

Village of Goodfield

BOARD MINUTES

Regular Board Meeting – January 20, 2022

President Jim Edwards called the regular board meeting to order at 7:00p.m. Roll call showed the following board members present: Terry Nohl, Matt Ginder, Todd Perry, Nate Sauder, Roger Mullins and Daryl Wilkendorf. Also present: Attorney Mike Gifford, Engineer Yockey, Public Works Administrator Nohl, Treasurer, Clerk and 1 visitor.

Absent was:

Citizens Request and Input

None.

Meeting Minutes

12-16-21 Regular Board Meeting

Motion made by Mullins, seconded by Nohl to approve the minutes, as amended. Motion passed with the following roll call vote: Nohl – yes, Ginder – yes, Perry – yes, Sauder – yes, Mullins – yes and Wilkendorf - yes.

Police Report

Chief Potts reviewed the Police Reports. Brad reported that Deer Creek has had two meetings since our last meeting. Brad is retiring no later than 6-29-22. Deputy Chief Bill Lolley has been hired to replace Brad, effective when Brad resigns.

Treasurer's Report

Motion was made by Wilkendorf, seconded by Mullins to approve the Treasurer's Report as amended to the warrants dated January 20, 2022. Motion passed with the following roll call vote: Nohl – yes, Ginder – yes, Perry – yes, Sauder – yes, Mullins – yes and Wilkendorf – yes.

Warrants/Accounts Payable

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

01-18-22	\$ 30,730.68
01-17-22	\$ 43,240.95
01-05-22	\$ 28,506.67

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

Transfers

Motion was made by Ginder, seconded by Sauder to approve the following transfers:

- \$34,105.46 from O&M Checking to General Fund Checking
- \$75,000.00 from General Fund Money Market to General Fund Checking
- \$ 0.00 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)
- \$ 5,984.36 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, Ginder yes, Perry – yes, Sauder – 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 they had a water leak on Saturday with a service repair in the old part of town. The saddle on the main disintegrated, he brought the saddle so Trustees could see it. We have done two of these in the last year and a half. The service person suggested doing a service project to schedule replacement of a few of these a year or maybe doing a section of main each year would make sense because fixing transite mains is on the Village's capital plan. In an 8 hour day they can fix 2 services at a cost of \$3500.

Also there have been issues at the Water Plant –leading up to this we knew we had a leak because we were pumping 30,000 extra per day. Pressure filters had to be back washed every 2-3 hours. The part that took out tannins was out of service for 3-4 days. Cleaned filters and put them back in service. We will take a sample and will send sample to lab. PWA is going to send samples of resin to be tested to see if that is the problem.

Engineer Yockey said survey crew is out doing topo of trunk sewer.

On 12-30-21 he met with Kathy Brown, EDC and Sally Hanley on the phone wanting to know how Goodfield is doing. American Recovery Funds available for infrastructure projects. Items out of that meeting were:

Trunk Sewer - offered assistance to get easements.

Looking for business property for Rivian

Goodfield Business Park

Goodfield Crossing

They wanted to know what properties were available for new business in Goodfield, because of Rivian. They would like to schedule an appointment with Bob Parsons.

Board instructed Engineer Yockey to discuss replacing transite mains in the old part of town as a shovel ready project. Engineer Yockey suggested beginning at the new water main on Rte. 117 and heading back toward the water plant. Trunk sewer project will also be applied for on the American Rescue Plan. Duane will contact Sally for an application.

WATER TREATMENT PLANT/DISTRIBUTION SYSTEM

Nothing discussed.

SEWER TREATMENT PLANT/COLLECTION SYSTEM

Nothing discussed.

SANITARY SEWER COLLECTION SYSTEM ISSUES

Nothing discussed.

ATTORNEY REPORT

Attorney Gifford, Engineer Yockey, President Edwards and PWA Nohl have been approached regarding someone wanting to build luxury apartments west of Dollar General on Lot 8 of Goodfield Business Park. It would be two 18 unit buildings. They would build one at first then the other building. One building would have a coffee shop in it. There are zoning issues that would need to be worked out. Duane was approached by their engineer and had a meeting with them. They gave Duane a sketch plan which he forwarded to PWA Nohl. Issues Engineer Yockey sees: Village Code for Business/Commercial allows any residential zonings to go in but code for RII & RIII allows a minimum of 5,000 sq. ft. per dwelling unit on lot. This plan is for

36 dwelling units. Per code they could only have 19 units based on the lot size. Also height requirement – Village code only allows height of 35 feet and this is taller than that, buildings are 3 stories and code only allows for 2 story. A meeting was held last week with Blake Parsons, Chad Martin, Brian Schieler, Alan Zimmerman, Travis Dietrich and village officials. Thoughts were to make application with what they have so far. Because of zoning discrepancies it would be denied. Then they would make a variance or special use application that would go to the Board of Appeals for review. The Village has not received an appeal yet. Once Board of Appeals makes recommendation to Village Board the Village Board has final say based on that recommendation. The developer would like completion by the end of the year. Trustee Wilkendorf suggested we consider changing and updating our Code. A Village Code Review Meeting will be held the 2nd week of February.

