

MINUTES

Full Board-Regular Meeting

April 9, 2020

President Dahlke called the meeting to order at 7:00 p.m. by audio conference call at 7:00 p.m. noting compliance with the open meeting law.

Members Present in person: Dave Dahlke, Jim Allen, Steve Earl, Mike Arndt

Members Attending Virtually: James Bowers, Dave Bauman

Member Absent: Jake Beard

Others present in Person: Carol Cox

Others present Virtually: Bob DeMars, Matt Morrow, Julia Potter, Frank Roman

The Pledge of Allegiance was recited.

Moved by Arndt, second by Allen to adopt the Agenda as posted. Motion carried.

Dahlke asked for a motion to adopt the corrected February 13, 2020 Board minutes. Earl mentioned that he was absent that meeting but the minutes reflected that he gave the second on the motion to adjourn the meeting. The minutes will be brought back for approval at the next regular meeting with the correct name.

Moved by Bauman, second by Arndt, to adopt the March 12, 2020 Regular Board meeting minutes. Roll call: 6 Ayes; Bauman, Bowers, Allen, Arndt, Earl, Dahlke. 0 Nays.

Moved by Allen, second by Bowers to approve the monthly financial reports. Roll Call: 6 Ayes: Bauman, Bowers, Allen Arndt, Earl, Dahlke; 0 Nays.

PUBLIC APPEARANCES: None

CORRESPONDENCE: Zoning Update - None

NEW BUSINESS:

- A. Motion by Arndt, second by Earl to approve new operator licenses for Larry Mike, Jr., and Samuel Morehouse. Roll Call: 6 Ayes: Bauman, Bowers, Allen, Arndt, Earl, Dahlke; 0 Nays.
- B. After discussion, it was moved by Arndt, second by Bauman, to increase the Election Workers pay retroactive to the April 7, 2020 election to - Chief Election Inspector \$15.25/hr., and all other Election Workers to \$15.00/hr. Roll Call: 6 Ayes: Bauman, Bowers, Allen Arndt, Earl, Dahlke; 0 Nays.
- C. After discussion, it was moved by Arndt, second by Bowers to refund or credit the Park Rental Fees, only when requested, only while the parks are closed due to COVID 19 virus. Roll Call: 6 Ayes: Bauman, Bowers, Allen Arndt, Earl, Dahlke. 0 Nays.
- D. Moved by Allen, second by Arndt, to approve Ordinance 20-2 regarding a unanimous petition for direct annexation filed by Top Tier Grading Company LLC for approximately 6.4 acres located at E11153 Terrytown Road (PIN 002-0851-00000). Roll Call: 6 Ayes: Bauman, Bowers, Allen, Arndt Earl, Dahlke, 0 Nays.

- E. Moved by Arndt, second by Earl, to approve the Pre-Annexation and Development Agreement with Top Tier Grading Company LLC. Roll Call: 6 Ayes: Bauman, Bowers, Allen, Arndt, Earl, Dahlke. 0 Nays.
- F. After discussing and looking at the Cash Flow Projection chart prepared by Ehlers, it was moved by Arndt, second by Bowers, to approve Resolution No. 20-03 terminating TID #2. Roll Call: 6 Ayes: Bauman, Bowers, Allen, Arndt, Earl, Dahlke; 0 Nays. Dahlke will reach out to Dave Ferris to make sure of the exact amount remaining at closure of TID #2. Baker Tilly will do the final audit

OLD BUSINESS:

- A. Frank Roman, from Ehlers, gave a financial analysis of the Pelton TIF request for Cornerstone Development which will be done in 3 phases. Phase 1 being a 3 story building with 48 units with underground parking with 1 and 2 bedrooms. Phase 2 would be a 2 story building with 64 units. Pelton is asking for a \$570,000 grant for Phase 1 plus 40% increment. Phase 2 a \$250,000 grant and a 50% increment and it would be pay as you go over 10 years.

There were many questions by the board as to what the total cost would be to the Village in the end.

Bob DeMars mentioned that there would need to be water upgrades, a water tower, fire protection, and other infrastructure that would have to be done and figured in the total cost.

Bob also mentioned that the Linn Street reconstruction will happen in 2023-2024 and be very costly for the village tax payers as far as the utilities are concerned.

Bob and Matt Morrow from MSA will have to do a projection of all the infrastructure needed before going any further on the project and a financial analysis of that.

Allen and Arndt will not approve going any further until all costs are known for this project and other project costs are considered too.

Frank will contact Dave Ferris regarding total cost including infrastructure.

COMMITTEE REPORTS:

SCDC/BEDC/CHAMBER: None

AMBULANCE: Dahlke reported that Andres would be doing the medical billing; and that the Ambulance Commission is still in reorganization and have advertised for an Interim Chief.

PRESIDENT COMMENTS: Dahlke gave an update on COVID 19.

TRUSTEE/STAFF COMMENTS:

Bob DeMars mentioned that the axel on the broom broke that is used at the parks and will cost \$3800 to fix it and \$4400 for a new one. He will bring that to May Board for approval.

Dahlke mentioned that Owen Mergen will start work on Monday, April 13, 2020

Arndt asked DeMars regarding the security system at the parks and a possible upgrade.

Allen mentioned he volunteered to put out a Spring-Summer newsletter using the template that Kaitlin had used previously.

APPROVE MONTHLY EXPENDITURES: Moved by Allen, second by Arndt, to approve the monthly expenditures. Roll Call: 6 Ayes: Bauman, Bowers, Allen, Arndt, Earl, Dahlke: 0 Nays.

ADJOURN: Moved by Arndt, second by Allen, to adjourn at 8:27 p.m. Roll Call: 6 Ayes: Bauman, Bowers, Allen, Arndt, Earl, Dahlke; 0 Nays.

Respectfully submitted,

Carol Cox, Deputy Clerk/Treasurer