

EDMORE VILLAGE COUNCIL
APPROVED JOURNAL OF MINUTES
June 11, 2018

1. **CALL TO ORDER:** The regular session of the Village of Edmore Council was called to order on Monday, June 11, 2018, at 7:00 p.m. in the Curtis Community Building by **President Pro-Tem Aaron Hadley**.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Members Present –**Ashbaugh, Burr, Davis, Deja, Hadley, Kohn**. Also present were: **Elaine Leak** – Village Treasurer, **Michelle Leak-Rensland** – Village Clerk, **Phil Garcia** – DDA Director, **Neil Rankin** – Village Manager.
4. **APPROVAL OF AGENDA:** The agenda was approved by a vote of 6-0.
5. **PUBLIC HEARING:** None
6. **PRESENTATION:** Roman Wilson of Fishbeck, Thompson, Carr, & Huber
 - a. The Village has been working with this company to develop incentives to help sell the Sunrise Properties. There are many environmental concerns for this land. New owners will be required to create due care process procedures to avoid liability exposure. There will also be needed ongoing soil, water, and underground gas tests to monitor the area. The proposal is to use the proceeds from the sale of the properties to assist with costs for testing such as listed above. We could also help owners apply for a “Brownfield Redevelopment Authority” which could help with tax increment financing.
7. **PUBLIC COMMENTS:**
 - a. Mr. Colburn would like to know if any laws are in place that certain procedures (concerning testing) would have to be completed before any transfer of property can occur. He also wondered if preliminary testing would be compared to state standards to assess what needs to be done to each section of property before sale.
 - b. Mr. Christensen compared the Hitachi situation to flooding that occurred on the old football field many years ago. He feels since the property is now connected to village water and sewer, it should eliminate many issues.
 - c. Mr. Reams questioned council again concerning connecting power to the lift station and about possible reimbursement for electricity costs.
8. **DEPARTMENTAL REPORTS:**
 - a. **POLICE REPORT:** Report on file.
 - b. **FINANCE REPORT:** Report on file. 2 loans are current, 1 is past due.
 - c. **DPW REPORT:** Cleaning in cemetery and downtown. New flags installed downtown. Continued mowing throughout the village.

- d. **CLERK REPORT:** No report.
- e. **TREASURER REPORT: Elaine Leak** presented accounts balanced through April. Report on file.

9. COMMITTEE REPORTS:

- a. **PLANNING COMMISSION:** Working on Master Plan. Adopted a procedure checklist for site planning. Discussed the Safe Routes program concerning village sidewalks. Also talked to Daniel's Kitchen about step installation. They cannot afford ramp at this time and were granted a 12-month extension for construction. Next meeting is Monday, August 6 at Noon.
- b. **ORDINANCE COMMITTEE:** Working on Noise Ordinance. Developing a possible step plan to handle noise complaints. ~~Next meeting is Wednesday, June 13 at Noon.~~

10. MANAGER REPORT: Neil Rankin – Report on file.

11. OLD BUSINESS: None

12. NEW BUSINESS:

- a. MEETING MINUTES – Minutes presented from the May 14, 2018 Regular Meeting for approval. Motion by **Deja** to accept as printed, supported by **Ashbaugh**. MOTION PASSES 6-0.
- b. PAYMENT OF BILLS – Motion by **Ashbaugh** to approve payment of the May/June bills, supported by **Davis**. ROLL CALL VOTE: YES – **Ashbaugh, Burr, Davis, Deja, Hadley, Kohn**. MOTION PASSES 6-0.
- c. PURCHASE AGREEMENT PROPOSAL ADDENDUM – *No action taken at this time.*
Discussion: **Rankin** – This would provide that proceeds of Sunrise Complex properties will be used to fund needed environmental testing and consultation (up to the purchase price of property). **Burr** – Would like to see a draft of the contract language to see how this would work. **Hadley** – Could we redraft and vote at next meeting? **Burr** – Could call special meeting to approve.
- d. PURCHASE AGREEMENT FOR LOT 9 – Motion by **Ashbaugh** to sell Lot 9 of the Sunrise Complex to TJ Holland for \$10,000, supported by **Kohn**. Discussion: **Burr** – Will the Purchase Agreement (discussed above) apply to this property? Should we wait to vote? **Rankin** – Will be applied to Lot 9 and to Lot 11. Can vote for purchase price now and add addendum later. ROLL CALL VOTE: YES – **Ashbaugh, Burr, Davis, Deja, Hadley, Kohn**. MOTION PASSES 6-0.
- e. CONSUMERS ENERGY LIFTSTATION PROJECT/PROPOSAL – Motion by **Deja** to enter into a contract with Consumers Energy to supply power to the M-46 liftstation for the estimated cost of \$14,476, supported by **Kohn**. Discussion: **Rankin** – Still needs easement from Mr. Reams to grant access to Consumers to install new powerline underground (which is separate from the Village easement to the station itself). Will install a 3-phase generator/power supply. **Ashbaugh** – What if Mr. Reams doesn't sign? **Rankin** – He wants it disconnected from the hospital. It is easier to sign the easement than to go to court. ROLL CALL VOTE: YES – **Ashbaugh, Burr, Davis, Deja, Hadley, Kohn**. MOTION PASSES 6-0.
- f. EDMORE ELECTRIC M-46 LIFTSTATION PROPOSAL – Motion by **Ashbaugh** to approve the contract with Edmore Electric to attach a meter to the liftstation pump for the cost of \$750.00,

ordinance committee did not set date.

