

Village of Goodfield

BOARD MINUTES

Regular Board Meeting – May 15, 2021

Village President Jim Edwards called the regular board meeting to order at 7:00p.m. via Zoom. Roll call showed the following board members present: Terry Nohl, Todd Perry, Roger Mullins and Daryl Wilkendorf. Also present: Engineer Yockey, Attorney Michael D Gifford, Public Works Administrator Nohl, Treasurer, Clerk and 3 visitors.
Absent were: Trustees Matt Ginder and Nate Sauder.

President Edwards informed all that PURSUANT TO THE AMENDED OPEN MEETINGS ACT, UNTIL THE STAY AT HOME ORDER IS LIFTED ALL VILLAGE BOARD MEETINGS WILL BE CONDUCTED ELECTRONICALLY WITH VIDEO AND AUDIO PUBLIC ACCESS AVAILABLE AS SHOWN BELOW. THE VILLAGE'S FACILITIES ARE NOT SUFFICIENT TO ALLOW APPROPRIATE SPACE FOR SOCIAL DISTANCING AND PUBLIC ATTENDANCE, THEREFORE PUBLIC ATTENDANCE WILL BE ACCOMMODATED ELECTRONICALLY AS SHOWN BELOW.

If you would like to attend via Zoom go to <https://us02web.zoom.us/j/85812761566> and follow the prompts to join meeting. If you would like to call into the meeting dial 1-312-626-6799 and follow the prompts on the phone (Meeting ID 858 1276 1566).

Citizens Request and Input

None.

Meeting Minutes

04-15-21 Regular Board Meeting

Motion made by Wilkendorf, seconded by Mullins to approve the 4-15-21 Regular Board Meeting, as amended. Motion passed with the following roll call vote: Nohl – yes, Perry, Mullins – yes, Wilkendorf – yes.

05-10-21 Water & Sewer Committee Meeting

Motion made by Nohl, seconded by Wilkendorf to approve the 5-10-21 Water & Sewer Committee Meeting. Motion passed with the following roll call vote: Nohl – yes, Perry – yes, Mullins – yes and Wilkendorf - yes.

05-17-21 Combined Special Board & Planning Committee Meeting

Motion was made by Mullins, seconded by Nohl to approve the 5-17-21 Combined Special Board and Planning Commission Meeting. Motion passed with the following roll call vote: Nohl – yes, Perry – yes, Mullins – yes and Wilkendorf – yes.

Police Report

Chief Potts reviewed the Police Reports. He also informed the Board he was having surgery and will be off for a while. His officers will cover his hours and Woodford County will cover nights.

Treasurer's Report

Motion was made by Nohl, seconded by Mullins to approve the Treasurer's Report as amended to the warrants dated May 20, 2021. Motion passed with the following roll call vote: Nohl – yes, Perry – yes, Mullins – yes and Wilkendorf – yes. Treasurer DeGrave stated the Bond payments have been made.

Warrants/Accounts Payable

Motion was made by Mullins, seconded by Nohl to approve the payment of bills as listed on warrants dated:

05-20-21	\$ 16,867.87
05-13-21	\$ 47,570.55
04-30-21	\$ 14,145.20

Motion passed with the following roll call vote: Nohl – yes, Perry – yes, Mullins – yes, Wilkendorf – yes.

Transfers

Motion was made by Mullins, seconded by Wilkendorf to approve the following transfers:

- \$14,869.76 from O&M Checking to General Fund Checking
- \$60,000.00 from General Fund Money Market to General Fund Checking
- \$ 4,000.00 from General Fund Money Market to Building Fund Money Market
- \$ 0.00 from O&M Checking to O&M Money Market
- \$ 0.00 from O&M Checking to Pledged Revenue (Bond Pmt)
- \$11,369.83 from TIF Fund to General Fund Checking
- \$ 0.00 from Bond Repayment Fund to General Fund Checking

Motion passed with the following roll call vote: Nohl – yes, Perry – yes, Mullins - yes and Wilkendorf – yes.

Payment of outstanding invoices upon request of Village Engineer

There were no outstanding invoices.

