

**In Progress**

1. **CALL TO ORDER.** The special meeting of the Village Board was called to order by President Staton at \_\_\_\_ a.m. on Friday, August 8, 2008.
2. **ROLLCALL.** Present: Jerry Bollig, Darlene Groenier, Phil Harms, Jon Lourigan, Eric Poole, Steve Staton and Randy Way. Also present: Village Administrator Mike Gracz, Finance Director Renee Hoeft, Public Works Director Mark Below, Joe Eberle, Village Engineer and Village Attorney Matt Dregne (arrived at 6:35).

3. **EXECUTIVE SESSION.** At 6:44 a.m., Poole **moved to adjourn into closed session 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 to discuss Kwik Trip's downtown property and 72 inch culvert. Second by Harms. Roll call vote: Groenier – yes; Staton – yes; Harms – yes; Poole – yes; Way – yes; Lourigan – yes; Bollig - yes. Motion carried 7-0.**

At 7:06 a.m., Bollig **moved to adjourn back into closed session to discuss Kwik Trip's downtown property and 72 inch culvert Second by Groenier. Roll call vote: Groenier – yes; Staton – yes; Harms – yes; Poole – yes; Way – yes; Lourigan – yes; Bollig - yes. Motion carried 7-0.**

4. At 6:46 a.m., the meeting reconvened into open session **on motion by Bollig, second by Poole. Motion carried 7-0. Closed session was adjourned because Monte Johnson had arrived.**

At 7:58 a.m., the meeting reconvened into open session **on motion by Bollig, second by Harms. Motion carried 7-0.**

5. **DISCUSSION AND POSSIBLE ACTION RE: HIRING APPRAISAL FIRM FOR ACQUIRING A TEMPORARY CONSTRUCTION EASEMENT AFFECTING THE DOWNTOWN KWIK TRIP PROPERTY RELATED TO 72" CULVERT PROJECT.**

Staton noted that this was discussed in detail in closed session and that is why discussion was occurring now.

**Bollig moved, second by Harms, to hire an appraisal firm for acquiring a temporary construction easement affecting the Downtown Kwik Trip property related to the 72" culvert project not to exceed \$5,000. Motion carried 7-0.**

6. **DISCUSSION AND POSSIBLE ACTION RE: APPROVE AND AUTHORIZE EXECUTION AND DELIVERY OF REAL ESTATE PURCHASE AGREEMENT FOR 140 N. BURR OAK AVE.**

Village Attorney Matt Dregne summarized the changes since the August 4<sup>th</sup> draft of the offer. Dregne placed calls to sellers attorney Tim Fenner yesterday and he was out of the office until Monday. Based upon a conversation earlier in the week between Fenner and Dregne, Fenner was going to call Jack Sanderson from the Department of Commerce about the relocation waiver. Dregne was unable to confirm whether this had occurred or not since he was unable to talk to either Fenner or Sanderson yesterday.

Gracz recommendation is to not worry about the relocation waiver and to take the Johnsons word that that they will no come back after the village for relocation and approve the agreement today. Gracz stated that if the Johnsons did come back to the village for relocation we would go back to the State for help since they put us in this position and if we had know we would need to pay relocation we would have proceeded differently.

Bollig asked for clarification (Mike I believe this was on the relocation).

Dregne gave some clarification on going back to the DNR and DOPC if the Johnsons do request relocation. Staton asked Monte Johnson that once we are done we are done. Johnson state they would not come back as long as it is okay with DOC.

**Poole moved, second by Groenier, to approve and authorize execution and delivery of real estate purchase agreement for 140 N. Burr Oak Avenue. Roll call vote: Groenier – yes; Staton – yes; Harms – yes; Poole – yes; Way – yes; Lourigan – yes; Bollig - yes. Motion carried 7-0.**

Dregne summarized what would happen now once the Board approves the agreement and the Johnsons sign the agreement the Johnsons need to order the title insurance. Once Dregne receives the title commitment he will review it and once it is a clean title we can set the closing date.

Staton thanked the Board and Staff for their work on this. Johnson also thanked everyone for their work on this.

7. **DISCUSSION AND POSSIBLE ACTION RE: APPROVE AND AUTHORIZE EXECUTION AND DELIVERY OF REAL ESTATE PURCHASE AGREEMENT FOR 350 FLORIDA AVE.**

Dregne summarized the changes since August 4<sup>th</sup>.

**Poole moved, second by Way, to approve and authorize execution and delivery of real estate purchase agreement for 360 Florida Avenue. Roll call vote: Groenier – yes; Staton – yes; Harms – yes; Poole – yes; Way – yes; Lourigan – yes; Bollig – yes. Motion carried 7-0.**

8. **DISCUSSION AND POSSIBLE ACTION RE: INSURANCE COVERAGE ISSUES AND COSTS RELATED TO PURCHASE OF HOMES ON FLORDIA AVENUE AND N. BURR OAK AVE.**

Hoelt summarized the emails included in the packet. The liability insurance the Village currently has will cover the homes as soon as the Village owns the homes. Any email from the Village's property insurance provider stated we could obtain \$50,000 of coverage for \$31 per house.

**Poole moved, seconded by Way, to purchase insurance on the two homes. Motion carried 7-0. There was discussion after the motion that the board wants insurance on all homes purchased in the flood plain.**

9. **DISCUSSION AND POSSIBLE ACTION RE: APPROVE HIRING OF TRACEY HICKS AS DEPUTY CLERK/DEPUTY TREASURER EFFECTIVE AUGUST 4, 2008.**

**Poole moved to approve hiring Tracey Hicks as Deputy Clerk/Deputy Treasurer effective August 4, 2008. Second by Harms. Motion carried 7-0.**

10. **DISCUSSION AND POSSIBLE ACTION RE: LETTER REGARDING LOTTERY CREDIT.**

Hoelt explained a letter would be mailed to approximately 400 Village residents that appear to may be eligible for the lottery credit who are not receiving it because they have not applied for the credit. The Village requested and received a database from the County in order to send these letters to residents that do not currently have the lottery credit. Staff wanted to make the Board aware of this incase they receive questions.

11. **DISCUSSION OF AUGUST FINANCE MEETING.**

Graze mentioned that we are planning on not having a finance meeting on August 11<sup>th</sup>. Bollig asked for the financing of the new dump truck to be at a Board meeting versus a finance meeting.

12. **ADJOURNMENT.** The meeting adjourned at 8:11 a.m. on motion by Bollig, second by Lourigan.  
Motion carried 7-0.

Submitted by  
Renee Hoelt,  
Finance Director

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