all of the snow and ice costs from last year. **Bollig moved to approve the 2007 Budget Transfer #3. Second by Groenier. Motion carried 6-0.** Lourigan questioned the clerk telephone portion. Hoeft noted that the clerk and accounting have all been one budget. Hoeft noted that these have to be separated on the State report and based on how the expenditures breakdown the Village receives different amounts of State Aid. Hoeft noted that the last couple of years she has worked on creating a separate account for an Accounting and Clerk's budget; however she noted that she forgot to budget for telephone and contracting services within the accounting and it was still budgeted in the Clerk's budget. This will move it from one budget to another. There was discussion of the Police budget regarding the purchase of guns and office furniture. It was noted that in 2007 Madison Community Foundation donated \$16,750 and of this amount \$4,700 has been spent. The library did not anticipate receiving this grant. There was discussion to include the previous motion of item 4(a) including the \$80,000 for the storm water fund. **Bollig moved to withdraw the previous motion. Groenier withdrew the second. Motion carried 6-0.** [Staton moved it item 4(o) while Hoeft went to the total amount need to be transferred.] Hoeft noted that the total increase in the general fund is \$18,490, increases in special fund revenues is \$38,375, increase in the capitol project is \$192,945, increase in expenditures in the general fund \$52,490.00 and increase in expenditures in the special revenue fund is \$50,200.00 and capitol project fund increase in expenditures are \$94,637 based on the transfers. It was noted that the \$80,000.00 that was discussed in item 4(a) would need to be

included in transfer #3. **Bollig moved to approve the 2007 Budget Transfer #3 as amended and direct staff to add the \$80,000.00 expenditure to budget transfer #3. Second by Lourigan. Motion 6-0.**

- c.) Discussion of 2008 Unbudgeted Sewer Utility Expenses. Gracz noted that the Village needs to be careful as to what they talk about in open session. Hoeft noted that possible sewer work that needs to be done with the downtown project. It was noted that while going through the downtown project and awarding the bids, the Village will need to decide if they are doing the project or not. It was noted that Mike Harrigan will be at March 20th meeting to discuss how to pay for these different expenditures for the downtown project. It was noted that Hoeft anticipates using \$30,000 out of the sewer utility fund to pay for the bike path that will be discussed later on in the agenda. Hoeft noted that the sewer main going through that area and the bike path will be going on top of the sewer main. This gives access to the sewer mains. There was discussion of the Digester Study and the pump for a total of \$196,000 that was not budgeted for in the sewer utility fund. Hoeft noted that a \$40,000 payment from OCSA should offset some of these costs. Harms questioned that the Waste Water Treatment Plant appears to be coming in under budget and inquired if that money could be used. Below noted that he would not count on that money right now until this project is closed out. Below believes this project will be close to budget, noting items that were not in the contract that are needed.
- d.) Discussion and Possible Action re: 2007 Transfer of Funds from General Fund to Storm Water Fund **Recommended motion: Approval of transfer of additional funds to the Storm Water Fund.** Item was discussed and acted on under item 4(a).
- e.) Discussion on downgrades in ratings of Bond insurance Companies – Memo from Ehlers handed out at February conference (Mike Harrigan will discuss on March 20th). Hoeft noted that she attended a conference and this was presented at the conference. Hoeft discussed an e-mail that she received from Mike Harrigan. It was noted that the Village's bond has not been downgraded and still at an AAA status. Hoeft gave a brief overview of bond insurance companies and the process the Village goes through. Hoeft noted that Harrigan will discuss this in more detail at the March 20th meeting.
- f.) Discussion on 2007 equalized tax rate and explanation of 2008 tax rate after re-eval. Hoeft noted that the Village has been receiving questions regarding the re-eval and what it means to the 2008 taxes. Hoeft noted that this would give them an estimated idea of what the 2008 tax bills could be. Hoeft noted that an estimate means they can look at their tax bill from last year and look at the estimated fair market value and use that as a value. The estimated fair market value is determined by taking the Department of Revenue's (DOR) average assessment ratio. Hoeft noted the Department of Revenue gets very specific when they calculate ratios. The DOR has one ratio for residential improvements and another ratio for the land portion and different ratios for commercial and industrial. The DOR average's all eight of those together plus agricultural lands to come up with one ratio, noting this is why it is called the average assessment ratio. Hoeft noted at this point this is the best estimate that can be used. Once the re-eval numbers are received in May, Hoeft noted that she can take them and project what the tax bills would have been last year based on that assessed value, which will give people a better idea. Hoeft noted that the Village is only 25% of the tax bill; the Village has no control over what the School District, the County, MATC, and the State do. There was discussion of the assessor process of assessing the homes.
- g.) Discussion on Taxes owed to Town of Oregon by Nick Ladopoulos for Annexed Property. Hoeft referenced a letter she received from Nick Ladopoulos and an e-mail from the Town of Oregon and noted that per State Statutes when land is annexed from the Town the Village has to pay the Town 5 years worth of taxes (for just the Town portion). The Town of Oregon billed the Village for this in January, and Hoeft turned around and billed Ladopoulos. Hoeft noted that since this time Ladopoulos has been contacting the Village and Town discussing that he feels that his assessed

