

Village of Goodfield
Water and Sewer Committee Meeting
February 6, 2023 – 7:00p.m.
@ Village Hall - 114 S Eureka Street

Chairman Roger Mullins called the meeting to order at 7:00p.m. Present were Committee members Roger Mullins, Terry Nohl and Hank Melton, Village President Jim Edwards, Attorney Mike Gifford, Engineer Duane Yockey, Public Works Administrator Josh Nohl and Clerk Sheri Martin.

The purpose of the meeting is to discuss ingress/egress Easement for sanitary sewer trunk main. Chairman Mullins gave a brief history of trying to obtain the easement. Engineer Yockey stated the best way to review Mr. Hoerr's response was to go through it line by line.

RE: Andrew Hoerr Sewer Easement Proposal

After some consideration of the easement request and the sewer project, I am proposing the following conditions for granting a temporary and a permanent ingress/egress easement to the existing Village of Goodfield sewer easement in the north timber area of my property.

The Village of Goodfield to pay for the expansion and replacement of the drive entrance to allow for construction vehicle traffic to turn from Rte. 150 onto the driveway – this includes culvert extensions and 8" thick asphalt.

Engineer Yockey suggests it be concrete instead of asphalt, otherwise ok. Original est. was \$19,000 now could be \$25,000.

Culvert rehab or replacement for the 3 culverts along the first half of the driveway to be done by Andrew Hoerr prior to construction.

OK.

Digging and placement of the temporary patching for construction traffic in various areas of extensive damage and degradation to be done by Andrew Hoerr prior to construction.

OK.

Maintenance of the lane and patches during sewer line construction to be the responsibility of the sewer contractor & paid for by the Village of Goodfield.

Should this be responsibility of Village of Goodfield?

Widening of the lane with gravel past Selvey's driveway and through the timber for construction traffic to be paid for by the Village of Goodfield.

This needs to be clarified with Mr. Hoerr, what does he mean by widening passing lane? Also should it say, "construction traffic and future maintenance?"

Widening & replacement of the 24" culvert in the woods area of the lane to be paid for by the Village of Goodfield prior to construction.

Engineer Yockey and PWA need to check out condition of culvert. Could culvert possibly be lined?

Replacement cost of the newer section of the asphalt lane from the end of Selvey's driveway to the end of the lane that is impacted by construction to be split in cost - Village of Goodfield to cover 80% and Andrew Hoerr to cover 20% of the final cost for that section. Asphalt to be a minimum of 3" thick and damaged base sections to be replaced prior to milling and replacement of asphalt.

Need to come up with what the cost would be to see how much 80% and 20% would be. May need to adjust percentages.

The first half of the lane from Rte. 150 to just past Selvey's concrete driveway to be split in cost – Village of Goodfield to cover 50% of the final cost and Andrew Hoerr / Randy Selvey to cover 50% of the final cost of milling and repaving that section of the lane. Section is from the end of the new widened entrance to just past Randy Selvey's concrete drive entrance.

Need to come up with what the cost would be. Is 50% enough for Selvey & Hoerr to pay?

Gravel construction drive to be placed on the south edge of the yard along the timber and left in place 12' wide after construction for the village to use as access.

Ok.

The gravel lane going down the access hill to the creek area to be removed after construction to allow for sledding by the Hoerr family in the winter.

No, the Village has to have access year round. Village does not want to remove gravel and then replace every year.

Livestock ordinance to be waived for Andrew & Dawn Hoerr's property – allow for goats and small livestock / miniature horses on the property in the future.

Mr. Hoerr would need to submit a Variance Request and there would need to be a Public Hearing. Number and type of animals would be limited. If Mr. Hoerr owns more than one parcel, a parcel could possibly be rezoned.

Hoerr Construction Inc to do the sewer replacement work on a fair & mutually agreed upon T&M not to exceed quote for two purposes. The first would be to maximize Andrew Hoerr's cost savings by using company equipment (at my personal cost) already on the site to do the lane improvements necessary prior to construction and also to control the quality and final conditions of the yard/timber on Andrew Hoerr's property.

This would need to be discussed. Village would need rates and approve budgetary costs, have Village employee and field inspector from Lewis, Yockey and Brown checking on work daily. Attorney had a question as far as Mr. Hoerr's insurance coverage.

Permanent ingress/egress easement will be granted to the Village of Goodfield if conditions of this offer are mutually agreed upon.

Other thoughts discussed:

Village would need to watch quality control on road/lane as well as trunk sewer work.

Escrow from land owners.

Engineer Yockey feel the response from Mr. Hoerr is reasonable, just need to clarify some things. We will need a legal agreement, possibly 3 different contracts – sewer work, easement, grant of easement.

Engineer Yockey will get ahold of Mr. Hoerr to discuss. The Village should get Mr. Hoerr a set of plans for estimated costs along with time and material for this project. Engineer Yockey will give Mr. Hoerr design for sewer but not for erosion control so Mr. Hoerr can get costs.

PWA Nohl will get ahold of the railroad. Village may need access. It is on the edge of railroad property. PWA will also let Dr. Merheb know the Village is planning this work and once the work is about to begin, let Dr. Merheb know when we will be on his property, how long we will be there and what work is being done.

Clerk will add, "Discussion and possible action for Approval of Preparation of IDOT Permit regarding Hoerr Property" to the agenda for the February Regular Board Meeting.

President Edwards asked once this is all done what does it do to help the old part of town? Lewis, Yockey & Brown identified several bottle necks in the trunk main and the plant itself. The plant is done so this is the first section of bottle neck. The thought was to work from the plant out to fix the bottle necks. There is another section of trunk main that needs additional capacity and a section of trunk sewer main on East Robinson Street as well.

Another Water & Sewer Committee will be set after the Board Meeting and once Engineer Yockey gets estimate on asphalt cost and looks at condition of driveway. We will meet with Mr. Hoerr after the next Water & Sewer committee meeting.

PWA Nohl informed the Board that he received a notification that EPA has a program for Mackinaw River Water Shed Program.

There being no further business, motion was made by Melton, seconded by Nohl to adjourn. Meeting adjourned at 8:25p.m.

Roger Mullins, Chairman