

Meeting Minutes May 3, 2012

Called to order at 7:00 PM

Maureen Roach, Mary Goveia, Mike James, Mike Sumner, Mike Freimann and Paul Myszka present

Motion to approve meeting minutes by Mike James
Second by Maureen Roach
Motion carried unanimously

Public comment

Ken Adkinson, co-owner of property next to the Village hall was present to discuss plans for the building

The owners have been talking about getting the building demolished but it's not going to happen quickly because of the 180 grace period for installing the sewer. The walls in the front have been reinforced so it will not fall down. It will be about \$10,000.00 to tear it down. The earliest it will be mid to late summer before anything will be done

The concern is there is a safety issue. What happens if we get another high wind storm that causes more debris to land in the alley or the street.

The building will be boarded it up so someone does not get hurt.

Eric Brown/Downs Automotive

Mr. Brown the sewer pipe wants a resolution to the sewer pipe he feels was not installed properly, It's his opinion the placement of the sewer line has limited his options for future growth. At the time of installation the pipe had to be moved to allow for the IEPA required distance a sewer line can be installed in relation to a water main, which caused the pipe to outside the easement but within the 40 foot setback.

A solution that has been given to Mr. Brown in the past by Village engineers is to add 5 feet to the easement, then whatever board is in place can grant a setback variance so future development will not be jeopardized. This board could also grant a variance so it will be grandfathered.

At this point there are 4 options-

Remove the pipe

Leave the pipe

Grant a variance

Amend the easement

The actual location of the pipe needs to be determined with all parties present so a remedy can be reached.

Engineer report

Phase A- Fisher has been paid.

Phase B- grinder pump testing and Huff and Cleveland work still to be done.

Phase C-Nothing to report

All that's left is the final IEPA report and close out all the IDOT permits. Once the final numbers are back from the IEPA a meeting will be held with Bloomington to finalize everything

Motion to approving balancing change orders and final quantities for Phase B by Mary Goveia
Second by Mike Freimann
Motion Carried unanimously

Motion approving the signing of Corn Belt Energy Agreement for Pump Station by Mike Freimann
Second by Mike James
Motion Carried unanimously

Motion to approve ordinance 2012-15 amending Chapter 15 by Maureen Roach Second by Paul Myszka
Motion carried unanimously
This ordinance just adopts the change to the plumbing code.

Motion approving Ordinance 2012-16 amending Chapter 12, Article V of the Village Code by Mike Freimann
Second by Paul Myszka
Motion carried unanimously
This just enhances the way we can collect on unpaid water/sewer bills. Added confession of judgment language. This requires that all property owners come in and sign a new agreement and that all renters and property owners sign. All property owners must sign this agreement in order to do a confession of judgment.
The date everyone has to sign is being changed to October 1, 2012.

Motion approving Ordinance 2012-17 amending Chapter 20 regarding BNWRD fees by Mary Goveia
Second by Mike James
Motion carried unanimously
There was changes made to reflect the new BNWRD fee and then make it so the ordinance does not have to amended every time there is a change to the fee

Motion approving Ordinance 2012-18 rezoning Cross Creek Plaza from C-2 to R-1 by Mike James
Second by Paul Myszka
Motion carried unanimously
This just finalizes the approval from last month

Motion approving Resolution 2012-19 approving the frontage Lot variance from 120 feet to 100 feet in Cross Creek Plaza by Paul Myszka
Second by Mike James
Motion Carried unanimously

Motion approving Resolution 2012-20 authorizing the execution of contract with Casali and Sons as amended by Mary Goveia
Second by Mike Sumner
Motion carried unanimously

Motion approving resolution 2012-21 amending #3 to the Agreement for Engineering Services for the Design and Construction of the Village of Downs Wastewater System Improvements. By Mary Goveia
Second by Paul Myszka
Motion Carried unanimously

Motion approving transfer of monies from fund to fund by the Treasurer to conduct routine business for the Village of Downs by Maureen Roach
Second by Mary Goveia
Motion carried unanimously

Motion to approve Lawrence Travis for the audit of fiscal year 2011-2012 by Maureen Roach
Second by Mike James
Motion Carried unanimously

Motion approving dangerous building abatement letter as amended by Paul Myszka
Second by Mike Freimann
Motion carried unanimously
The property owner was present tonight to explain his situation so the letter will be revised and sent just to keep the progress moving forward.
This is something that needs to be done with all the properties that cause a safety hazard.

Motion approving the usage of TIF funds for well repair in the amount of \$1,669.91 by Mike Sumner
Second by Mike Freimann
Motion carried unanimously

Mayor Report

Estimates for sewer hook up will be next month
Need to look into fencing at pump station

Water

33 homes are connected with approved connections, all have been inspected and working properly.
Chlorine feed in now fully functional. Seeing a reduction in iron but still not happy with the levels.
Downs Crossing well lost pressure, 2 column pipes needed to be replaced this well failure was the same as what happened at the plant.
Probably need to pull the pump and inspect every couple years.
The pump house in now secured.
There are 3 keys to the pump station, none of which can be duplicated

Building

1 permit
Working to update building codes. A new route is being considered for the Village Hall construction. There are allot of improvements that are needed, if the building was added on towards the VFW more office space could be added. This would be paid for with TIF funds. The Eagle project would then be just the landscaping.

Water/sewer

September 24th is the first 180 days
88 permits have been issued. 18 are planning to remain on current septic system. Putting a notice in every flyer is until the 180 days is up. Then after it's up we will need to come up with a plan for the people that have not complied.
The ordinance calls for us to shut the water off if they do not comply. We can get the health department involved to prove if they need to hook up

There will be some hardship cases that they cannot afford to hook up, as a board we need to be willing to work with them.

Police/garbage

None

Streets

Nothing

Parks/youth center

100 at breakfast

Fireworks will be on July 3rd not the 4th. Still working on the plans

Park clean up day chips were laid at Kickapoo. There is a water issue in the Kickapoo that needs to be resolved.

Next breakfast is on garage sale day

Several uses of the pavilion this month

Received a letter of compliance regarding the OSLAD grant

May have the Park board member filled

Finance

Received a request to sponsor the fund raiser to education association.

Treasurer

Budgets look good

Water fund is a concern

Still need some budgets for next year

Discussion items

Eric Brown has always been told all he needs as a variance so he can build within the setback.

Someone from Village and Farnsworth needs to be present to locate the pipe then a proposal needs to be submitted to him.

Motion to pay bills by Mike Sumner

Second by Mike Freimann

Motion carried unanimously

Nothing on farmland subdivision

Motion to enter executive session for possible litigation by Mike Freimann

Second by Mike James

Motion carried unanimously

Motion to adjourn by Mike James

Second by Mary Goveia

Motion carried unanimously

10:10

