



Special Village Board Meeting Tuesday, April 27, 2010 @ 7:00 p.m.

Call to Order President Barry Goad called the Village Special Board Meeting to order on Tuesday, April 27, 2010 at 7:00 PM at Genoa City Village Hall, 715 Walworth Street, Genoa City, Wisconsin.

Roll Call Barry Goad Bill Antti Judy Hunt Ken Parker
Eric Boxer-tardy 7:30 Ed Lilla Phillip Traskaski-absent

Guest: Jeff Ackeman, DNR
Dennis Legler, DCOMM
Shawn Wenzel, DCOMM

New Business: **Discussion and possible action regarding Remediation of Contaminated Property Parcels #TFR2 00021, TFR2 00022, TFR2 00023, TFR2 00024, and TXRR 00010 Walworth Street (Commonly Known as Robinson's Gas Station).**

Trustee Antti started with questions that were discussed at previous meeting. Jeff from the DNR stated that the contamination is moving, also that a fast project is normally 1-2 years but our schedule would dictate when we would have to do remediation.

Barry asked about costs and Dennis from DCOMM explained that it is a payback situation. The ideal situation would be to contract an agent as a consultant who does the work. If we take ownership of the property we should do remediation right away to get money. Could be 45-60 days from start to finish with DCOMM and DNR to approve of what work is to be done. Barry asked if it was possible to be done by the end of the summer—yes, for the most part except for monitoring will continue.

Monitoring is 95% reimbursable. If the site is closed by the DNR then we dig and find contamination we pay the cost in full for more remediation. But if site is still open and in monitoring and we dig the eligible costs would be reimbursed.

Brandon suggested that the contaminated site in question could be slated as a parking lot for the future.

Jeff reminded us that the contamination is moving south from the site. Should have clean area to build to the east.

Trustee Lilla asked which lots were red flagged—the two most west lots. Jeff stated that there are no real surprises and lots 3, 4 & 5 should not be impacted.

Trustee Antti asked about tearing up the road. Dennis from DCOMM stated that it is not usually common and not encouraged. He stated that if we need to do utilities in that area and need to tear up the road, we could contact the DCOMM at that time to discuss reimbursable costs at that time for remediation.

The Village will receive a Land Use Letter when the site is deemed closed with details on how we can use the property and restrictions. Property will probably be left with contamination. President Goad asked how common it is for municipalities to take on this type of property and remediation project and they all stated that it is very common and that we are getting a good deal. DCOMM is very encouraging.

Brandon asked about eligible costs—take down of building is at the villages cost. The DCOMM stated that it doesn't look like there was too much that wasn't ineligible. Closing fee by DNR of \$1,200.00 is not eligible.

Trustee Antti asked about a list of agents: PECFA certified (registered) and insured. DCOMM has a list. We could go out for bids for agents. We would like to move on this as soon as possible. Bill asked if they can foresee any other problems. They asked where our wells for the village were. Todd stated that they were 1 ½ blocks away so it would be a good idea to remediate right away.

Todd asked about procedure—consultant will define scope of dig to DNR; building will be taken down by the village; then excavation will begin.

Total costs could be anywhere between 50,000-100,000 with the costs for the village at approx. \$5,000. Contaminated soil goes to the landfill and could be almost \$70,000.

Public Works Superintendent Todd Schiller will be lead man on the project.

Decided to act on Old Business then return to New Business to make motion.

Old Business:

Discussion and possible action to authorize President Barry Goad to sign the Agreement between Associated Bank and the Village of Genoa City to accept the donation of Parcels #TFR2 00021, TFR2 00022, TFR2 00023, TFR2 00024, AND TXRR 00010 Walworth Street (Commonly known as Robinson's Gas Station)

Motion made by Antti/Hunt to authorize President Barry Goad to sign the Agreement between Associated Bank and the Village of Genoa City to accept the donation of Parcels #TFR2 00021, TFR2 00022, TFR2 00023, TFR2 00024, AND TXRR 00010 Walworth Street (Commonly known as Robinson's Gas Station). Motion carried, 5-0.

Motion made by Antti/Hunt to hire a consultant to act as an agent for remediation of Contaminated Property Parcels #TFR2 00021, TFR2 00022, TFR2 00023, TFR2 00024, and TXRR 00010 Walworth Street (Commonly Known as Robinson's Gas Station). Motion carried, 5-0.

Motion made by Parker/Hunt to adjourn the meeting at 8:00 PM; carried 5-0.