value in 2007 was too high and the taxes were too high. Hoeft noted that the Village is past Board of Review and Open Book for 2007, so it is too late for him to contest it. Hoeft noted that he is still trying to contest this. Hoeft noted a letter she received on February 25, 2008 that was forwarded to Attorney Dregne to have him contact Ladopoulos. Ladopoulos contacted Dregne to have him not look into this so he would not have to pay his fees. Hoeft noted the letter from Ladopoulos is to keep the Village informed.

- h.) Discussion and Possible Action re: Oakhill agreement. Hoeft referenced an e-mail that was received from the State regarding the latest Oakhill Agreement that the Village sent back in August 2007. Hoeft noted that there are several issues in the agreement that they thought were worked out with the people the Village has been meeting with, and now the issues are coming up again because there is another new person on Oakhill's end that has been brought in. Hoeft noted that the Village is using Dick Yde as the Village's attorney because he has been involved in the original agreement in 2001. Hoeft noted that she will be calling the State this week about this and continue to work on the agreement. Bollig questioned who has been paying Yde's bill for all of the meetings. Hoeft noted that the Village has through the sewer utility account. Bollig noted that it seems that Oakhill should be paying this bill, due to the extra meetings and the ongoing process. Harms questioned if a letter could be sent a reminder that the Village is occurring extra expenses for all of the delays. There was discussion regarding options of what the Village could do to get Oakhill to move on this. Hoeft noted that Oakhill has been good at paying the monthly bill and there are no problems as far as that; however the frustration comes with the agreement.
- i.) Discussion and Possible Action re: Impact Fees. Hoeft noted that in December the Village Board awarded a \$500 payment to Ruckert Mielke to revise the Impact Fees, this is switching the calculations for the commercial fees from a value fee to a square foot determination. Hoeft noted this is included in the packet. Hoeft noted that she recommends the Village does a complete study of the Impact Fees and look at the allocation between residential and commercial. It is felt that Impact Fees should be reviewed every 4-5 years. These Impact Fees were adopted in 2004, noting that the Village is at the review point. Hoeft noted that there have been questions from Board members inquiring if the Impact fees are hurting the non-residential development. This study would look at this along with the allocations between residential, commercial and industrial. Hoeft noted that this maybe different the last couple of years than they were in 2002-2003. Hoeft noted that with out the Impact Fees, it would be virtually impossible because of the tax levy freeze. There would be no revenue coming in to pay the debt payment. Lourigan questioned if this was budgeted. Hoeft noted it was not in the 2008 budget and they were going to put this in the 2009 budget. Bollig noted that with the number of financial decisions in front of the Board, he was wondering if this could be put in as part of the budget discussion. Bollig noted he would like to wait until after the budget discussion. Hoeft noted they would like to finish the change of the conversion from the value calculation to the square footage calculation, which is included in the \$500. All the work is done and included in the study. Hoeft noted that all the Village needs to do is put notice in the paper, have everything on file in the Clerk's office for 20 days and have a public hearing at a Board meeting. Hoeft noted they would like to finish that part of the study, but the Board can leave the \$9,000 portion to the 2009 budget if it is expectable to the Board. Hoeft noted she recommends starting the process for the public hearing for changing the non-residential Impact Fees calculations. **Bollig moved to approve starting the process for a Public Hearing for changing the non-residential Impact Fee calculations. Second by Harms. Motion carried 6-0.**
- j.) Discussion on 2008 refuse and recycling costs and revenues. Hoeft noted that while drafting the 2008 budget there were some unknown costs, such as a tipping fee. Hoeft noted that in the agreement with Pellitteri the tipping fee was allowed to be passed on to the Village. Hoeft noted it was estimated at \$8,500.00 per year. Hoeft also noted that in addition to the tipping fee is a fuel surcharge fee, and with the price of fuel rising the Village is incurring these costs as well. Hoeft noted that in January the revenue as compared to the expenditures was a \$1,200 difference. It was noted that the general fund will cover about \$15,000 versus \$8,500 - \$10,000 that was originally

