

Village of Goodfield
Special Board Meeting
April 4, 2016 @ 7:00p.m.

Special Board Meeting was called to order by President Ross Hohulin at 7:00p.m.

Board members present: Terry Nohl, Blake Otto, Josh Kuntz, Wade Wettstein and Matt Ginder. Also present were PWM Nohl, Mike Carr, Roger Mullins, Scott Leman, Chris Leman and Sam Flynn. Absent was Trustee Todd Perry.

Agenda for the meeting was to discuss:

1. Rte. 117 Sanitary Sewer Service
2. Proposed Safety Improvement for Norfolk Southern Railroad @ Harrison Street & Birkey Street
3. Mower Purchase

Rte. 117 Sanitary Sewer Service

PWA Nohl said at the 3-21-16 Water & Sewer Committee Meeting the Rte. 117 Sanitary Sewer Service was discussed. Scott Leman, Leman Autos, is interested in buying the lot south of Glen Bauman's. There is water service to the lot but no sanitary sewer service. Scott had requested monetary assistance from the Village to run the sanitary sewer. Engineer Yockey prepared several options for extending the sanitary sewer along with cost estimates to the committee.

PWA Nohl has talked with Village Attorney, Frank Ierulli, and TIF Funds would be eligible if it serves more than one party and if it is a public main. The sanitary sewer service would be serviceable to the property to the north and also if any subdivision of the property – a separate entity to the east it would service that property as well.

Attorney Ierulli also reminded Nohl that Parson's has requested reimbursements from the TIF Funds. PWA Nohl talked to Treasurer Teresa DeGrave and she said those are 2 different funds. Treasurer also stated that the majority of TIF Funds are used to pay the current Village Bonds. General Funds or Water & Sewer Funds can be used to contribute to extending the sanitary sewer service.

In the committee meeting it was recommended to go with Option C to go with the deeper sewer that crosses Rte. 117 so it can service the back lots by gravity. It is about 5' deeper and would not require any pumping.

Terry Nohl said if the Village does want to contribute the Village needs to say up to a certain dollar amount like we did with Vermeer.

Otto asked what dollar figure is available from TIF Funds without compromising the bond payments. Wettstein said Village would need to use General Funds or Water & Sewer Funds. Kuntz asked if all bond money was used up on the Sewer Treatment Plant. Engineer Yockey said with all the extras it would be used up.

Wettstein feels it would be good for Village to at least make up to Option C. In the long term it would service more lots and have less maintenance.

Kuntz asked if putting sanitary sewer under the road and over to the property is going to compromise anything to the Business Park. Engineer Yockey sees a bottleneck on Robinson Street and the Business Park at this time does not use a large volume.

President Hohulin asked how far east we can service something if we go deeper. Engineer Yockey said until surveys are done he does not know. Ross also said at some point the Village would need to recoup the cost from anyone else who hooks onto the sanitary sewer.

PWA Nohl advised Scott is looking to service not just his business but at least another service at the back of his lot.

President Hohulin asked if the Village went with Option A would Goodfield State Bank and Glen' Bauman be subject to extending sanitary sewer to adjacent lot.

PWA Nohl agreed the Village could do a cost sharing agreement where anyone who hooks on to the sanitary sewer in the future would pay a reimbursement fee.

Engineer Yockey asked if it is Scott's intent to have a common drive with Glen's Standard to access both, centered on property. Sanitary sewer should be extended at least far enough east so we don't have to dig up under proposed drive.

Engineer suggests putting the sanitary sewer at the north side of Lemman's property. Scott asked if he would be able to blacktop over and Engineer said yes.

Engineer Yockey said option B could service far to the east but would need to put in a pump station or if we go with option A they could pump it to VOG service.

Kuntz asked what the long term effects of grinder pumps are. PWA Nohl said if you have pumps you will always have repairs & maintenance. Gravity is better than grinder pump and it is a lot less maintenance.

President Hohulin asked how far it is from Rte 117 to east lot line. Engineer said approximately 400'. Ross wonders if going that deep is really going to be beneficial.

