Committee of the Whole

September 12, 2022

Council Members Baltzell, Buxton, Clausen, Fleck, Lochtefeld, Scott, and Sovinski; Mayor Hazel; Safety Service Director Hitchcock.

Council Member Scott called the meeting to order at 6:00 pm to discuss 2023 Potential Projects.

Mayor Hazel opened the meeting by letting the council members know that Safety Service Director Hitchcock will go over the specifics of the projects but it is an estimate that the projects for 2023 will total around 6.5 million dollars and each project shows where the funds are coming from.

Safety Service Director Hitchcock referred to the handout and the order of the projects, #1 being North Ash Street Reconstruction. Safety Service Director Hitchcock pointed out that the estimated costs have increased 11% from June 2022 to September 2022 and when we actually open it to bids, we do not know what the price will be then. The funds for this project will use Half Percent money, Water Capital, and Storm Capital based on what is being done for this project. Safety Service Director Hitchcock also pointed out that they will not be doing any sanitary on this project because all sanitary is behind the houses. Safety Service Director Hitchcock referred them to the photo a topical view of the project. Safety Service Director Hitchcock noted they will try to keep everything with the project in the roads so they will not have to remove any trees for the project. CM Scott noted in the past we have cut down trees and set a precedent and Mayor Hazel pointed out how there are factors that determine that but if we do not have to then we will not cut any trees down. CM Sovinski asked about the sidewalks because a neighbor has just replaced his sidewalk and asked if they will redo it and Safety Service Director Hitchcock noted that if the sidewalks are up to code and meets the grades, they will not have to replace it. CM Scott asked when they plan to bid this project out and Safety Service Director Hitchcock noted that if everyone was okay with the price increase, they planned on bring an Ordinance to the next council meeting to approve this project and bid it out December 2022 to February 2023 sometime so they can start in the spring. CM Sovinski asked about the road cross section in terms of stone and asphalt and Safety Service Director Hitchcock noted that normally if they are not high travel, they are 8 inches of stone and 4 inches of asphalt but Johnson is high travel so it will be 10 inches of stone and 8 inches of asphalt.

Safety Service Director Hitchcock discussed project #2 North Walnut Street Reconstruction that had a 12% increase to the projected cost from June 2022 to September 2022. Safety Service Director Hitchcock noted the handout gives a block-to-block assessment of the plan for the project with some parts being repaved and other being reconstructed. CM Scott noted how there really is not much from Market Street to the corner of Wayne Street and Mayor Hazel noted that we did that intersection with the Fulton Street project.

Safety Service Director Hitchcock discussed project #3 East Fayette Street Reconstruction and how it is a shorter one block project and the estimated price for the project has increased 34% from August 2021 to August 2022. Mayor Hazel noted that we could not complete this project before because businesses had their own projects going on and we did not want to leave the road torn up over the winter. Mayor Hazel noted that the price depends on the market because it does fluctuate but as of right now these are the estimated prices for the projects.

Safety Service Director Hitchcock discussed project #4 Southwest Quadrant Waterline Replacement and noted this project received a $680,000 grant and we will also use $755,604.96 of our ARPA (American Rescue Plan) and that we had to supplement $142,430.04 from the Water Capital because of the 33% estimated price increase from December 2021 to September 2022. Safety Service Director Hitchcock noted that we submitted for the grant money in December of 2021 and we cannot increase the grant money even though the projects price has increased. Safety Service Director Hitchcock noted that on the handout there is red and blue lines on the map showing what the old estimated project amount would cover and the split showing what the original amount approved would cover and recommended we still complete the whole project now and CM Baltzell agreed he does not want the project to be reduced in size. CM Sovinski asked if the waterlines on Sycamore and South Street really are that bad because they were put in relatively recently in the 70’s and Mayor Hazel confirmed there is a lot of breaks and that it has been over 50 years since they were put in. Mayor Hazel noted that this was a waterline project and not a paving project but after this project it will be ready for paving.

Safety Service Director Hitchcock discussed project #5 West Side Storm Sewer Extension Phase 1 and noted that this one had been discussed previously with Mayor Hazel and the council members when he was absent and that we are opening bids for this project on September 15, 2022 and they are estimating the price of the project to be around $155,000. Safety Service Director Hitchcock noted that if this project comes in higher than their estimated amounts then phase 2 of this project will have to be drastically reduced by the County. CM Scott wanted to confirm that this project was a benefit to both the City and the County and Mayor Hazel noted that this project is a big benefit to the City but as they go north it will benefit both the City and the County. CM Sovinski pointed out that we are putting in the bigger pipes which benefits the Country more and wants to make sure we are getting the credit we deserve for this project from them and Mayor Hazel confirmed that we are.

Safety Service Director Hitchcock discussed project #6 West Side Storm Sewer Extension Phase 2 and that they are hoping to stop flooding at the fairgrounds after these projects are complete. Safety Service Director Hitchcock noted that for both phases of this project the City has committed $500,000 total of ARPA and TIF money and the Country is paying $905,000 which will help complete a project that people have been talking about for over 25 years and is money well spent using the American Rescue Plan money that we received. CM Scott asked if this will benefit any expansion of the City going west and Safety Service Director Hitchcock and Mayor Hazel confirmed it was likely to help with that. CM Scott confirmed that this project will run along the Modular Home trailer park.

Safety Service Director Hitchcock noted that he is skipping a project for now and wanted to talk about project #8 Irmscher Intersection which is for an apartment complex that we have recently rezoned. Safety Service Director Hitchcock noted that on the other side of the pond for apartment development they would like to build residential housing but there is no good way to get to that housing unless we build a road on the north side of the pond which would give them an outlet and noted that they are willing to build most of the road but asked if we could use some TIF money to help with that intersection and noted that would help us if it ever expands east for more housing. Mayor Hazel noted that other than the field it is an easy to get into and $100,000 is a good cost to pay to build a bridge between two properties for housing purposes. CM Baltzell asked if this is a project that is going to for sure happen and Safety Service Director Hitchcock noted they have been approved to build one unit for apartments so far and the rest will likely be built depending on how the one unit does. Mayor Hazel also noted that they know they have all local investors for this project and the backing for future buildings and that these would be market rate apartments. CM Sovinski asked what the feasibility of being able to service that area east of the golf course and Safety Service Director Hitchcock noted they will need a lift station for the water but would be able to handle residential no problem but this would make it developmental for both a manufacturer or residential and that it has already been annexed.

Safety Service Director Hitchcock discussed project #7 Concrete Street Replacement or Asphalt Resurfacing and noted that this was a soft projection of $1,200,000 but noted that it is a lot easier to maintain the streets when dealing with asphalt instead on concrete. Safety Service Director Hitchcock noted the City’s goal is to find some that have good waterlines in them that will not be damaged when we jackhammer the concrete out. Council went over the concrete streets in the City that needs replaced but noted there is not official list yet. CM Sovinski noted that some of these streets have the utilities under the concrete and in the trenches and that almost all of those concrete streets have trenches in the middle of the streets as well as the man holes. Safety Service Director Hitchcock noted all of the projects that are being done with our Public Works Department.

Council Member Scott adjourned the meeting at 6:57 pm.

Submitted by Michael F. Didonato, Clerk of Council