



## City of Rock Falls Public Works / Public Property Committee Meeting Minutes

Date: 7-7-2016

Time Meeting Started: 8:15am

Time Meeting Ended: 10:37am

Members		Also Attended	
Alderman Reitzel – Chairman	p	Mayor Wescott	
Alderman Kleckler	p	Administrator Blackert	p
Alderman Ebenezer		Clerk Arduini	p
		Ed Cox	p
Alderman Schuneman	P	Ted Padilla	p
Norma Last	P	Larry Spinka	p
Aubrey Last	P	Brian Frickenstein	
Ed Mulvaney	P	Amy Lego	P
Joe Valdez	P	Barry Tompkins	P

Topic	Discussion	Plan of Action
1. Call to order - Chairman Reitzel	Meeting was called to order	Meeting begins at 8:15am
2. Audience Requests a. Norma Last – sewer issue	Norma Last of 1100 5 <sup>th</sup> Avenue read a prepared statement that informed the committee that she lives across from the Civic Plaza I and II buildings. Mrs. Last has spent \$32,000 in restorative work from sewer backups into her house. She was instructed to install a backflow preventer in the past to keep this from happening again, and she did which cost \$3500.00 and that did not work. City Administrator Robbin Blackert said that the City met with the county, and the owners of Civic Plaza II, and both need to submit engineering plans by July 29 <sup>th</sup> to install a grinder at their locations since they cannot control the tenants flushing illegal materials into the sewer system. Installing grinders at the facilities should take care of the problem. The City has found illegal items stuck in the sewer lines twice this year. Administrator Blackert asked that Mrs. Last to file a claim with the City's insurance company. No one at the City should recommend backflow valves as a fix for these issues.	The City will continue to work with Civic Plaza I and II to install grinders.
b. Bob Atilano – Easement Avenue A and East 2nd Street	Bob Atilano approached the committee about his property on the corner of East second Street and Avenue A. Mr. Atilano would like to install a 16 x 25 concrete patio with fencing as an outdoor area for a restaurant and bar. City Administrator Blackert informed Mr. Atilano that the building would have to comply with the RB&W District design guidelines. Alderman Kleckler would like to sell the land to Mr. Atilano if the land in question is currently City property, and he is allowed to add the patio.	Adm. Blackert will email the RB&W Design Guidelines to Mr. Atilano, and Mr. Atilano will return with a formal plan or drawings of the project.
c. Rock Falls Library Board	Ed Mulvaney approached the Committee about a number of issues with the Rock Falls Public Library. Mr. Mulvaney informed the committee that he will be submitting a claim to the city for cleaning the walls and cleaning the gutters at the library. He stated that the City is to maintain the exterior, and the Library maintains the interior. Mr. Mulvaney addressed parking issues with the municipal parking lot in front of the Library being filled a couple of times a year by people other than library patrons, even when there was available parking on the south lot. He stated that the agreement before the lot was expanded was that the library is to have 15 parking stalls available for Library patrons. Administrator Blackert stated that the City has no control, or knowledge of who is parking there whether it be a Library patron, Community Building patron, or City customer. The Chamber of Commerce Schedules the events for the Community Building.	Mr. Searing will inspect the light at the Community Building. The Street Department will look at options for addressing the library parking issue.

