

VILLAGE BOARD MINUTES

VILLAGE OF DEERFIELD

FOR A MEETING OF THE VILLAGE BOARD OF THE VILLAGE OF DEERFIELD HELD AT THE DEERFIELD VILLAGE HALL, 4 N. MAIN STREET, DEERFIELD, WISCONSIN ON
MONDAY, JULY 27, 2015 AT 7:00 P.M.

CALL TO ORDER – NOTING OF ROLL BY CLERK/SIGN IN SHEET

The meeting was called to order at 7:00 pm by President Frutiger. Roll call: Wilkinson, Tebon, Schreiber, Reichert, Evensen and Frutiger present, McMullen absent. Also present: see sign-in sheet on file in the clerk's office.

CONSENT AGENDA

Motion by Tebon, second by Evensen to approve the July 13, 2015 agenda as presented. All ayes, motion carried.

A. APPROVAL OF MINUTES FROM JULY 13, 2015

Motion by Evensen, second by Tebon to approve the minutes from July 13, 2015 as amended. All ayes, motion carried.

B. APPROVAL OF VOUCHERS

The Board reviewed the list of voucher submitted and approved by the Finance committee.

Motion by Wilkinson, second by Schreiber to approve payment of Check #49973 to #50017 totaling \$114,152.69. All ayes, motion carried.

C. COMMITTEE REPORTS

1. CABLE 07/15/15

Dave Lemke reported that the Cable committee discussed having cameras in the High School gym and the costs associated.

2. EMS 07/14/15 AND 07/16/15

Frutiger reported that on July 14th the Collective Bargaining Committee meet in closed session to discuss wages and that on the 16th EMS discussed what happened at the 14th meeting.

3. DEERFIELD CARES 07/23/15

No meeting.

4. FINANCE 07/27/15

The Finance Committee approved payment of the bills.

PUBLIC APPEARANCES

A. PRESENTATION ON FUNDING AND REDEVELOPMENT OF PROPERTY LOCATED AT 40 W. NELSON – AYRES ASSOCIATES

Project Director, Benjamin Peotter introduced himself and Vice President, Scott Wilson from Ayres Associates. Peotter informed the Board that Ayres is submitting a proposal to address the preparation of a Wisconsin Economic Development Corporation (WEDC) Site Assessment Grant (SAG) application for the Former Sta-Rite site located at 40 W. Nelson Street. Peotter informed the Board that Truck Star Collision is interest in obtaining this property but they are unable to obtain the property in its current condition which through a preliminary exam has revealed problems such as mold, known vapor issues and vandalism. The property is also a public nuisance and a hazard to the local community. Peotter gave some background information on the property and an overview of the Brownfield Redevelopment process, options and timeline. Peotter also presented some of the critical program components and the potential timeline. In 2013-2014 some preliminary environmental investigation of the property was done by Truck Star, through a WAM grant, but additional investigation is needed and that is where the Village comes in. The Village is a Local Governmental Unit (LGU) and, as such, is eligible for liability exemption allowing the Village to acquire and redevelop brownfield properties, without incurring liability for the contamination. Ayres is proposing to assist the Village with WEDC Site Assessment Grant application on a time and material at an estimated cost of \$5,700.00. The Board questioned if Truck Star would be willing to share in this cost and if the proposal could be changed to state that the work will not exceed an amount of \$6,000.00. Both Peotter and Truck Star agreed to these requests. The revised proposal and an agreement between the Village and Truck Star will be brought back to the August 10, 2015 Board meeting for review/approval.

B. PUBLIC COMMENTS

UNFINISHED BUSINESS, REVIEW & ACTION THERE ON NEW BUSINESS

A. RESOLUTIONS

B. LICENSES & PERMITS

C. REVIEW & ACTION:

ORDINANCES

COMMUNICATIONS

STAFF REPORTS

A. ADMINISTRATOR'S REPORT

McCredie informed the Board that the Village received the DaneCom invoice in the amount of \$1,062.00 and it will be in the next bill submission for payment.

ADJOURN

Motion by Wilkinson, second by Evensen to adjourn at 8:30pm. All ayes, motion carried.

/S/ Elizabeth McCredie
Village Administrator/Clerk/Treasurer