

COMMITTEE-AT-LARGE MINUTES: JANUARY 17, 2012

The Committee-at-Large Meeting was held Tuesday, January 17, 2012, at the New Baden Village Hall, 1 East Hanover Street. The meeting started at 7:00 p.m.

Present: Mayor Brandmeyer, Trustees Malina, Linthicum, Oster, Picard, Nielsen, and Gunn. **Board Members Absent:** None. **Staff Members Present:** Administrator Morani; Public Works Commissioner Renth; Chief Building & Zoning Official Green; Scott Rakers of HMG Engineers; and Attorneys Gruenke and Palen of Belsheim & Bruckert, LLC. **Staff Members Absent:** Clerk Crane.

A motion was made by Trustee Gunn and seconded by Trustee Picard to appoint Administrator Morani to take minutes of the meeting in the absence of Clerk Crane.

Ayes: Malina, Linthicum, Oster, Picard, Nielsen, Gunn.

Nays: None.

Absent: None.

A majority of the Board voting aye, the motion carried.

First Street Extension

Discussion about the proposed extension of South First Street, which has been in the works for over 10 years, dating back to when the Village purchased the old Brown's Tavern property. Mayor Brandmeyer solicited feedback from the Board as to the future of this project so it can be programmed in the Village's upcoming budgets. An updated cost estimate for the project in the amount of \$375,000 was distributed to the Board. Trustees Oster, Linthicum, and Malina expressed concerns about the project, primarily due to the cost. Trustee Picard stated she would like more information on the project, specifically about financing, since there are other projects yet to be completed. Trustee Nielsen stated he would like to see the project completed if the financing can be worked out. Trustee Gunn asked what the Village would do with the property if the street wasn't constructed. Mayor Brandmeyer responded that there was no reason to hold on to the property if the road isn't built but if the Village determined it needs a road at that location it would be difficult to accomplish if the property was sold. He further stated that the Police Chief Riley has expressed to him that this intersection would help slow down traffic flow or possibly, in the future, stop the traffic flow if a stop sign is placed at that location.

Mayor Brandmeyer stated that if the Village chooses to construct the road, and if it elects to use TIF funds for the project, that a decision needs to be made soon since the TIF District has only three years remaining. Village Administrator Morani explained the Village could complete the project entirely with TIF funds but that would expend a majority of unobligated TIF monies for two years. An alternative would be to partially fund the construction of the road during the second-to-last or last year of the TIF District and secure financing (bond, loan) for the remainder of the project, preferably not to exceed 10 years, using Capital Improvement Fund revenues to pay debt service.

Several questions were posed about the specifications of the roadway, including Trustee Malina, who indicated a desire to see the roadway constructed with asphalt instead of concrete. Scott Rakers of HMG Engineers explained the advantages and disadvantages of asphalt over concrete.

At the conclusion of the discussion, it was decided that HMG Engineers would revise the cost estimate by replacing concrete with asphalt, eliminating the water main loop line item (since this project would be completed in the upcoming fiscal year with water funds), and reducing engineering fees. Trustee Malina said he may schedule a

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First Street Extension, cont.

Finance Committee meeting prior to the February 21 committee-at-large meeting to discuss the project's financing options.

Planning and Development Code Updates

Village Administrator James Morani provided an update on recent planning and development activities. A synopsis was included in a memo distributed to the Board. Morani stated he is working to finalize revisions to the Subdivision Code for review by the Community and Economic Development Committee, which previously met in November to discuss recommendations from staff. Additionally, Morani said he plans to analyze the zoning code for necessary updates this year as well as perform a review of the comprehensive plan, which will be initiated by the Planning Commission.

210 West Birch Street Property

Code Official Jerry Green presented information about the residence at 210 West Birch Street, which has deteriorated to the point that it is considered an unsafe building. Village Attorney Doug Gruenke stated that since there are no unpaid taxes or liens older than two years, the Village can't take the property through abandonment and therefore, condemnation is the only option at this time. It is estimated demolition costs could range from \$10,000 to \$15,000. If the Village demolishes the property, it would receive some of its money back when the property is sold, but it is unlikely the entire amount would be recovered. Since the structure represents an imminent safety hazard, it was the consensus of the Board for Jerry Green and the Village Attorney to proceed with the condemnation process.

Park, Pool, and Civic Center Improvements

Mayor Brandmeyer discussed the need to complete renovations at the bath house, specifically the flooring (stripping, painting, etc.). The Board raised no objections to gathering cost estimates for this project. Village Administrator Morani informed the Board that other budgeted projects, such as window replacements at the Civic Center, could be scheduled after the Village received its grant reimbursement from IDNR for the OSLAD project.

There being no further business to be discussed by the Village Board, a motion was made by Trustee Linthicum and seconded by Trustee Picard to adjourn the meeting.

Ayes: Malina, Linthicum, Oster, Picard, Nielsen, Gunn.

Nays: None.

Absent: None.

A majority of the Board voting aye, the motion carried and the meeting was adjourned at 7:41 p.m.

Jimmy Morani, Village Administrator
Approved: February 6, 2012