

PUBLIC WORKS COMMITTEE
MINUTES
DECEMBER 6, 2010

Chairman Fridly called the regular meeting of the Public Works Committee to order at 6:30 P.M. Present were: Mrs. Bloodworth, Mr. Peterson, and Mr. Fridly. Also present: Mayor Adams, Atty. Cox, Gordy Nygren, Dennis McMullen, and Bruce Werrbach. Also: Joe Marella and Cory Magnus.

Motion by Peterson, second by Bloodworth to waive the reading of and approve the minutes of November 15, 2010, as presented. All ayes. Motion carried 3-0.

PUBLIC COMMENT

1. Cory Magnus. Mr. Magnus wanted to thank the Public Works Department for a job well done over the week end with Christmas Walk. They were able to assist the fire department with a lot of stuff even though they were handling snow removal on Friday. There were some communication issues on the fire departments end which will be corrected next year.

2. Joe Marella. The first item Mr. Marella wanted to ask about was the lights for the hockey rink. He has had Mr. Graceffa start on the project even though the lights were discussed but not approved. There will be six posts three on each side with two fixtures per post. The sod tubes are in the ground and they have the meter set and are waiting to do concrete. Ideally, the lights will turn on between 4 and 5PM and go off at 10PM. Both Mr. Fridly and Mr. McMullen would like to see the specs for the lights which Mr. Marella will provide. The cost for running the lights is estimated at about \$125 a month. The poles will be used, but the fixtures are new. He also requested to place a third light on an existing light pole to light skater's exit from the rink to the parking lot. That light would cost \$13 a month making our peak cost \$140 a month. Mr. McMullen pointed out that they would have to use a time clock on the lights as the existing lights there could interfere with a photo cell. Mr. Nygren stated that the maintenance of the bulbs would be the biggest issue as you would need a boom truck to change them at \$220 a bulb for the lift and the bulb. Mayor Adams stated that you have a \$50 to \$60 thousand dollar ice rink and you are squabbling over \$200 maintenance to change the light

bulbs. Mr. Fridly stated that 9 out of 10 donations end up costing the Village in the long run. At the most they could be changed twice a year. Mr. McMullen will talk to Mr. Graceffa tomorrow, check the specs, and if he is good with it, the committee will be good with it. Mr. Fridly will ask for a consensus from the board to approve the lights tomorrow night so Mr. Marella can move forward. The other item Mr. Marella asked about was a port-o-let. As the Village does not have an extra one to move over there, Mr. Marella will order a port-o-let to be placed.

MR. MCMULLEN

1. Blackhawk Water Extension. Mr. McMullen reported that the Blackhawk Water Extension is completed and a water sample was taken today. Wednesday their service will be installed, with restoration in the spring. Mayor Adams noted that we will have to go through the pre-annexation process according to our attorneys so we will have to have a public hearing at the next board meeting.

2. Plat 7 Kensington. Mr. McMullen stated this should be added to the agenda tomorrow for a consensus to approve. All they have done to change this is to plat the out-lots and given them lot numbers which they did not previously have.

3. Lights – Hawick and Village Green. Mr. McMullen stated that we are adding two street lights on Hawick St., one at the end of the condos and one at the corner. We will need board approval to do that at \$13.67 per light fixture per month. Also, Mr. Nygren noted that it is very dark by the playground equipment in Village Green Park and one light will be placed there at \$13.67 per month. This will be taken to the full board for approval also.

MAYOR ADAMS

1. Tax Levy. Atty. Cox stated that at this time we do not know what the final EAV is going to be so what we have done is to impose the maximum levy subject to the reduction when the county clerk issues what the EAV for Rockton will be. If you set it ahead of time before they do that, you might wind up leaving money on the table you don't intend to leave on the table. It is a fair way of doing it. We are raising the tax levy, but we are not raising people's taxes. This will be approved at the full board.

2. Farm & Fleet. Mayor Adams stated that Farm and Fleet has been looking at a property by Wal-Mart and Wal-Mart has a right of refusal as to what goes in there; and they would object to Farm and Fleet going in there. Mayor Adams asked them to reconsider since Farm & Fleet would generate more traffic for Wal-Mart. He has not heard back from them. The deed reads discount store which he feels Farm & Fleet is not a discount store. Mr. Fridly stated that we should check our options. It was noted that this could hurt auto and toys at Wal-Mart in particular at Christmas.

