

THE VILLAGE OF GAYS MILLS

Minutes of the special meeting of the Village Board of Gays Mills held Friday, November 9, 2018, which began at 6:08 p.m. in the Community Commerce Community Room.

Village President Harry Heisz called the meeting to order at 6:08 p.m. Roll call was taken with the following present: Krista Eitsert, Harry Heisz, Kimberly Pettit, and Lee Ruegg. Aaron Fortney and Albert Zegiel were absent.

The board received verification that the agenda was posted in accordance with the open meeting law.

The discussion opened with Dale Klemme of CDA reviewing the options for the village to participate in the Hazard Mitigation pre-application due on Monday November 19th with the final application due in March of 2019 and award in the fall of 2019. If awarded the grant would cover the expenses up to 87%. All individuals on the applications must be voluntarily.

- 1) Buyouts: Properties participating in acquisitions would be appraised at pre-flood value, land would be deed restricted, the application can include residential, commercial, churches, and municipal buildings. Discussed the loss of utility users and tax base. If flood insurance money was received and repairs were not made to the building the amount of insurance money received will be deducted from final buyout amount.
- 2) Elevations: Elevation projects would retain homes, keep utility users, and tax base within the village. Buildings would be elevated at least 2 feet above the 100-year flood level which is set by the DNR. Certificate of elevations and inspections need to be completed in order to determine if the building can be elevated and height. Flood insurance is required on that property after project is complete. Homes that were elevated before the Aug./Sept. 2018 flood did receive flood water but were much less and were required to carry flood insurance for the repairs.
- 3) Relocation of Buildings: The grant would cover the moving expense, new foundation, and hookups. The new lot would be the owner's responsibility to find and purchase. The public asked board members if they would consider selling lots on the north end of village for \$1 similar to the previous relocation project. Other concerns mentioned were that repairs will need to be made in order to move homes and blend in with the new homes at the north end of the village.

Dale discussed that if circumstances changes the village could request to Wisconsin Emergency Management to allow amendments to the application between the three applications of acquisitions, elevations and/or relocations. Also discussed that if the property was sold that the new owner would not be eligible to participate in grant. The dam failures were a topic and concerns if people choose to rebuild or elevate. Charley Preusser suggested the board revisit the Long-Term Recovery Plan from 2018 and the Village of Gays Mills Comprehensive Plan. People who attended were asked to stand up if they wished to participate in the grant. Acquisitions – 11; Elevations – 10; and Relocation – 10 some requested all three options due to not having all the facts yet. Not all impacted building owners were present to participate in question. Village office can take written requests if building owners would like to participate in the grant that is due by November 19th.

Items Heisz would like the board to think about before submitting the grant:

- Water Level
- First Floor Elevation
- Elevated Houses
- Location or section of village
- Basement Fail
- Owner Choice
- 50% Substantially Damage
- 100-year flood level
- Flood fringe and flood way
- 12.5% expenses not covered
- Vacant buildings before flooding

The board cancelled the Monday, November 12th personnel meeting and scheduled a special board meeting to act on activities to be included in FEMA flood mitigation pre-application on Tuesday, November 13th at 6:00 p.m.

Meeting ended 7:30 p.m.

Respectfully Submitted
Dawn R. McCann, Village Clerk
APPROVED 12-3-18