Dr. Merheb's attorney Leo Ghantos has retired. He has given Attorney Gifford permission to talk to Dr. Merheb. Mike has sent an email to Dr. Merheb's Administrative Assistant that the Village would like to meet with him.

TIF – The attorney for the school district, back in October, said he was too busy with covid issues to do anything, so Attorney Gifford sent another email to him. Has not heard back from him.

OLD BUSINESS

VILLAGE PRESIDENT'S REPORT

Dr. Merheb's attorney Leo Ghantos has retired. He has given Attorney Gifford permission to talk to Dr. Merheb. Attorney Gifford sent word to Dr. Merheb's assistant that the Village would like to meet with him.

Ingress/Egress Easement for Sanitary Sewer Trunk Main

PWA Nohl met with Andrew Hoerr and gave him the proposal as outlined in the W& S Committee Meeting. They had a good conversation. Andrew was going to discuss the proposal with his attorney. Andrew later called Josh back and indicated he would like for Hoerr's to do the work if it is on his property. This would need to be discussed to see if that is even legal to do. Attorney Gifford will have to look into this and also to make sure it is not a conflict of interest. PWA told Andrew to look at what the Village is proposing and talk to his attorney. If he wants any changes the committee can meet and discuss.

Andrew called Josh back about bottlenecks and wanted to know if the work needed to be done if we get more capacity in the system. Hoerr's do sewer lining and have done several small towns and considerably reduced their infiltration in the sanitary system. Andrew wondered if instead of a construction easement it could just be a maintenance ingress/egress easement and if we reduce our groundwater infiltration if that would alleviate the bottleneck. Duane said it would buy us some time and the Village has televised all our sewers and the televising hasn't shown any major problems. There was further discussion regarding whether or not lining the sewer would help.

Raymond & Cleveland Street Right of Way

Nothing discussed.

Sewer Main Easement – Dr. Merheb & Barn III

This was discussed earlier in meeting. Nothing else discussed.

Salt/Cinder Storage Building

Nothing discussed.

Police Role in Ordinance Violation

Nothing discussed.

Rte. 117 Water Main Extension

Hoerr Construction is working on water main extension. Boring is done. They are working north of the 45 degree bend. At some point in time they have to connect to the transite main and will need to issue a boil order for a few services.

Consideration of Right of Way and Dedicated Easement Plat of Martin Drive

PWA Nohl got information from Engineer Yockey's office. Brad Schaefer had some questions. PWA will get back to him.

NEW BUSINESS

Ordinance Repealing Chapter 12 of the Village Code, and replacing it with new Chapter 12 – Ordinance #22-01

Motion was made by Ginder, seconded by Nohl to approve **Ordinance #22-01**, an ordinance amending Chapter 12 of the Village Code. Motion passed with the following roll call vote: Nohl – yes, Ginder yes, Perry – yes, Sauder – yes, Mullins – yes and Wilkendorf – yes.

Discussion and possible action regarding lien against Jericho Properties

In 2019 Attorney Tim Gronewold filed a lien for the water bill owed by Jericho Properties/Timberline Trailer Park. An agreement was made with Mr. Rizqallah to pay the water bill by paying \$35,000 and the rest was put on a 20 year payment plan. When Mr. Rizqallah provided a letter of credit to the Village the Village would have the lien released. The letter of credit was never provided. Now Mr. Rizqallah is selling the trailer park. The debt remains around \$90,000 plus current water bill. This ought to be paid out of closing. Attorney Gifford will follow up on this.

IRWA Conference

IRWA Conference is in February. Mike Carr would like to attend.

Motion was made by Mullins, seconded by Wilkendorf to approve Mike Carr attending the IRWA Conference. Motion passed with the following roll call vote: Nohl – yes, Ginder - yes, Perry – yes, Sauder – yes, Mullins – yes and Wilkendorf – yes.

Schedule Committee Meetings

Village Code Review Meeting will be set for the second week in February.

Police Committee Meeting will be held on February 10, 2022 at 7:00pm at the Village Hall.

Agenda will be police role in ordinance violations.

Municipal Calendar

Completed.

Other Business

Engineer – None.

Public Works Administrator – None.

Trustees

Nohl – None.

Ginder – None.

Perry – None.

Sauder – None.

Mullins – None.

Wilkendorf – None.

Clerk – None.

Treasurer – None.

Adjournment

Motion for adjournment was made by Ginder, seconded by Sauder. Meeting adjourned at 8:30p.m.

Respectfully Submitted,

Sheri Martin
Village Clerk

Approved by the Village Board on _____.