3. Embry-Riddle. Mayor Adams suggested that the Village make a pledge of \$1,000 to help bring Embry-Riddle to our area. If they don't come here, you would not be spending any money as it is only a pledge. The benefits to Rockton would be people living here and would be huge for Hononegah graduates to have the university close by. That will be brought before the board as a consensus tomorrow.

4. Union St. from Kocher to Rt. 2. Mayor Adams stated that the state is asking the Village to take over ½ block of Union St. and they will pay the Village \$37,000. We already have been taking care of this.

5. 251 Ramp Annexation. Mayor Adams stated that we discussed this a couple years ago and are now following through with this.

6. Public Works Garage. Mayor Adams stated that Chem-Tool has apparently lost interest in offering us that land. He showed the committee a photo of the Sand Trap property of 2.75 acres which might be something we should consider; however, he is concerned about other potential commercial development if we put the garage down there. He felt we could purchase the property for under \$100,000. Mr. McMullen stated that there is heavy rock there and you would need the sewer to go back to the building. He also recommended getting a Phase I environmental done. This property is zoned commercial highway.

STREETS & WALKS – MR. PETERSON

1. Accept Kensington East Plat 2 Roads. Mr. McMullen stated that all the improvements have been made and inspected in Kensington East Plat 2 which is the subdivision directly behind Wal-Mart. He stated he is working with the attorney to get the new bonding requirements for future building in there. The letter of credit, which stands, there is nothing we can call on it because all of the improvements are done. He stated that

he has no problem accepting the roads and sending the letter of credit back. The bonding will be in ordinance form in the zoning and subdivision ordinances which literally requires a \$5,000 bond for any builder to build any new construction over 500 square feet. On commercial, we will bump that up to \$10,000. This will virtually cover any damage to any public improvements, roads, sidewalks, curbs, etc.

2. Jurisdictional Transfer from Quail Tr. To Rt. 251. It will be from the bridge face to Quail Tr. The only concern is that there are a ton of lights along the road. They have lights every 100' all the way from Quail Trail out to the ramps. If we have a consideration of taking this over, we are not paying for those lights to light up their intersection. Mr. McMullen stated that he is not sure we need all those lights at our end in the commercial area. Mr. McMullen is trying to clarify whether we can take the jurisdiction of the road but not the lights from the state. It would be to the Village's advantage to have control particularly on the north side of Rockton Road where the state did not want any entrances. If we have control of the ROW, we can control access. We could probably stand another solid entrance other than Quail Trail. Mr. McMullen will contact Jay Howell from the state to get some questions answered. They apparently want the county to take the other side of the intersection. Atty. Cox stated that this has brought up the annexation of the off ramp which has come up along with the Rockton Rd. jurisdictional transfer.

Mayor Adams stated that as long as we are working with the state on these annexations, we should ask again about the frontage road on the east side of Rt. 2 going to the golf course. They gave us the intersection on the west side.

3. Planters. Motion by Peterson, second by Bloodworth to authorize the expenditure of \$178.47 for the planter decorations for the holidays. Roll call: All ayes. Motion carried 3-0.

BUILDINGS & PARKS – MRS. BLOODWORTH

1. Public Works Building. Mrs. Bloodworth stated we will look into the purchase of the land for a public works building and lay this over for now.

2. Carpet Cleaning. Motion by Bloodworth, second by Peterson to authorize the expenditure of \$575 for carpet cleaning of the village hall on December 11 by Society Cleaners. Roll Call: All ayes. Motion carried 3-0.

3. Christmas Lights Turn Off Date. After discussion, it was decided to set the building Christmas light turn off date at February 1. A letter will be sent to the property owners advising them of the turn off date. Mr. Peterson stated that we need to have a conversation about the lights, the cost of repairing them, getting assistance with the cost of the lights from property owners, encasing them in plastic for \$50,000 plus, the actions of the village if the property owner refuses to turn them off, and the liability the village takes on with the lights.

