

Minutes for the Village of Cerro Gordo

MAY 5, 2008

A special meeting was held on May 5, 2008 in the Village Hall with the following members present: President Jim Morgan, Trustees Brad Williams, Lyle Shoraga, Terry Lovekamp, Carol Huff, Ron Price, and Mike Songer, Atty. Colette McCarty and Clerk Linda Ash.

The meeting was called to order.

The ordinance will need to be changed in relation to zoning in regards to two properties, Ridgeway's and Price's. When the change is made, then the Casey's building permit can be re-submitted. Commercial zoning will cover gas station which is what they want. Colette will inform Zoning chairman Ciney Eads on ordinance change to file a petition and get that started.

Ordinance violations-starting to find properties that need the grass mowed and rotting carpet removed. Pat started a pest program on Carmi Court. There is evidence that there is a rat infestation. Property behind the houses is owned by Art Patrick. Chief Carter will contact the EPA about the rodent problem. That property is in the TIF district and MAY be able to use funds for a cleanup. The Board is concerned with ordinance violations. They feel the town can be covered in 30 days. Trustee Lovekamp wants to set priorities for ordinance violations as to what is most important.

Also to be discussed is if a property is zoned commercial but no longer conducts business on property, can junk still accumulate. This is in reference to inoperable vehicles, appliances, and farm implements. The Village can allow for a special use permit to work on machinery.

TIF

Since Dennis Ridgeway has started a building on his property, he was wondering how the TIF district will help him. Trustee Williams figured he would get a refund of approximately \$32,000 total from the TIF if paid out annually. The maximum amount due is 75% of the tax dollars-real estate tax. This will be approximately \$3,000 which the Village will receive. In turn the Village will reimburse Dennis approximately \$21,000 over the course of ten years. These are all estimates. Each parcel in the TIF district will have to have a plan involving the improvements to the property.

Vulgamott property-There is some discussion as to whether or not the Village could use TIF money for the demolition of this building. There would have to be negotiations done between the railroad and the lease holder so no lawsuit needed to get building condemned. Further discussion in closed session.

Last year the Board approved the purchase of new programming for the Village for the General Ledger, Checkbook, and Payroll portions. The Village is currently using Utility Billing. With the beginning of the new year, now would be the time to install the new programming. A motion was made by Trustee Williams, second Songer to purchase the new program and send payment when Linda and Cris are happy with it. All yeas on that motion.

Golf carts-no additional rate hike on the Village's liability. The meeting adjourned at 8:05 for closed session on a motion by Trustee Williams, second Shoraga for the purpose of discussing salaries 120/2 C-1 and real estate 120/C - 5.

Motion to resume regular session made by Trustee Shoraga, Second Songer, all yeas at 9:07 pm.

The SAL is considering a special event license for the Fathill Fest for Friday and Saturday from noon to midnight.

Trustee Lovekamp is concerned with the number of septic users still in the Village. According to a 1976 ordinance, all Village residents were to be hooked up to the sewer as use of a septic tank in the Village is illegal. All residents pay for sewer service. DPW Rob Bratton and Clerk Ash will attempt to find out how many residents still are not hooked up

to the sewer. Trustee Loavekamp also asked about the possibility of having some trees taken down or trimmed out. He will need to contact the tree committee.

Meeting adjourned at 9:20 on a motion by Trustee Huff, second Songer, all yeas.

Village Clerk 5/5/08