If we go with option A it would be gravity sewer to 1 lot then the other lots would have to have a private pump to pump to the gravity sewer.

Terry Nohl said ground to east of Scott would probably be commercial and not have basements. If they did have basements they would have to put grinder pump in for basement.

Engineer said if we put shallow sanitary sewer in and something goes into the east they can always go to DMI lift station or pump to this one. If option A we need to be 10' from water lines and put in stub services for Glen and the bank for future hook on.

Kuntz asked if it is typically the land owner's expense to go the full width of their frontage so the next lot owner can pick it up there. According to code, yes.

Engineer Yockey said ideally if it serves 3 lots Scott would pay 1/3 of the cost, the Village would pay 2/3 of the cost and collect from the other 2 lots when they hook on.

PWA Nohl said the money the Village contributes will be recouped from sales tax by Lemman Autos.

Scott said building would be similar in size as to where he is now. He would like to blacktop the lot and put up lights.

Otto asked if we authorize \$50,000 for sanitary sewer using option A would that be enough? Engineer Yockey said the only issue is he does not know where the water main is. It would help if PWA Nohl would locate the water main then let him know. Duane is not sure if it is a 4" or 6" main. Roger Mullins thinks the water main may have been upsized when they did the intersection, at least over to the corner by the bank.

President Hohulin asked Scott if the Village would cost share the sanitary sewer extension would his share of approximately \$15,000 make his project more do-able? Scott answered they would be grateful for anything the Village could do to help them. Ross asked Scott if he has any idea what he pays in sales tax/year. The past three years he has paid approximately \$35,000/year in sales tax and he would expect that to go up with the new building. President Hohullin feels that sales tax generated by Lemman Autos will more than cover his portion of the sanitary sewer. He feels the Village's risk is how long it will take the other 2 lots to hook on. Motion was made by Wettstein, seconded by Nohl to authorize Engineer Yockey to prepare bids for option A and to prepare application for IEPA permit. Motion passed with the following roll call vote: Wettstein – yes, Otto – yes, Ginder – yes, Kuntz – yes and Nohl – yes. Scott will let the Village know when he purchases the property.

NORFOLK SOUTHERN RAILROAD IMPROVEMENTS

At the March 2016 Regular Board meeting Engineer Yockey talked about the letter from Norfolk Southern Railroad wanting to improve both railroads on Harrison and Birkey Street for \$200,000 each. They would like for the Village to pay 10%. One concern is at Birkey Street between rail road and Rte 150 Duane is not sure we can meet the Railroad specifications of 1% for 25' and then they go down. There is not a lot of space at railroad crossing. In Deer Creek on the south side of the tracks they got a waiver so they didn't have to have as much of a grade differential. Duane would like to do a profile of Birkey Street between Rte 150 and Railroad when crews are over here for sewer profiles to see if a waiver is possible. Instead of paying 10% there is an option you can do some of the improvements yourself. Wade asked if we find out it doesn't work on Birkey Street what happens if we say no. Engineer said they will close the street. Engineer said from Village standpoint we want to keep Birkey Street in case there is ever development to the west.

Motion was made by Nohl, seconded Ginder to approve Engineer Yockey to profile Birkey Street on south side. Motion passed with the following roll call vote: Wettstein – yes, Otto – no, Ginder – yes, Kuntz – yes and Nohl – yes.

PWA Nohl should locate water main and then let Engineer Yockey know.

MOWER

PWA Nohl got quotes on a mower for Village mowing. After talking to laborer and reviewing how much push mowing and now mowing at the sewer plant PWA Nohl feels the Village should purchase a mower. President Hohulin asked if the Village Employee would do the mowing around town or if it will still be bid out. Trustee Wettstein stated it helps to justify the cost of the mower if Village personnel would mow all areas. Whether we bid it out or employees mow will be decided at the April Board Meeting when mowing bids are opened. Following are the quotes for mowers:

John Deere (Martin's)	930 Ztrack	\$8,750.00
	930 M EFI	\$8,865.00
John Deere (Fligingers)	Z930	\$7,999.02
XMark (Martin's)	S EFI	\$9,774.00
	Laser S	\$9,759.00