WATER, SEWER & GARBAGE – MR. FRIDLY

1. Sewer Rates. Mr. Fridly noted that the total expense 2009-2010 was \$407,937.00 with the revenue for 2009-2010 being \$371,990.00, thus their being a deficit of \$35,947.00. He stated there are 1,833 accounts. If we raise the cost \$5 per quarter, from \$12.50 to \$17.50, we can generate \$36,660.00 which would alleviate that deficit. Mr. Peterson stated that lab work and chemicals have increased from 2007 from \$5,000 to \$19,000. What are we doing differently now than we were doing then? Mr. Fridly stated that the EPA has designated one lab to do their stuff and they know, thus costs have increased accordingly. Mr. McMullen stated that chemicals have also gone up. Mr. Nygren stated that Test American costs are huge and also the poly for the sludge press. The loan payment is for the River St. Lift Station and the clarifiers. The Wal-Mart expense goes back to them to reimburse them for what they paid up front. That is a pass through cost as it comes in as sales tax and goes out as an expense. Our biggest increase is the utilities. Rock River Water Reclamation raised their fees. They are using a flat rate of \$2.07 per hundred and \$2.50 each quarter for administrative costs. Mayor Adams asked if we charged a flat rate like they have, would we generate the same amount of money or would we be hurting the people who go to Florida in the winter. Mr. McMullen feels that everyone should pay their fair share whether they are in residence or not. Mr. Fridly stated that Pecatonica charges \$16.08 flat right off the top plus 86 cents per hundred on top of the \$16.08. They start with the first hundred. We start after the first 1,000. They charge \$8.60 for the first 1,000 on top of the \$16.08. We would be \$17.50 with the raise compared to their \$24.08. Our utilities doubled in 2007 when Rock Energy took over. Mr. Fridly stated that he would like to tack on a percentage raise each year which we will have to discuss. Otherwise, every five years, we are making a big jump. Utilities are guaranteed to go up. Mr. McMullen stated that sewer rates actually went down when we took over the sewer plant. Mayor Adams stated that we cannot raise rates an astronomical amount over the amount the people east of Dorr Rd. are

paying. Right now, we are paying less than they are. Mr. Fridly stated that with this increase, we are covering our cost. Ideally, our operating expense should be covered by our user fees. We are not even close. Even with this, we still won't be close. Mayor Adams stated that what is hurting us is not having any hook up fees.

Mr. Fridly stated that we could spend millions of dollars at the sanitary plant getting it updated. Some of the parts are 50's technology and are not available any longer and have to be machined. Utilities have doubled since 2006-2007 and Mr. Peterson noted that salaries have gone up \$20,000 since then. We are paying more people out of sewer than previously.

Atty. Cox stated that you will have to have a public hearing to raise rates. His question was whether you are raising the rates enough. You have to start building a reserve fund to take care of the mechanical issues. Mr. Fridly stated that you should probably set in motion a jump each year. User fees are higher this year. Once hook up fees begin to come in, you could freeze the increase if it is not needed. Twenty dollars a year may be a hardship for some people. Base rate would go from \$12.50 to \$17.50 for the first 1,000 cubic feet per quarter. After that it would be \$2.00 per 100 cubic feet as it is now. Mayor Adams suggested making it a flat \$2.00 per hundred cubic feet which would be \$20.00 for the first 1,000, with the minimum being \$15.00 per quarter. This will be discussed further at the board meeting.

2. Rockton Athletic Fields. With the discussion about the seeding and fertilizing of the athletic fields, Mr. Fridly asked for approval for Mr. McMullen and Gordy to work up bid specs for everything necessary for the athletic fields for next year like seeding, watering, fertilizing, mowing, etc. We will put it out for bids with the mowing of the other 49 acres as an alternate which we could compare to what it would cost us to do the mowing. He would like the specs after the first of the year with bids by the end of February. Fences and backstops were to be moved this fall. The baseball group will drag and stripe the fields.

MR. NYGREN-PUBLIC WORKS MANAGER

1. Generator. Mr. Nygren stated that he had three quotes for the generator at the fire department. He had a gentleman from Diesel Engine Specialists look at the generator and his exact words were that is hodge-podged together and it is not a true diesel and along with the age

and sitting outside, he would not recommend it. He did ask him for a quote for a generator to get this building up and running, but did not receive it. After some discussion about the bids, the condition of the generator, and the lack of funds, Mr. Fridly said we will pass on the offer from the fire department.

2. Electric Motor. Mr. Nygren stated that we have a quote from Monroe Truck for an electric motor for the spreader on his truck. This will come out of Streets – equipment maintenance or tools and equipment. Motion by Fridly, second by Peterson to purchase the Western Tornado electric motor at the cost of \$580 for the spreader on Gordy's truck. Roll call: All ayes. Motion carried 3-0.

Motion by Peterson, second by Bloodworth to adjourn at 8:00 P.M.

Respectfully submitted,

Judy Rossi
Village Clerk