estimated. Hoeft noted that this is better than 2007. Hoeft gave a brief overview of the 2007 costs, noting that the deficit was \$175,000 with the sticker system. Bollig noted that if fuel costs go down the price could go down as well.

- k.) Discussion and Possible Action re: upgrade of village phone/voicemail system. Hoeft noted that included in the 2008 budget was \$29,700 for an upgrade to the phone system. The current phone system is from 2001. Hoeft noted that there have been problems with the voicemail system in the last 18 months. It was also noted that there was a phone consulting fee of approximately \$10,000. It was noted that the proposals are coming in at \$20,894. Hoeft also noted that the Village is having computer back up issues and it is taking 3 tapes to back up the server. Hoeft noted that because it takes 3 tapes, it only backs up the entire network 1-2 times a week. Hoeft recommends upgrading this sooner than originally anticipated. Hoeft noted that because the phone system came in under budget, the unused money could be used to cover the cost of the computer back up upgrade. Hoeft noted that they are in the process of doing reference checks for the phone system companies to see if others are happy with the product. **Way moved to approve the funds to upgrade the phone/voicemail system. Second by Bollig 6-0.** Lourigan questioned the upgrade of music and caller ID. It was noted that the current phone system has 'dead' air while customers and residents are on hold and people cannot tell if they are on hold or not. Pettit noted that this is a \$500 upgrade, compared to a rental company where it can cost up to \$4,000. It was noted that many people hang up and call back because they thought the connection was lost. Pettit also noted that for the Police Department to have caller ID is essential for security purposes.
- l.) Discussion and Possible Action re: purchase of computer backup system (see agenda item 4 k). **Way moved to approve the funds for Computer Magic to upgrade the computer backup system. Second by Bollig. Motion carried 6-0.** It was noted this would cost \$7,885 for the upgrade.
- m.) Discussion on unpaid Personal Property Taxes. Hoeft noted that there has been a significant increase in the unpaid Personal Property Taxes. It was noted at the beginning of the year the Village started out with \$518 in unpaid Personal Property Taxes, and currently there is \$5,660 outstanding. Hoeft noted that this is the highest this has ever been in March. Hoeft noted that if these are not able to be collected next year the uncollectible taxes to budget for next year will be approximately \$1,500, where as normally \$150 is budgeted. Hoeft noted that the School District picks up 50% of these unpaid taxes, commenting that Andy Wieland is aware of this. It was noted that liquor licenses can be held until taxes are paid in full, however not every business serves alcohol. Hoeft noted that the Village will publish in the paper businesses that have not paid their Personal Property taxes. Hoeft noted that this year she would like to send them to a collection agency to try to recover these unpaid taxes.
- n.) Discussion and Possible Action re: **Authorizing Execution of Notice of Award with Payne & Dolan in the amount of \$277,747.50 for Installation of Westside Community Park and Bergamont/Alpine Meadows Parks Bicycle/Pedestrian Paths.** Gracz noted that this is the project that went out to bid and only one bid was received. Gracz commented that this time more bids were received and a better price was received this time. Gracz referenced the maps in the packet, noting that the maps are on the webpage. Gracz discussed the project details of the bicycle/pedestrian paths. **Bollig moved to award Payne & Dolan in the amount of \$277,747.50 for the installation of the Westside Community Park and Bergamont/Alpine Meadows Parks Bicycle/Pedestrian Paths. Second by Harms. Motion carried 5-0-1. Way abstaining.** It was noted this is from Park funds, which come from developer fees not tax dollars.
- o.) Discussion and Possible Action re: **Approval of Proposal from Ruekert/Mielke to complete a Safe Route to School Grant for a Bicycle/Pedestrian Path along the Rail Corridor from South Perry Parkway to West Netherwood in the amount of \$4,000.** Staton noted this is the trail that has been talked about in the past. The School District discussed a possible grant for planning a safe

