Committee the Whole

October 26, 2020

Present: Council President Pro-tem Scott; Committee Members Baltzell, Buxton, Clausen, Fleck; Lochtefeld, Scott, and Sovinski; Mayor Hazel; Law Director Moore; Auditor Strawn; Safety Service Director Hitchcock; and Bill Kincaid, the Daily Standard.

President Pro-Tem Scott called the Committee of the Whole meeting to order at 5:30 pm for discussion of the West Bank Road development project.

Director Hitchcock explained when the first project came here, the cost to move the main storm sewer would be the City’s responsibility. TIF money would be used to replace the existing line. The in house estimate is $93,000.

The sanitary tap into the City’s sewer main would be the responsibility of the developer.

The original agreement for the waterline was the City would fund the expense of the existing 16” main to be tapped and bore under US 127 to the developer’s property. The developer has asked the City to pay for all the water main installation.

Administration is recommending the original agreement for the tap across the road and the storm to be funded by the City.

The developer is also asking the City to waive all the water and sewer tap fees and will be applying for a CRA tax abatement. They can get an abatement if the State approves the project as commercial. They have paid $26,000 total into the TIF to date. The tap fees for water and sewer would be approximately $100,000.

The electrical improvements installation will be roughly $40,000.

CM Baltzell stated he is not in favor of the waterline improvements to be paid by the City. CM Clausen also agreed getting the waterline to the developer should be the only City responsibility.

CM Sovinski stated the storm sewer request is defensible because it does not only serve this development.

Mayor Hazel explained waiving of the $800 tap fee per building might need to be approved by council in the future.

President Pro-Tem Scott adjourned the meeting at 5:46 pm.

Submitted by Joan S. Wurster, Clerk of Council