

REGULAR MEETING OF THE VILLAGE BOARD MINUTES: JANUARY 19, 2016

The Regular Meeting of the Village Board met Tuesday, January 19, 2016, at New Baden Village Hall, 1 East Hanover Street.

In the absence of Mayor Picard, it was motioned and approved to allow senior Trustee Linthicum to chair the meeting. Trustee Linthicum called the meeting to order at 7:03 p.m.

Present and answering to roll call: Trustees Linthicum, Mavrogeorge, Gunn, and Pettibone. **Absent:** Mayor Picard, Trustees Malina and Oster. **Staff Members Present:** Village Clerk Crane; Village Administrator Joost; Attorney Gruenke of Bruckert, Gruenke & Long, P.C.; Police Chief Meinhardt; Treasurer Pollmann; and Public Works Commissioner Renth.

Consent Agenda

A motion was made by Trustee Gunn and seconded by Trustee Pettibone to approve the Consent Agenda, which includes the Minutes from the December 7, 2015, and January 4, 2016, Regular Meetings and authorization of payment of current invoices.

Ayes: Linthicum, Mavrogeorge, Gunn, Pettibone.

Nays: None.

Absent: Malina, Oster.

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

Right-of-Way
Dedication: Outlot A
of Ahner Acres

A motion was made by Trustee Mavrogeorge and seconded by Trustee Gunn to accept as public right of way the dedication of Outlot A of Ahner Acres; permanent parcel number 10-13.0-200-024 and known as Hibiscus Street, and waiving the requirements of the Subdivision Code. The existing street pavement does not currently meet the Subdivision Code requirements of the Village of New Baden, but it is in the best interest of the Village to waive those requirements.

Ayes: Linthicum, Mavrogeorge, Gunn, Pettibone.

Nays: None.

Absent: Malina, Oster.

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

Right-of-Way
Dedication: Outlot B
of the First Addition to
Ahner Acres

A motion was made by Trustee Mavrogeorge and seconded by Trustee Pettibone to accept as public right of way the dedication of Outlot B of the First Addition to Ahner Acres; permanent parcel number 10-13.0-200-034 and known as Copperleaf Street, and waiving the requirements of the Subdivision Code. The existing street pavement does not currently meet the Subdivision Code requirements of the Village of New Baden, but it is in the best interest of the Village to waive those requirements.

Ayes: Linthicum, Mavrogeorge, Gunn, Pettibone.

Nays: None.

Absent: Malina, Oster.

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

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Right-of-Way
Dedication: Outlot A
of Ahner Acres 3rd
Addition

A motion was made by Trustee Mavrogeorge and seconded by Trustee Pettibone to accept as public right of way the dedication of Outlot A of the Ahner Acres 3rd Addition; permanent parcel number 10-12.0-401-005 and known as "Poos Drive", and waiving the requirements of the Subdivision Code. The existing street pavement does not currently meet the Subdivision Code requirements of the Village of New Baden, but it is in the best interest of the Village to waive those requirements.

Ayes: Linthicum, Mavrogeorge, Gunn, Pettibone.

Nays: None.

Absent: Malina, Oster.

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

Exterior Building
Issues at Village Hall

Administrator Joost stated "Roof Leaks" at Village Hall and the EMS building were discussed at the January 4 meeting. Mr. Joost had Kehrer Bros. Roofing, who installed the roofs in question, inspect the new roof at Village Hall and they said it was not the roof leaking, but was instead leaking at the parapet walls and the stone cap. After the last Board meeting, an employee of Toenjes Brick Contracting Inc. went onto the roof and looked things over. He is a local person known to Chief Meinhardt who provided this service as a favor for the Village. He took photos and those were reviewed by Board members at the meeting. He found multiple concerns with the exterior brick, cornice work and structural integrity of some parts of the building. Board members received a memo from Mr. Joost with additional details.

The brick walls above the upper cornice area are missing a substantial amount of mortar. It is recommended to tuck-point the entire upper wall, completely around the building, to maintain its integrity. The remaining brick walls below the upper cornice also have areas that are missing mortar; spot areas throughout those brick walls are in need of tuck-pointing. This includes areas at the front door and at all heights along the walls.

All the brick appears to have been sandblasted at some time. The outside layer of a fired brick is the hardest and most durable part of the brick; when that outside layer is removed, the softer inner portion of the brick is exposed and the brick can begin to absorb moisture. It was recommended that all wall surfaces should be sealed after tuck-pointing.

The stone cap on top of the parapet walls and the cornice work around the upper part of the building has multiple joints where the caulking has deteriorated or is missing. It needs to be repaired to keep water out.