- supported by **Davis**. ROLL CALL VOTE: YES – **Ashbaugh, Burr, Davis, Deja, Hadley, Kohn**. MOTION PASSES 6-0.
- g. EDMORE ELECTRIC M-46 ROADWAY LIGHTING PROPOSAL – Motion by **Ashbaugh** to replace 5 burned out light fixtures with LED lighting at the cost of \$2780.75, supported by **Kohn**. Discussion: **Rankin** – These lights are on the east end of town. Thirty-nine lights will need to be transitioned at the cost of \$556.15 each, total of \$21,690. To fix with halogen would be \$300 each. We have already replaced downtown and Industrial Drive fixtures with LED lighting. **Kohn** – We could replace some each year and include costs in budget. ROLL CALL VOTE: YES – **Ashbaugh, Burr, Davis, Deja, Hadley, Kohn**. MOTION PASSES 6-0.
 - h. REQUEST FOR PROPOSALS (RFP) FOR VILLAGE MASTER PLAN – Motion by **Ashbaugh** to approve the RFP for the Village Master Plan, supported by **Deja**. Discussion: **Ashbaugh** – This has been discussed for many years, why haven't we made any progress? **Rankin** – Has been trying to collect information and organize ideas, and Planning Commission didn't meet for 2 years. **Kohn** – Will we receive samples of previous work? **Rankin** – Yes, plus will provide referrals from other towns. **Burr** – Cost estimates? **Ashbaugh** – Park Master plan was at least \$2500. **Rankin** – Probably \$2000 – 3000. ROLL CALL VOTE: YES – **Ashbaugh, Burr, Davis, Deja, Hadley, Kohn**. MOTION PASSES 6-0.
 - i. PURCHASE/INSTALLATION OF MAIN LIFTSTATION PUMPS – Motion by **Kohn** to retain services of Robinson Electric and Mechanical, Inc. to purchase and replace 2 pumps at the main lift station for the cost of \$49,240, supported by **Ashbaugh**. Discussion: **Rankin** – We are replacing with larger pumps. This is in the village budget at \$90,000 (estimate was too high). Pumps being replaced are about 20 years old and starting to cavitate causing loss of capacity. ROLL CALL VOTE: YES – **Ashbaugh, Burr, Davis, Deja, Hadley, Kohn**. MOTION PASSES 6-0.
 - j. MEMORANDUM OF UNDERSTANDING WITH VILLAGE OF LAKEVIEW – Motion by **Ashbaugh** to accept a memo of understanding with the Village of Lakeview for loaning/sharing equipment, supported by **Davis**. Discussion: **Rankin** – Similar to our agreement with Montrose. Would like to borrow the vac truck. Their equipment is closer than Montrose. **Kohn** – Have we used the agreement with Montrose? **Rankin** – Yes, have shared some equipment. Council asked him to find closer villages to work with, and Lakeview is interested. ROLL CALL VOTE: YES – **Ashbaugh, Davis, Deja, Hadley, Kohn**. NO – **Burr**. MOTION PASSES 5-1.
 - k. EXTENSION OF LISTING AGENT/SERVICES – Motion by **Davis** to extend our real estate contract with Jeff Draft until June 2019 under the same terms as the previous contract, supported by **Deja**. Discussion: **Kohn** – Would like to review the contract before granting extension. **Rankin** – Will bring to special meeting. **Hadley** – Could we extend for 30 days to avoid problems with pending sales? *Davis withdraws original motion. Secondary motion by Kohn to extend said contract with Jeff Draft until July 15, 2018, supported by Deja.* ROLL CALL VOTE: YES – **Ashbaugh, Burr, Davis, Deja, Hadley, Kohn**. MOTION PASSES 6-0.

13. PUBLIC COMMENTS:

- a. Mr. Colburn is concerned about Mr. Reams and his intentions concerning the lift station. He feels Village should quickly settle on an agreement with the electric costs to avoid a legal battle.

- b. Mr. Guild wonders if Mr. Reams might try to charge the Village more for the second easement to install the power line. Questioned if Mr. Rankin had an agreement with Mr. Reams to pay for electricity costs during the transfer of power and property.
- c. Mrs. Dodson feels Mr. Rankin did have an agreement with Mr. Reams. Mr. Rankin replied that the settlement was for the easement, and he didn't negotiate about electric costs.
- d. Mr. Carl says he continues to mow the lawn next to his property. He is frustrated with calling the DPW for help and the time lag between DPW mowings.

14. COUNCIL COMMENTS:

- a. **Ashbaugh** asked if power washing and painting of the Edmore Marketplace is starting.
- b. **Deja** enjoyed the pre-meeting tour of the Johnson Street well house. Andy did a good job explaining the equipment and daily monitoring that occurs.
- c. **Kohn** questioned how often neglected properties are mowed by DPW. Also asked about any updates on the New President search.
- d. **Burr** stated the New President search was supposed to be on the agenda for June. **Hadley** was to call the previous candidates and ask about interest.
- e. **Davis** feels candidates should resubmit information if they are still willing to take the job.
- f. **Burr** agrees with **Kohn** about the issue of a New President. How often does **Rankin** update the committee lists? She noted that no minutes have been posted on the Village website from 2018. She would like to see all meetings posted on the electric road sign so the community is aware of dates and times.

15. MOTION TO ADJOURN: **Hadley** adjourned the meeting at 9:10 p.m.



Village Clerk



Village President

Approved for Publication

NEXT MEETING:

Monday, July 9, 2018 at 7:00 pm