route around Prairie View, Netherwood, and the pool. This will also encourage students to walk and bike to school. Staton noted that the grant could also be used for infrastructure. Staton noted that in order to get this grant done the Village would need to hire Ruckert/Mielke. It was noted there is a lot of competition for this grant. Gracz noted that the Village would front the money, but would receive 100% back. It was noted that this trail would help connect the community. Gracz noted that this money would come out of contingency. It was noted the grant deadline would be coming soon. Gracz also noted that this could be discussed at the Park Board level. Staton noted there is no match the Village would receive 100% of the money back. It was noted that the School District does not have a grant writer. There was discussion regarding what the cost breakdown of the \$4,000 would entail. Way questioned if this would include writing an easement for the railroad. It was noted that this would be strictly for the grant. The right of way for the rail line was discussed. Lourigan noted as part of the easement request this could be added. It was noted that a response for this should be in June. There was discussion to see if the School District would be willing to pay a portion of this grant writing process. Groenier questioned how the fund would be paid for. Staton noted it would come out of contingency unless the Park Board would agree to take it out of their funding. **Bollig moved to approve of the Proposal from Ruckert/Mielke to complete a Safe Route to School Grant for a Bicycle/Pedestrian Path along the Rail Corridor from South Perry Parkway to West Netherwood in the amount not to exceed \$4,000. Second by Way. Motion carried 6-0.**

p.) Discussion and Possible Action re: Planning Commission's Request to have Village Planner Mike Slavney review Town of Dunn's proposed amendments to Town's Comprehensive Plan – Recommended Motion: Authorize Slavney to conduct the review in an amount not to exceed \$500. Bollig moved to authorize Village Planner Mike Slavney to conduct the review of the Town of Dunn's Comprehensive Plan in the amount not to exceed \$500. Second by Groenier. Motion carried 6-0.

5. Discussion regarding Village Fixing Potholes and Reminder that Jefferson Street/HWY CC is Owned by Dane County and Snow & Ice Control Budget.

Hoeft noted that the snow/ice budget so as of the bills through March 3, 2008 and payroll through February 3 far \$77,130. The total budget for 2008 is approximately \$95,000. It was noted about 74% of the budget has been spent in the first 2 months of this year. Hoeft noted that a good portion of this is salaries, which would incur no matter what. It was noted that their time was spend removing snow and ice versus other projects that are done in the winter. Hoeft noted that the money will need to be reallocated between different departments. Hoeft noted the items that were not budget for such as overtime and gas and oil. Hoeft noted that some of the funds maybe able to come from other departments. Hoeft noted that she wanted to keep the Board updated on this. It was noted that the Village of Oregon does not own Hwy CC/Jefferson Street, it is owned by Dane County.

6. Discussion with Oregon Community Sports Arena Representatives and Possible Action re: Approval of Termination Agreement between the Village of Oregon and Oregon Community Sports Arena that terminates the Multi-Use Sports and Community Facility Site Agreement Dated July, 2005. Dregne gave an overview of where this is currently at. Dregne noted a few additional issues that need to be addressed, the first issue is that there is a mortgage/lien against the property. OCSA agreed that the mortgage will be released before the Village's documents will be recorded. The lender's legal council reviewed the documents and gave Dregne his comments via e-mail. Dregne noted his comments were mainly to clarify language except one noting the special assessments and improvements portion of the e-mail from the lender. Dregne noted that the Village has an agreement with OCSA right now to waive the Village's right to specially assess the cost of extending N. Perry Pkwy. OCSA asked that this be carried into the new agreement, which the Village did. OCSA asked if this waiver continued to apply to them and any other non-profit. The lender has looked at that and asked that this waiver apply to the lender in the event it forecloses or if it forecloses and sells to another entity whether it be for profit or non-profit the waiver still applies. Heather representing OCSA, gave an overview of the special assessments and improvements. Heather noted

