

**VILLAGE OF NORTH PRAIRIE
SPECIAL VILLAGE BOARD MEETING MINUTES
NOVEMBER 24, 2015**

The meeting was called to order by President G. Nickerson at 6:30 p.m. in the Village Board Room. Roll call was taken with the following members present:

President G. Nickerson

Trustees: B. Peters, J. Moravec, A. Pellegrino, D. Stellpflug, D. Samuels and C. Pasierb.

Clerk: R. Bagley

Others Present: J. Samuels

The Pledge of Allegiance was recited.

Motion by D. Stellpflug, seconded by D. Samuels, to approve the November 12, 2015 Public Hearing and Village Board meeting minutes as written. Motion carried unanimously.

Motion by G. Nickerson, seconded by B. Peters, to waive compensation for all Board members for this meeting. A. Pellegrino opposed. Motion carried.

Professional Staff for sale of lots- Trustee D. Samuels mentioned the Finance & Fee Committee discussed this issue and does not feel there is any need for professional staff to facilitate the sale of the two lots. The Committee is recommending that the Village hire a certified agent to assist.

Motion by J. Moravec, seconded by C. Pasierb, to not engage any professional staff to facilitate the sale of Lots 138 & 139 (Lots 1 & 2 of new CSM) of Prairie Village Addition No. 1 as the Certified Survey Map has been completed. Trustees D. Samuels and A. Pellegrino opposed. Motion carried.

Funding Costs for Installation of Water Lines- D. Samuels mentioned that she has received an updated quote from BHS Underground to extend the existing water main either around the existing cul-de-sac or bore under the cul-de-sac to bring two curb stops to the two new lots for \$7,100 as one complete project. BHS Underground is recommending that the project begin in the spring of 2016 due to frost issues this winter.

Motion by D. Samuels, seconded by D. Stellpflug, to extend the existing water main to Lots 1 & 2 of the new CSM, (previously Lots 138 & 139 of Prairie Village Addition No. 1) for a total of \$7,100 provided the Village Building Inspector approves the installation of the 1½ inch water line OR a total of \$8,100 if a 2 inch water line is required. This project will be completed in the spring of 2016. Trustee J. Moravec opposed. Motion carried.

Selecting Agent to facilitate sales- (Trustee D. Samuels recused herself on this issue.) C. Pasierb indicated that the Finance & Fee Committee reviewed information from four qualified local real estate agents regarding their experience and qualifications to assist with the sale of the lots. The Committee also reviewed the market prices on local vacant lots currently on the market. The Committee is recommending a local Century 21 agent, Jim Samuels, who is highly qualified and will provide the services required at costs not to exceed 7% of the sales, which is in the best interest for the Village. Industry standard shows costs resulting in 10% of the sale.

Motion by C. Pasierb, seconded by A. Pellegrino, to engage Century 21 Agent Jim Samuels to represent the Village for the sales of Lot 1 and Lot 2, (formerly Lots 138 and 139) Prairie Village Addition No. 1, with all-inclusive costs and service fees for his services not to exceed 7% of the total sales prices. Motion carried.

Selling Prices for Lots- C. Pasierb mentioned that the Committee received a range of prices, with most realtors using the current sales of vacant lots in the Broadlands Subdivision.

Motion by G. Nickerson, seconded by C. Pasierb, to suspend the rules to allow Jim Samuels to speak.

Motion carried. Mr. Samuels suggested selling the lots around \$40,000 per lot.

Trustee D. Samuels mentioned that the lots were appraised at \$60,000.

Motion by B. Peters, seconded by J. Moravec, to list each lot for sale at \$42,800. Motion carried.

Testing of Lots 1 & 2, formerly Lots 138 and 139- Trustee C. Pasierb mentioned that the Committee is recommending that the Village not proceed with any soil testing for the lots.

Motion by D. Samuels, seconded by J. Moravec, to not conduct any soil testing of the two lots. This will become the buyer's responsibility and cost. Motion carried.

Motion by C. Pasierb, seconded by A. Pellegrino, to adjourn at 7:09 p.m. Motion carried.

Respectfully submitted,
Rhoda Bagley
Village Clerk/Treasurer