

LOWELL TOWN COUNCIL
WORK SESSION
AUGUST 14, 2023

A Work Session of the Lowell Town Council was called to order on Monday, August 14, 2023, at 5:35 P.M., by President Todd Angerman. Members present were Michael Gruszka, Todd Angerman, John Alessia, John Yelkich, and Shane Tucker arrived at 6:15. Also present were Clerk-Treasurer Judith Walters, Town Manager Craig Hendrix, Town Attorney David Westland, GIS Director Greg White, and Police Chief Jim Woestman and Fire Chief Chris Gamblin. Also present were two citizens. The purpose of the work session was general town business.

Councilman Yelkich asked Attorney Westland to review the sales contract with American Water concerning the water line that is to be installed to Route 41/Lake Prairie School. Councilman Yelkich felt it was clear in the contract that the time line would be mutually agreeable and they have known about the sewer project and other opportunities. Discussion followed. Town Manager Hendrix stated the Town had accepted less from American Water with the intention of them doing the water line as opposed to us doing, but said he thought they were trying to get legislation changed to allow them to be able to recapture the cost and they were not successful. Council agreed an official letter needs to be sent to American Water with our interpretation of the language of the agreement, and our time line to have the sewer line installed next year along with the water line. Mr. Hendrix stated they are currently getting appraisals and will be acquiring property.

Discussion of Sanitary Sewer Connection/Capacity/Inspection Fees - Corby Thompson of Krohn & Associates had prepared amendments to the ordinance to change the sewer connection charge to \$3100 per base unit, the sewer collection charge to \$1,700 per base unit, and the sewer inspection fee to \$150. The ordinance is on the agenda for first reading and a public hearing will be set. Mr. Hendrix stated he has been informing developers of the increase. The ordinance will be effective October 1st, after passage and public notice.

Discussion of GO Bond for Street Reconstruction - The 2016 bond will be paid off at year end, and Mr. Thompson had reviewed the current GO bonding capacity and stated the Town is limited to \$4.2 million. He had stated due to the increased in our assessed valuation, with the current levy we should be able to pay off the debt in three years. Mr. Hendrix stated he wanted to use the money for matching funding for road projects and drainage projects, but could be used for any construction project. Clerk-Treasurer Judy Walters stated to pay off he bond in three years would be an increase to the current tax rate, but less than what was paid in 2018 as Mr. Thompson pointed out. Mr. Hendrix will prepare a list of projects to put in the bond issue and Mr. Thomson will be asked to prepare amortization over a three year period opposed to seven year period. The bond ordinance needs to be acted on by year end.

Discussion of CSX Agreement - A small parcel in Nassau Park is owned by CSX Railroad and they will not sell but will lease the property to the town for \$1200 annually. The property will be used for the trail and parking lot, no building will be built on the property. The agreement will be acted on during the regular meeting.

Request for Street Light - A request from Rita and Tom Saberniak of 380 West Main Street for the town to take over a dusk to dawn light they have been paying for as a town street light was discussed. Mr. Hendrix stated the street

light is needed and recommended the Council approve the request during the regular meeting.

Discussion of Residential TIF - Mr. Hendrix stated he plans to have more information and Mr. Thompson present for further discussion at the next work session.

Discussion of Old Town Square - Mr. Hendrix showed a sketch of some improvements to be made in the park. He stated it is an early concept of what the park could look like and we would want to get in-put from civic organizations that he hopes will partner with the town for improvements. The plan would be to remove the old water feature and gazebo and possibly having a pergola, water feature or art sculpture, and an area for street parking for food trucks. He also showed bumpouts and improvements to be done with future streetscape design for crossing Route 2. He hoped the park could recognize civic organizations and the history of Lowell. A committee will be formed and the renovations would be a 2026 project along with the Fremont Street construction.

Discussion of SRO Officer - The amended agreement with the changes as discussed at the last work session with Superintendent Andy Anderson, to allow five days for sick or vacation without being deducted from the prorated amount on the 180 day school year, will be acted on during the regular meeting.

Nassau Park Update - Mr. Hendrix reviewed a supplemental agreement with SEH to include the 136 Washington Street property for additional scope of services to include relocating the existing shelter, constructing a sidewalk and ADA ramp, modify the south parking lot and provide landscaping design around the old dance studio. The scope of services is estimated at \$16,200.

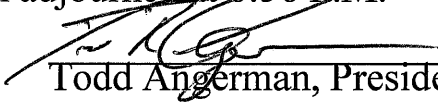
Mr. Hendrix also stated they had met about security and speaker system at the park, and they hope it could be extended up Washington Street to the downtown area. He also stated further discussion needs to be had on the Liberty Street property and the need to use for a public safety facility and additional parking.

Union Street project - Mr. Hendrix stated the project was supposed to have been done in 2023, but will not start until next year as they need to re-locate utility lines that are in the middle of the street.


Police Station - Chief Woestman asked for capital funds of \$6,000 to remodel the current corporal office to add additional desk areas. They will use the same contractor that did the officers area. This item will be acted on during the regular meeting.

President Angerman stated we need to discuss some of the punch items that need to be done at the fire station and what could be done now. Fire Chief Gamblin stated that space for the crew is what is needed and if they could move equipment to Liberty Street to one of the bay areas. He will provide an itemized list of things to be done at fire station.

No further discussion, the work session adjourned at 6:56 P.M.


Todd Angerman, President

Attest:


Judith Walters
Clerk-Treasurer