

PUBLIC WORKS COMMITTEE
MINUTES
JUNE 7, 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, Mr. Fridly, Mayor Adams, Atty. Galluzzo, Bruce Werrbach, Dennis McMullen, and Gordy Nygren.

Motion by Bloodworth, second by Peterson to waive the reading of and approve the Public Works Committee minutes of May 17, 2010, as presented. All ayes. Motion carried 3-0.

MR. McMULLEN

1. Paperchine. Mr. McMullen stated that after three tries we got under the floor. Tomorrow we should have the new stuff reconnected and start putting the place back together again. We should have the project wrapped up by next week.

2. Franklin/Aspland. The Franklin/Aspland project is complete as of this morning.

3. Main St. Mr. McMullen stated that we have the state's blessing for the angle parking. We have to pass a resolution tomorrow night for Main St. and we are hoping for a bid date yet in June. Once we have a bid date we should try to schedule a meeting with the businesses downtown to let them know what is going to happen and offer them a couple options for the construction. He feels the project should start the end of July or early August.

4. Rockton LLC. They have now done a raised median instead of a painted median which has depressed curb with a rumble strip on top. There is only a 35 foot radius there which will prevent trucks from entering there. We are now defining the entrance and Mr. McMullen feels this will be fine. Most of the traffic will go back out Quail Trail.

5. Wagon Wheel. Mr. McMullen stated that the project is complete and he received the final lien waivers from all but one company, H.D. Waterworks, which we did not think we had to have as he assumes they had already been paid. He asked that the board pass this to have the check issued to Schlichting upon receiving the final lien waiver from H. D. Waterworks.

ATTY. GALLUZZO

1. Sales Tax Rebate-Rockton LLC. Atty. Galluzzo stated that the Village will receive 100% of the tax for the first year and 50% of the tax for the next 10 years. He stated that there is no lien against the property which is important from the standpoint of entering into the economic rebate agreement which requires either a letter from a lender that they have 10 million in assets or they have 10% equity in the project. Mr. McMullen stated that the cost to get the property ready for a building may be under \$250,000. For the economic incentive agreement, the project is to get a building up and start generating sales tax. Mr. McMullen stated that the builder on the first lot has already identified what he is doing and hired an engineer to design their site plan which they will present to Mr. McMullen within the next 14 days. Atty. Galluzzo stated that we do define how many buildings. Mr. Fridly stated that we are giving them economic development that is split into four lots. Their package is designated per lot so wouldn't the project cost per lot. Atty. Galluzzo stated that we had stated \$75,000 total. Atty. Galluzzo stated that with a great business going on one lot, he could hit the \$75,000 in five years in one lot. We are not giving him more than five years on one lot for more incentive for him to build the other lots. Atty. Galluzzo states that they have to have 10% of the project, but how do we define the project? That is up to us as to how we define project. If we define project as one lot, they have absolutely met that. If we define project as 2 lots they are still about there. If we are going to require 3-4 buildings then you are out of your ratios. We are not defining that we want them to do 1, 2, 3 or 4 buildings only that we want to spur commercial development on this 8 acre parcel. They are going to make it pad ready and ready to build. He could hit that \$75,000 in one or possibly two buildings. Mr. Fridly wants to make sure that the requirements that he is meeting are the same as we are requiring in the incentive and that we are on the same page.

MAYOR ADAMS

1. MFT. Mayor Adams stated that a couple items have been added which MFT monies can be spent on to include tree trimming, mowing, and street sweeping. They are trying to get people to use funds to spur jobs.

2. Fire Station Trees. Mr. McMullen has an issue with the trees in the front of the fire station over top of the water main and when that street is widened the trees will cause a visibility issue. If they need the points for the landscaping, they can move them to some other part of the lot or he stated it would not bother him if they left them out. This is primarily a safety facility so

the landscaping is secondary to something like that. You want to make sure the front is as clear as possible for people as it is right now.

3. Public Works Building. Mayor Adams reported he has a meeting tomorrow to continue talks about the Public Works building. Larson and Darby are the architects.

STREETS & WALKS – MR. PETERSON

1. ERP Funds. Mr. McMullen stated that we have a resolution for \$250,000 ERP Funds to do Main Street. This money goes into MFT and then out when we pay the bills. The 2nd resolution is \$100,000 out of MFT for the Phase 2 Street Program.

BUILDINGS & PARKS – MRS. BLOODWORTH

1. Village Green. Mrs. Bloodworth stated that she had toured Village Green Park with the Trumans and noted several trees that needed removal, or trimming and also noted that new mulch was needed. She also stated that trash cans should be mounted on cement and felt that the Cannell and Stien benches should be attached to cement to keep them in place. Mr. Nygren will look into all of her suggestions. She also noted that there is a large tree on Chapel St. that needs attention. She also requested a diagram of the trees for Settlers Park.

SEWER, WATER & GARBAGE – MR. FRIDLID

1. Public Works Raises. Mr. Fridly stated that Public Works raises will be approved tomorrow night, average 3%, and are retroactive to June 1.

2. Christmas Walk. The Chamber of Commerce has asked to use the water department business lists to do a mailing for sponsorship for Christmas Walk. Mr. Fridly was opposed to letting them use the list, if available, from the water department; however, Mr. Peterson and Mrs. Bloodworth had no issue with letting them use it.

3. Baker Recapture Contract. Mr. Fridly stated the Baker's daughter-in-law refreshed my memory that this issue was kicked back to the Public Works Committee. The Bakers were told that they will have to pay Atty. Galluzzo for creating the document and he is willing to cut them a deal for \$200. He stated that he could get that document done in less than a week. If she has the last

deed of record they can pay the \$200, not including the title contract price, and he will walk her through the process.

MR. NYGREN-PUBLIC WORKS MANAGER

1. Trees-1007 High Point. Mr. Nygren reported that he had received three estimates that ranged from \$250 to \$300 with Perrin being the low estimate. Once we take these down, there are others that people will probably ask to have removed. Mr. McMullen stated that you will have to receive permission from the property owner to go through their property to get to the trees because it will be difficult to reach them from Rt. 2. This issue will be set aside to wait for funding to come in; however, we do not have a choice but to do this.

2. Pool Pump. Mr. Nygren stated the pool pump started leaking. Repairs will cost \$1,721 and a new back up pump will cost \$2,640. If the pump fails, we will have to shut down the pool so we need to have a backup pump. We will table this for now until funds are received and purchase a new pump since the old pump has previously been repaired and the difference is only \$900.

3. Lions Club Requests. Mr. Werrbach stated that the Lions Club has requested, at their expense, to change out the 100 amp panel at the shelter to 200 amps which will eliminate the cords laying on the ground. They also have asked to move the boxes back for the food vendors which is a safety issue. They also have requested to place a fence along the railroad tracks but have not come up with an estimate of cost as yet. The Public Works Department will move the boxes back for the vendors when they can fit them into their schedule, with the Lions paying for materials.

Mr. Nygren reported Mr. Sockness wants the tree hanging over his house, which is a Village tree, trimmed so that it doesn't fall on his home.

Motion by Peterson, second by Bloodworth to adjourn at 7:30 P. M.

Respectfully submitted,

Judy Rossi
Village Clerk