PUBLIC WORKS ADMINISTRATOR/VILLAGE ENGINEER REPORT

PWA Nohl informed the Board he is going to hire temporary help this summer to help laborer Terry Holliger. PWA Nohl will also be hiring a cleaner to replace Terry Holliger.

Engineer contacted PWA about an investment group wanting to buy Timberline Mobile Home Park and wanted information relating to utilities at the trailer park.

WATER TREATMENT PLANT/DISTRIBUTION SYSTEM

Nothing discussed.

SEWER TREATMENT PLANT/COLLECTION SYSTEM

Nothing discussed.

SANITARY SEWER COLLECTION SYSTEM ISSUES

Nothing discussed.

ATTORNEY REPORT – None.

VILLAGE PRESIDENT’S REPORT

Village President would like the Code Review Committee to review and update Chapter 10 of the Village Code and bring the revision back to the Board.

There is a possibility that the May Regular Board meeting may be in person unless Governor Pritzker extends the Executive Order. Trustee Wilkendorf asked what restrictions we will be under once we do return to open meetings. Attorney Gifford said the law is now that people who are fully vaccinated can be without a face covering. Those who have not been vaccinated are still supposed to wear face covering.

President Edwards will be out of town for most of June. He will not be at the June 17, 2021 Regular Board Meeting.

OLD BUSINESS

Comprehensive Plan/Mile and a half radius map

Trustee Mullins said Tri-County Regional Planning Commission did a good job explaining the Comprehensive Plan at the Combined Special Board and Planning Commission meeting on 5-17-21. Mike Bruner with Tri-County RPC will send a contract to the Village and Attorney Gifford for review. Trustee Wilkendorf feels the Finance Committee should look at expenses of the Comprehensive Plan. President

Edwards feels it is important to have a Comprehensive Plan so that we have a voice in what goes within the mile and a half radius of Goodfield. Trustee Nohl said once Attorney Gifford reviews the contract a motion can be made to approve it or not.

Ingress/Egress Easement for Sanitary Sewer Trunk Main

PWA has not heard back from the railroad.

Raymond & Cleveland Street Right of Way

PWA Nohl tried to contact Mr. Coulter again.

Sewer Main Easement – Dr. Merheb & Barn III

Tabled.

Amendment to Timberline Mobile Estates Water Service Agreement – Letter of Credit

Tabled.

Executive Session 2(c-11) of the Open Meetings Act to discuss threatened litigation

There was no Executive Session.

Well #2 Replacement

PWA said Ebert's have pulled the pump and motor. There was some debris in the bottom of the well casing. They tried to run the baler in to clean it out then decided to camera it to make sure there weren't any defects in the well casing. They thought there could possibly be a hole, they were pulling clay out. After they camera'd, the well casing that was visible look in good shape. Couplings looked in good shape too. The whole lower screen filled with sediment. They are getting equipment together to try to clean the rest of the casing out and then re-camera to make sure there aren't any issues with the lower screen. They think the reason our draw down was off is because we were only getting water through the top screen.

Martin Drive Water Main Loop

Engineer Yockey opened bids this morning. There were 6 bidders ranging from \$44,375.78 to \$124,250.00. Engineer's estimate was \$85,000 then changed to \$90,000. Meuser was low bid. There are concerns with the low bidder. Village had contractor do storm sewer at Village Hall and there were some issues. The Village ended up deducting money and finishing the grading themselves. On Item #3 directional bore Meuser was at 36.10/ft. all other bidders were well over a \$100/ft. The village reserves the right to reject any and all bids or to waive any informality in bidding. In the bidders packet there is a place it states, Owner's may make such investigation as he deems necessary to determine the ability of the bidder to perform work and the bidder shall furnish to the owner all such information and data for the purpose as the owner may request. The owner reserves the right to reject any bid if the evidence submitted by or investigation of such bidder fails to satisfy the owner that such bidder is properly qualified to carry out the obligation of the agreement and to complete the work contained herein.

