

Finance Committee Special Meeting  
Minutes  
February 10, 2021

Members present: Gale, Gremel, McCann

Members absent:

Staff present: Craker, Edmondson, Holton, Scott

Public: Jeff Simsa (Gosling Czubak Engineering Services, Inc.) John Korr (JFK Land Surveying Consultant, LLC), Will Harper

The meeting was called to order via zoom at 10:01 a.m.

Treasurer Craker asked to add discussion of a delinquent tax parcel to the agenda. Amended agenda was accepted.

No public comment at this time.

Mr. Simsa reviewed the proposal to follow up on three sites identified during the Phase 2 Environmental Survey Assessment to identify the “areal and vertical extent” of zinc and lead found in soil and groundwater near the vacated 7<sup>th</sup> Street DPW garage. It is not possible to predict the precise number of soil borings that will be necessary to delineate the area of contamination so Mr. Simsa provided a range of expenses. Heavy metal testing must be conducted off site. Mitigation will include removal of affected soil and deed restrictions to prohibit tapping of groundwater with zinc and/or lead contamination. Testing would be scheduled after removal of the garage building. Markers for monitoring wells 1, 2 and 3 will be maintained to allow further monitoring of the direction of groundwater flow. Soil boring markers may be removed by DPW to permit use of the property for storage and demolition activities this winter. The committee will study the proposal and discuss further at the March meeting before making a recommendation to the Council.

Mr. Korr outlined the series of steps the Village will need to take if the Council elects to divide and sell the property. The first is to submit a Land Division Application to the County Assessor. His preliminary survey identified four parcels of 1+ acres (the maximum allowed under metes and bounds survey). One or two more parcels could be platted as site condominiums. He has sought advice from the Village attorney and is awaiting an answer. The Village does not have an ordinance governing land division, but typically the assessor and zoning administrator would present a recommendation to the Planning Commission. Next a topographic survey with one foot contours would be prepared. This survey could be helpful to the testing team in determining groundwater flow. With this information in hand, the proposed land division can be laid out, including the location of the private road. Mr. Korr has been working on a “road map to development” that he will send to staff once completed.

Chris Holton asked if evaluation of the property by a forester would be appropriate. The Committee agreed it would be beneficial to identify trees for harvesting, removal and areas for replanting. Chris will make arrangements.

The committee reviewed a proposal for a salt barn. Mr. Holton indicated the County Road Commission has expressed renewed interest in a joint venture. He estimates that the size of the structure would probably need to be increased by 30 – 40% and that the site will accommodate the footprint. He will keep us apprised of progress with the County.

Treasurer Craker provided a summary of a delinquent property tax account that falls under an income exception making collection the responsibility of the Village rather than the County. The owner has been making regular payments that have been applied to the most recent tax year, resulting in mounting interest and penalties for prior years. She asked whether the committee would consider waiving/forgiving some of the fees. Ms. Craker was asked to contact the County Treasurer’s office to determine if payments can/should be applied to prior tax years first. If this practice is customary, the committee will make a recommendation. One option would be to recalculate interest and penalties AS IF

the payments had been applied to the oldest debt and recalculate the amount owned.

Committee members were asked to review the letter from Mr. and Mrs. Foley that was presented at the Feb. 4 Council meeting and any other supporting documents prior to the March meeting in anticipation of a review the Foley's request for reimbursement of legal expenses.

The community newsletter that includes the Planning Commission's Short Term Rental Survey will be mailed within the week. The letter is longer than initially planned and a postage paid envelope to return the survey will be included. Costs will be covered by the current budget. This agenda item is provided for information only.

During public comment, Mr. Harper voiced concern that the Council and public are not aware of the tentative plans for the 7<sup>th</sup> Street property and encouraged more transparency. He also questioned whether the Village wanted to become a property developer and encouraged comparison of sale of the property "as is" versus sale of ready-to-build parcels.

The meeting was adjourned at 11:34 a.m.

Submitted by,

Jane Gale, Chair