

**Village of Breckenridge
Special Meeting
Village Hall
April 10, 2009**

A special meeting of the Breckenridge Village Council was called to order at 5:09 p.m. by President Buchanan at the Village Hall.

Roll Call was taken by Clerk Anderson

Councilpersons Present: Anderson, Chapin, Ostrander, Schaub (5:35 p.m.), Sterling, and President Buchanan.

Councilpersons Absent: Zimmerman

Staff Present: Manager Jeff Ostrander, Clerk Penny Anderson

Guest: Gary Bartow, Fleis & VandenBrink

Motion by Councilperson Chapin, seconded by Councilperson Ostrander to approve the agenda.
CARRIED

No public comments were received

NEW BUSINESS

Liberty Building

President Buchanan stated that the Liberty Building is available for purchase for \$4,000 from Adam Fiting of Hemlock. This was the same amount that the property was offered to the Village last year. If the Village were to acquire this property then Manager Ostrander could see to it that it is torn down very quickly.

Motion by Councilperson Sterling, seconded by Councilperson Ostrander, that President Buchanan front the money for the purchase of the Liberty Building until such time that the money comes in from this years budget and he be reimbursed at that time.

Roll Call Vote: Yeas: Anderson, Chapin, Ostrander, Sterling, and President Buchanan. Nays: None. CARRIED

Insurance Issue

Manager Ostrander questioned the Employee Medical Reimbursement Checking Account that was established in June of 2008. After researching this account and its use, it became apparent that it was basically giving our employees money to take our insurance plan and was not being used in a manner that was originally intended. Bob Mecomber, Charlotte Simmons, and Jim Durham were the only employees taking advantage of this plan. From what Manager Ostrander uncovered, the Village put all the money into this plan and it was the consensus of council that it was understood that the employees should have been contributing to the plan all along before each took \$1,000 out of it.

Motion by Councilperson Sterling, seconded by Councilperson Chapin to cancel the employee medical reimbursement plan effective immediately until such time that the personnel committee can look into the issue. Roll Call Vote: Yeas: Anderson, Chapin, Ostrander, Sterling, and President Buchanan. Nays: None. CARRIED

OLD BUSINESS:

Land Acquisition for the Purpose of obtaining Water Grant/Loan

Manager Ostrander discussed the need to have a purchase agreement in place in order to finalize the water grant/loan approval process. The proposal for purchasing the land from Mark Graham in the Renaissance Zone are the same as were discussed at the last meeting. Guest, Gary Bartow from Fleis & VandenBrink weighed in that it is crucial to the loan approval that the Village commit to and have a purchase agreement for property in place. He stated that the Village needs to have a location for the water tower and demonstrate that we have this land in the final report. He affirmed that there is \$50,000 included in the grant for land purchase. He feels that we are getting a very good deal if we were to purchase the full 145.5 acres being offered. It is Manager Ostrander's position that there is no need to pursue this grant without this property and that we would need to have a bond for this purchase. Councilperson Sterling questioned the impact on the tax payer. Councilperson Anderson stated it would have no immediate impact on the tax payer since the \$50,000 would pay for two years.

Gary Bartow related that one option would be to try to purchase this property on some kind of land contract deal and then attempt to get another grant to help with the purchase.

Manager Ostrander feels very strongly that this move is needed for the future of the Village. Councilperson Anderson stated that it was his contention that growth in The Village won't happen from inside the Village out, but rather from the outside in and that Industry would create community business. President Buchanan related that this is similar to the success former council had when they accepted the risk and purchased the land that the Golf Course now sits on. Councilperson Schaub stated the importance of this grant due to the fact that we need to be "shovel ready" with our programs in order to receive grants and take advantage of business opportunities. He cautioned that there will be more costs down the road that we need to be aware when the Village begins to develop that land. Gary Bartow said he would look into further grants to help cover some of these costs when the time comes. The infrastructure needs to be in place to attract businesses into the industrial zone.

Manager Ostrander related that he felt that Councilperson Zimmerman via an e-mail earlier in the day was in support of the purchase. It was felt that the Village needs to stipulate in the purchase agreement that if the grant is denied then the Village will not be held to this purchase. Earnest money of \$10,000 is needed at signing and will be held in escrow. If the grant is denied, the Village would be refunded these earnest dollars.

Motion by Councilperson Chapin, seconded by Councilperson Sterling to purchase the 145.5 acres of land offered by Mark Graham contingent upon approval of the water grant. Roll Call Vote: Yeas: Anderson, Chapin, Ostrander, Schaub, Sterling, and President Buchanan. Nays: None. CARRIED

No public comments were received.

President Buchanan adjourned the meeting at 6:06 p.m.

Respectfully submitted,

Penny L. Anderson
Clerk, Village of Breckenridge