On the west side of the building in the upper corners are anchor points for two of the three guy-wires for the radio antennae tower at the east side of the building. These anchors go through the wall and use it to hold the tower in place. Unfortunately, the wall was not structurally designed for those kinds of loads and the tension on the wires is pulling the wall inward and towards the tower at those points. In addition, the cable anchored in the northwest corner is fraying and could snap at some point.

Administrator Joost recommends the Village consider a long-term solution to the tower issue. First, determine who uses the antennae on the tower besides the public works. If no one else, and some other option could be found for the public works, the tower and guy-wires could potentially be completely removed. If the

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Exterior Building
Issues at Village Hall;
cont.

tower is still needed, Public Works Commissioner Renth stated that the tower was built to be lowered with telescoping sections dropping into each other. Doing so would substantially reduce its height and potentially strengthen the base because of the nesting sections. A structural engineer should be able to determine if the shortened tower would still need guy-wires; if not, they could be removed. If the tower is needed and the existing height is required, then the Village needs to have a structural engineer determine how best to modify the anchor points.

Arrivals

Mayor Picard and Trustee Malina arrived at 7:20 p.m.

Exterior Building
Issues at Village Hall;
cont.

Mr. Joost also recommends the Village consider a long-term solution for the Village Hall building. First, have an engineer, architect or other professional evaluate the repairs needed, as previously discussed, and estimate the cost to accomplish all of those repairs. Then, have an architect provide a cursory review of the interior of the building and highlight any issues that also need to be addressed; such things as accessibility, inadequate restrooms, meeting space, security, etc. The cost of addressing all of these issues should be considered from the perspective of the long-term needs of the Village and whether it is sensible to invest that money into this existing building as opposed to some other building, or look into a new structure. The Board was in consensus to have a structural analysis done on Village Hall and to determine who uses the antennae mounted to Village Hall.

Audrey Lane
Drainage
Improvement Project:
Request for Bid

Board members reviewed the proposed Request for Competitive Bids (which includes the proposed plans, specifications and contract) for the Audrey Lane Drainage Improvement project. This project was re-designed by Thouvenot, Wade, & Moerchen, Inc. (TWM) and takes a different approach as originally proposed by Rhutasel & Associates. Administrator Joost recommends authorizing the bid letting in February, with bids due March 3 and a Notice of Award considered at the March 7 meeting.

Executive Session

A motion was made by Trustee Linthicum and seconded by Trustee Mavrogeorge to recess the meeting to Closed Session to discuss the Employment of a Specific Employee – Village Administrator, 5 ILCS 120/2(c)(1).

Ayes: Malina, Linthicum, Mavrogeorge, Gunn, Pettibone.

Nays: None.

Absent: Oster.

A majority of the Board voting aye, the motion carried and the meeting adjourned to Closed Session at 7:26 p.m.

Meeting reconvened at 7:45 p.m.

Present and answering to roll call: Trustees Malina, Linthicum, Mavrogeorge, Gunn, and Pettibone. **Absent:** Trustee Oster. **Staff Members Present:** Village Clerk Crane; Village Administrator Joost; Attorney Gruenke of Bruckert, Gruenke & Long, P.C.; Police Chief Meinhardt; and Public Works Commissioner Renth.

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Resolution 2016-01-19-A: Employment Agreement for Village Administrator, Michael Hemmer

A motion was made by Trustee Mavrogeorge and seconded by Trustee Pettibone to approve Resolution 2016-01-19-A: Authorizing an Employment Agreement with Michael D. Hemmer as the Village Administrator. Summary of Michael Hemmer Employment Agreement: Employment agreement effective January 19, 2016; begins employment on February 4, 2016 acting as assistant to the Village Administrator until February 19; employment agreement ends April 30, 2017; base salary of \$75,000 per year with annual compensation review; Employee pays 10% of health, dental, and vision insurance premiums; Employee is granted 120 hours of vacation leave on May 1, 2016; Employee will earn 8 hours of sick leave per month commencing on March 1; and Employer shall provide minimum of 4 months of severance if employee is terminated without cause.

Ayes: Malina, Linthicum, Mavrogeorge, Gunn, Pettibone.

Nays: None.

Absent: Oster.

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

Village Hall

Additional discussion regarding the status of Village Hall. The other alternative is new construction. Mayor Picard stated an ideal spot is the space between the O.W. Billhartz Civic Center and the New Baden Public Library.

There being no further business brought before the Village Board, a motion was made by Trustee Malina and seconded by Trustee Gunn to adjourn the meeting.

Ayes: Malina, Linthicum, Mavrogeorge, Gunn, Pettibone.

Nays: None.

Absent: Oster.

A majority of the Board voting aye, the motion carried and the meeting adjourned at 7:48 p.m.

Teri L Crane, Village Clerk
Approved: February 1, 2016