that if the OCSA goes into foreclosure, the Village still has the right of first refusal. It was noted that the linear feet in front of the building is about 800 feet. OCSA requested that they or any other non-profit or profit group would not be assessed back for the cost of putting in N. Perry Pkwy. Heather noted that it would only be for the first sale if OCSA was foreclosed on. Dregne noted that his understanding is, if the road extension is completed while OCSA is operating and the work is completed at that point the special assessment waiver applies. Dregne noted that if 2 years later the lender forecloses the Village would not at that point be able to go back and levy a special assessment against the lender. Dregne believes the lender is concerned about if it forecloses and the property needs to be put on the Market at the time the Village will be going forth with the road extension project then the purchaser would know at that point if they are subject to paying for the property and will be subject to being specially assessed for the cost of the road improvements. It was noted that the Village only assesses for curb, gutter and sidewalk. Dregne noted there is one additional small change to the agreement under paragraph 1, page 1 in which he indicated that the current mortgage has to be satisfied. Dregne noted that he spoke with the lender today and he indicated using the word released instead of satisfied or satisfaction. It was noted that the map attached to the parking lot easement, which contained a description of the parking lot area that is somewhat smaller than what the parking area may ultimately be. Dregne noted that the map showed 168 feet length on the North and South and it should be 225 feet. Dregne noted they received the updated map that shows the changes. Dregne gave a brief overview of the key points of the agreement, highlighting that the Village is releasing rights under the current agreement in exchange OCSA will pay the Village \$40,000.00. **Way moved to approve the termination agreement subject to the changed paragraph 1 and paragraph 10 relating to the release of the mortgage and changing paragraph 8 the Special Assessment waiver would also apply to the lender or any party that purchases the property from the lender and approval of the updated map. Second by Lourigan. Motion carried 6-0.** There was discussion of bond financing. It was noted if there is conduit borrowing there would be an entirely separate agreement. Staton thanked all of the people involved with OCSA for putting in their time and for being persistent to make this happen. Jeff Groenier also thanked the Village. Dregne also thanked Heather and her firm for their contribution made to this project.

7. Discussion and Possible Action (from March 6th Planning Commission Meeting) re: Minor Amendment to the Specific Implementation Plan (SIP) for the Oregon Community Sports Arena located at 100 N. Perry Parkway. **Recommendation Motion: Approval of the minor amendment to the Specific Implementation Plan (SIP) for the Oregon Community Sports Arena located at 100 N. Perry Parkway contingent upon Slavney's comments from his memo dated February 27, 2008 excluding item #3, and contingent upon using E.I.F.S. on the 130 feet of façade facing west, 50 feet of façade facing south and 5 feet of façade facing north.** Jeff Groenier noted that Slavney recommended that on the front façade and the side put and E.I.F.S. (Exterior Insulation Finishing System). OCSA will be revising the plans so that the front area that sticks out closest to the road will either be brick or stucco. This will be a nice façade and will give the building a better curb appeal. **Bollog moved to approve the minor amendment to the SIP for the Oregon Community Sports Arena Located at N. Perry Pkwy contingent upon Slavney's comments from his memo dated February 27, 2008 excluding item #3 and contingent upon using E.I.F.S. on the 130 feet of façade facing west, 50 feet of façade facing south and 5 feet of façade facing north. Second by Harm. Motion carried 6-0.**
8. The Village Board may adjourn into closed session from time to time during the course of the meeting pursuant to Wis. Stats. §19.85(1)(e) permitting a closed session for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session **for the Agreement with the Oregon Community Sports Arena.** The Village Board did not go into Closed Session.
9. Board will Reconvene into Open Session. The Village board did not go into Closed Session.

10. **ADJOURNMENT:** Bollig moved to adjourn the special Village Board meeting at 7:40 pm.
Second by Lourigan. Motion carried 6-0.

Respectfully Submitted by,
Tracey Hicks
Clerk Assistant III

DRAFT