

PUBLIC WORKS COMMITTEE MINUTES NOVEMBER 15, 2010

Chairman Fridly called the regular meeting of the Public Works Committee to order at 6:30 P.M. Present were: Mr. Peterson, Mrs. Bloodworth and Mr. Fridly. Also present: Mayor Adams, Atty. Galluzzo, Bruce Werrbach, Dennis McMullen, and Gordy Nygren. Also: Mr. & Mrs. Henry Anderson. Motion by Peterson, second by Bloodworth to waive the reading of and approve the minutes of November 1, 2010, as presented. All ayes. Motion carried 3-0.

PUBLIC COMMENT

1. Anderson Sewer Crossing-Mr. & Mrs. Anderson. The committee discussed the bids received to bring the sewer across Old River Road. This project had been estimated at \$20,000 and bids have come in as high as \$60,000. Previously on the Normington project we shared the cost to bring the sewer from manhole to manhole, east to west side of the road. Mayor Adams stated that he thought our agreement with Anderson was to share the cost to get it from the east side of the road to his property on the west side of the road. Mr. McMullen reminded Mr. Anderson if they do this now you will end up with two blacktop patches because they will have to do a temporary and then redo it with hot patch in the spring when the plants reopen. Splitting the bid would make each share \$14,400. Mr. McMullen advised Mr. Anderson he would have to get a permit from the county to cross the road and an EPA permit which has been submitted but not received back as yet. Mr. Anderson wished to know if he would be fronting the money and then the Village paying him back. This is approximately 70 feet at \$250 a foot. Mr. McMullen stated that 3 to 4 additional properties could hook on to this sewer. There is opportunity for recapture. You either put together a recapture agreement or a large connection fee for anyone who connects to the sewer to get back what you paid. Mr. Fridly stated that if we are splitting the cost, we should be splitting the recapture. If we front the cost and do this, then we should get all the recapture. Atty. Galluzzo stated that you should throw in the cost of the recapture agreement into the total cost and when you get recapture, you get the cost of the agreement back also. Because of the depth, other people could hook onto this service. Mayor Adams stated that the bad part is that it could be about \$14,000 each and the good part is that someday we may get some of it back. The funds that this would come out of are very depleted now. Mr. Fridly recommended starting the process and put the recapture agreement together later as Mr. Anderson's home is close to being finished. Mr. Anderson was advised to get lien waivers from the construction company when they are done along with the invoice. Part of that is his actual physical cost to get it to the property. We will reimburse the half when the project is finished.

MR. MCMULLEN

1. Kensington East. Mr. McMullen is asking the Village to accept the streets in Kensington East Subdivision as they are done even though the development is not at 80%; however, the base road was crumbling in some areas. Atty. Galluzzo stated that the Village's concern is that the road is going to be torn up when they come in to build more lots. Mr. McMullen stated that in other subdivisions in other communities we are requesting a \$5,000 bond when they come in for building permits. If they destroy the street, we call in the \$5,000 bond. Atty. Galluzzo stated that putting the bond in place by drafting an ordinance to require it city wide seems to be the answer. The bond gets pulled with the building permit, no matter who owns the property at that time. This is becoming common because there so many subdivisions that have not been finished.

On another note, Atty. Galluzzo would like to find out the owners of the property in Stoneridge and contact those property owners to find out their intent. Atty. Galluzzo thought that Alpine Bank was the only owner. Mr. McMullen stated some of that road is going to have to be replaced next year. Atty. Galluzzo stated there are now evergreen letters of credit that never expire and he recommends that we look into doing that in the future.

2. Taco Bell. Mr. McMullen stated the water has passed the testing process and they are planning a November 21 opening.

3. Zoning Maps. The new Zoning Maps are in.

4. Final ERP Funds. Mr. McMullen stated that Judy has sent yet another request for the final ERP funds. We are not paying the contractor until we get the ERP funds.

MAYOR ADAMS

1. T6 Contract. Mayor Adams stated there are basically three contracts one for each water tower. T6 will pay the Village an extra ten dollars every month and the Village will pay for electricity for the light bulb they have there. Fees will be \$510 per month per tower with a 5 year term, renewable for 5 years. Fees can be renegotiated in 10 years. They will meet with Denny and Gordy to decide placement of the antennas.

2. Public Works Building. Mayor Adams stated that we should

consider moving forward on doing some preliminary design for the public works building. Larson and Darby will charge us 6% rather than their usual 10% rate.

3. Downtown Development Area. Mayor Adams stated that we want to get the Sonoco plant developed along with the Hendricks development and also include the old grade school either with a TIF District or Business Development District. We need an economic tool to help get that Sonoco area developed. He will be getting a cost to put something like that together.

4. Trust. Mayor Adams stated that someone with a local trust for a prominent local family is interested in putting about \$15,000 a year into local parks, specifically Settlers Park. It was suggested lighting for the walking path or redressing the baseball field since it was flooded or raising the baseball field to eliminate some of the flooding.

BUILDINGS & PARKS – MRS. BLOODWORTH

1. Carpet Cleaning. Mrs. Bloodworth stated that bids ranged from \$575 to \$865. The committee decided to wait until April to clean the carpets. Judy will check to see if they will hold the bids or if we will have to re-bid in April.

2. Rockton Athletic Field Seeding. After discussion, it was decided to pay the total amount as he has done everything he said he would do. Mr. Peterson questioned what the plan is next year to maintain this field. We still are waiting for the money from the State to get the water out there. The baseball group is good about maintaining every field that they play on and also bought the backstops for the fields. Mr. McMullen stated that the field will need to be fertilized 2-3 times a year to keep it going along with watering as necessary.

Mrs. Bloodworth thanked everyone for the beautiful plant sent in the loss of her Dad.

WATER, SEWER & GARBAGE – MR. FRIDL

1. Blackhawk Water Extension. Mr. McMullen reported that seven bids were received out of a potential twelve. Even though we produced a great number of bidders, we did not get great numbers. N-Trak was the low bidder with \$36,557.96. They did issue a check and they have the bond. Mr. McMullen recommended that we award the bid to N-Trak. We need to put a recapture agreement in place to pay back the Village when other connections are added. There are two properties north and the clinic which may be interested in the future. This will be approved at the board meeting using water capital expense.

2. Water Rate Ordinance. This is a clean up ordinance to eliminate the surcharge from our ordinance book which ended in January, 2001. There was a question about commercial swimming pools and certain sizes being metered which has now been left out. This will be checked into and corrected before passing this ordinance.

Mr. Fridly asked for and received a consensus for the repair of the gear box in the screw pump at the sanitary plant at a cost not to exceed \$1,575.00, taking it out of systems repair and maintenance. This will be brought before the full board tomorrow night for a consensus and approved at the December 7th meeting.

MR. NYGREN

1. Generator from Fire Dept. Mr. Nygren is waiting for prices for a gas hookup for the generator from Brian Elmer. If we do this, there will be a start up charge of \$500-\$700. This generator could power everything we need in the building. He noted that when we lose power, we lose our 911 calls. The generator is 22 years old, however, it has had great maintenance. We will be getting the transfer switch with the generator. Mr. Nygren was advised to get other quotes also.

Mr. Nygren reported that all the Christmas lights are done downtown. He said they ran into some problems and there may be additional cost.

Motion by Peterson, second by Bloodworth to adjourn at 7:50 P.M. All ayes. Motion carried 3-0.

Respectfully submitted,

Judy Rossi
Village Clerk