EPA Construction Permit was sent 3-25-21. EPA acknowledges 70 day turn around, which would be 6-7-21. Engineer Yockey does not want to award bid until the Village has the EPA Permit. Engineer suggests investigating Mueser's capability to do the work and then discuss at a Water & Sewer Committee meeting. Attorney Gifford said the law says we have to choose the lowest responsible bid. The Village can hold the bids for 60 days.

Dietrich Preliminary Plat

Tabled.

Salt/Cinder Storage Building

Tabled.

I-74 Sanitary Sewer Reimbursement Contract

Trustee Mullins asked if this Agreement can still be recorded. Attorney Gifford said it could still be recorded and tied to the Property Identification Numbers. Trustee Wilkendorf asked if Dollar General could still be accessed this tap on fee. Attorney said as far as legally the Village could still access the tap on fee because Parsons could not say they were deceived or tricked by it because they were part of the contract.

The Village received an email from Chance Knapp with VIVO requesting a reduction in the Sewer Extension fee, which they were not made aware of until after they had already started on their project. Before purchasing the land on Martin Drive Chance had discussed what utilities were available with both the land owner & the Village, neither of which ever mentioned a Sewer Extension fee. Mr. Knapp understands that the situation is not well known having been put in place in 1998 so certainly does not fault anyone. However, had he known about the fee before acquiring the land he could have at least requested that the land owner share the cost since he was requesting a premium for the land due in part to the utilities available. The current amount due is \$34,000. His request would be to reduce the amount to \$20,000 which is roughly the cost of a commercial septic system. Had he not built within the Village limits that is what the sewer costs would have been. It also seems fair under the circumstances to meet (more or less) in the middle. In the Water & Sewer Committee it was recommended to deny such a request. Trustee Nohl said at that time Mr. Knapp had not formally made a request. Trustee Nohl, based on what has been done in the past, he would like to make a motion to grant Chance Knapp's request to lower the fee to \$20,000 instead of \$34,000. Trustee Wilkendorf asked what the Village has done in the past to justify that position. Nohl said in the past we helped Vermeer. Wilkendorf said that is different because we were in negotiations to get Vermeer to come into the Village and as part of that negotiation we gave up this particular fee. Terry also said Scott Leman. Terry said his motion stands as is. Trustee Mullins seconded the motion. Trustee Wilkendorf moved to amend the motion to say in light of previous concessions given to Mr. Knapp and this particular bldg. and saving him tens of thousands of dollars in granting him a masonry waiver on the front of his building that we modify the recommendation and instead of accepting the \$20,000 Change has offered. He explains as meeting half way but also explains that's what his system would cost him. Wilkendorf doesn't think that's meeting half way, meeting have way literally would be somewhere between \$20,000 and \$34,000. Daryl's motion is to amend the motion to accept a \$30,000 fee from Mr. Knapp. According to Robert's Rules if Trustee Wilkendorf's motion fails it goes back to Trustee Nohl's motion. President Edwards said there is something to say about following the letter of the contract but there is also a sense of right and wrong. If we do not tell people up front when they make financial commitments that's not a good way to do business. The only way to prevent this from happening in the future is to record this and have it tied to the PIN numbers in the Counties. Trustee Wilkendorf said he feels there is no sure way to keep this from happening again in the future but that recording with the counties would likely resolve the issue. Wilkendorf said he takes offense to tying the right and wrong thing to do to the people on this side of the highway that we are wrong in what we want to see driving out of our driveways. Edwards said it doesn't have anything to do with what you see it has to

do with the facility there. Wilkendorf said Village Code chapter 12 references tap on fees and it is available to the public. It is not the Village's obligation to inform the people of every rule in the village. Trustee Perry said the person that sold Mr. Knapp the land should have told him about the tap on fee. Knapp purchased the property in Dec/Jan. PWA Nohl told him about the fee last month, after he had purchased the property. Perry asked if fee was on permit. It was not, this contract only pertains to certain properties. It also was not approved as an ordinance so it is not in the Village Code. PWA forgot about the tap on fee. The landowner also did not inform Mr. Knapp of the fee. Perry said if we did something wrong then we should take some sort of responsibility for that. Daryl asked PWA Nohl, "Did Chance ask if there were tap on fees and did you say no? PWA said Mr. Knapp asked what the fees are and he told him about the usual tap on fees with a building permit, but failed to tell him about the tap on fees from the Cost Sharing Agreement. There was no second to Wilkendorf's motion. Motion failed. Motion was made by Nohl, seconded by Mullins to grant Chance Knapp's request to lower the fee to \$20,000 instead of \$34,000. Motion passed with the following roll call vote: Nohl – yes, Perry – yes, Mullins – yes and Wilkendorf – no.

Attorney Gifford will get a certified copy of the Cost Sharing Agreement and then Mr. Gifford will get it filed with the Counties

CNH Park Improvements

CNH would like to do a wetlands area in the park with native plantings. PWA Nohl met with Andy Edgar, CNH, today. The survey crew has marked the property line. Andy said CNH would reimburse the Village or split the cost of the survey. Andy is meeting with the professor teaming with CNH on the project. They will do this in phases. There will be low to no maintenance. Any maintenance that is needed would be done by the college class. Trustee Nohl said we should talk to neighbor Mark Albertson to see if he is okay with it. Mark was on Zoom meeting and said he was contacted and that nothing can be done on his property right now he encouraged the Village to do something on the park side. President Edwards concern I that he doesn't want invasive species planted. Josh said they would remove invasive species and only plant native plants. Trustee Wilkendorf suggested there be language to say they would not plant invasive with endangered or threatened species. PWA Nohl will get plans from Andy Edgar and forward to the Board.

Will Rokey-Goodfield Disposal

Possible collection of landscape waste

About 15 people have called or emailed saying they are interested in collection of landscape waste. We will keep track for another month.

CMS Health Insurance Renewal

Tabled.

NEW BUSINESS

Appointments

President Edwards informed the Board that the committees will remain as they are, with no changes.

Recycle Bin Complaint

A complaint has been voiced many times from Phyllis Rhoades that garbage from the recycle bin is blowing into her yard. PWA Nohl said he is working on a solution. The Village at one time was going to put up a fence, but Phyllis refused it. Trustee

Wilkendorf said if garbage is blowing in her yard from the recycle bin then take the bin away or move it. President Edwards said he will go see Phyllis and have her save the garbage that blows in her yard. If it is from the recycle bin the Village will try to work something out.

Schedule Committee Meetings

A water & sewer committee will be scheduled.

Municipal Calendar – Completed.

Other Business

Engineer – None.

Public Works Administrator – None.

Trustees

Nohl – None.

Ginder – Absent.

Perry – Todd shared with the Chief of Police about cars going through Oak Valley Subdivision with their lights off. Encouraged everyone to lock doors!

Sauder – Absent.

Mullins – None.

Wilkendorf – In terms of COVID 19 Relief Act. President Edwards said \$121,000 will come in 2 payments over the next 2 years. We do have to apply, but do not have to produce receipts. Federal government passed this but the money goes to Chicago and is then supposed to be distributed to the smaller villages.

TIF Funds ending are very critical to us. It would be interesting to do an accountability loop to go back and see how much money was brought into the Village by the activity of the TIF. President Edwards asked if Treasurer can get figures together on what the TIF has done for the Village over the years.

An email was sent to the Planning Commission Chairman and copied to the Village President and all Trustees regarding a letter signed by residents of Goodfield residing in Deer Lakes Estates, regarding a potential Industrial Development to be located on the Southwest corner on Martin Drive and Deer Lakes Drive. Wilkendorf just wanted to make sure everyone received the email.

What are we going to do with cost sharing agreement going forward in light of the decision we have made tonight. This can be addressed at some point in the future.

Clerk – Received abstract of votes from the Counties.

Treasurer – None.

Adjournment

Motion for adjournment was made by Perry, seconded by Mullins. Motion passed with the following roll call vote: Nohl – yes, Perry – yes, Mullins – yes and Wilkendorf – yes. Meeting adjourned at 8:57p.m.

Respectfully Submitted,

Sheri Martin
Village Clerk

Approved by the Village Board on _____.