	<p>Mr. Mulvaney suggested that the 15 stalls be designated for only Library parking. Four stalls including two handicap on the west side, five stalls along the Community Building, and six stalls when you pull in.</p> <p>Mr. Mulvaney spoke about the library sign, as the city has removed the wooden beams but he feels the base should be bricked. He mentioned that there is still a drainage issue with the parking lot. The water pools on the sidewalk There is also a light not working in the basement of the community building.</p> <p>Building inspector Searing stated that the City has looked at the flooding, and it happens mostly when the ground is frozen. The City engineer has also looked at the problem, and since the lot was not designed correctly, it leaves no way fix it at this time.</p>	
d. Joe Valdez – Joe’s Sewer and Septic – New sewer plant gate hours	<p>City Administrator Blackert informed the committee that the hours that are currently allowed will be changing closer to what is in ordinance at this time. The current ordinance states that septage could be received 3 times a week for 5 hours. The change would be for 3 hours per day, 5 days a week. The plant current is accepting septage much more often, and it sometimes involves pulling a worker off of a job to drive to the plant and receive the septage.</p> <p>Mr. Valdez states that he needs a place to dump during business hours, and would like to be able to call ahead to the sewer plant to dump his truck.</p> <p>Alderman Reitzel stated that other companies have storage tanks to hold until it can be accepted at the plant.</p> <p>Superintendent Cox stated that the Department is down to a four man crew. The gate cannot be opened remotely, and stopping work to open the gate interferes with the sewer crew work. The gate keypad has no way to track which codes are used and when. He has tried to accommodate the sewage haulers with the new hours.</p> <p>Adm. Blacker reminded the committee that Homeland Security regulations need to be complied with.</p> <p>Alderman Kleckler stated that there are ways to make it work if the hauler calls, and the gate is opened.</p> <p>Inspector Searing asked if there is any way to dump outside of the gate.</p>	<p>Tabled.</p> <p>A formal plan for accepting septage will be brought to the committee next month.</p>
Audience Requests	<p>Barry Tompkins approached the Council concerning the condition of Avenue E in front of his 2 ½ Acres of land.</p> <p>Alderman Kleckler asked if Mr. Tompkins would be willing to give the land to a non-profit for a tax write-off.</p> <p>Adm. Blackert informed Mr. Tompkins that this has been brought up multiple times over the past few months. The City has a problem with people dumping back there. Improving the road would only make it more convenient to dump. There are no houses, no addresses, and the City may consider abandoning the road.</p>	<p>Tabled.</p> <p>Adm. Blackert will speak with the City attorney about options for the area.</p>
3. Approve Minutes of the June 2nd, 2016 Public Works - Public Property Meeting	The minutes were reviewed by the committee.	Minutes approved
4. Old Business a. Nicor repairs update	<p>Building Inspector Searing stated that Nicor is not following up with repairs as promised. He calls and does not receive calls back.</p> <p>Adm. Blackert stated that Mr. Searing has been working on this, and it is not really his job.</p> <p>Mr. Searing states that it is hard for him to do a good job of monitoring the Nicor projects and repairs because they are everywhere. He used to be able to use the EasyStreet website, but Nicor has let that go, and it does not work.</p>	The committee would like to have Tom Sanders draft a letter addressing these issues, and the hopefully address these issues with the next franchise agreement.
5. New Business: a. Storage buildings demolition discussion	<p>There was much discussion about the storage buildings and how to keep them secure if they are not torn down. Using the sheet metal for a lean-to at the Street department may not be feasible because the load would have to be engineered for wind and snow.</p> <p>Alderman Schuneman stated that the rolling doors are valuable. It could be put out for bid for the demolition of the three storage buildings.</p>	Demolition / recycling of the 3 mini storage unit buildings will be put out for bid.
b. Storage auctions discussion	Administrator Blackert discussed the now city owned storage units on the former Hallman property. The tenants needed to have their items removed by May 31 <sup>st</sup> . Inspector Searing and Clerk Arduini have secured all units, and took	Toward the end of August the city will arrange for an auction

	inventory with pictures of the units with valuables still remaining. Final notices have been sent letting the owners know that these items will be auctioned off. The units will be checked again on July 16 <sup>th</sup> , 2016. Public Notice will be sent to the newspaper for two weeks straight.	of the contents of the units remaining.
c. Semi-truck parking at the storage unit site	Adm. Blackert explained that there are still some parking tenants at the former Hallman property. One is using, and paying electric and rent, and the other is parking salvage truck trailers. There has been other semi traffic on the premises. With only the Myers trucks plugged in on the property it will help keep the area marketable, and easier to identify which trucks and trailers are permitted to be parking there.	The committee would like to have signage for permitted parking only, and all trucks will be removed from the premises after August except for the Meyer's trucks that are plugged in and paying City electric.
d. Life jacket signage	Clerk Arduini presented a life jacket sign given to the RRDA by RRTI. The RRTI has asked that it be displayed on the dock at the Arduini boat launch.	Larry Spinka will attach it to the dock
6. Wastewater – Ed Cox Superintendent a. Wastewater Updates	Superintendent Cox said that the plant is running well. There are three more catch basins to repair. The crews will replace the screw on the hood for East 2 <sup>nd</sup> St. The dept. will be contacting the plumber about a dip in the sidewalk on 8 <sup>th</sup> Ave. following a repair. . The pump station is about to start up the second new pump. During the transition over to the new pumps, and new SCADA system, the pump station has had some minor flooding to deal with. These items will be corrected when the station is alarmed, and automated correctly. The 1 <sup>st</sup> St. project is finished and patched. An EPA inspection will be on Tuesday 7-12-16.	No action
7. Water – Ted Padilla Superintendent a. Water Updates	Water Superintendent Ted Padilla went over the sheet of progress on various projects.	No action
b. Well No. 4 Inspection	Mr. Padilla would like to see the old well pump from #4 be inspected and overhauled at a cost of \$6563.00 from Layne	Approval of the proposal from Layne
c. Cost for Well #7 Byron-Jackson pump, motor, and column pipe.	Mr. Padilla reported that the exact cost of the new well Byron – Jackson pump has not come back from Layne. The original engineer's estimate was \$98,721.00	The committee recommends the purchase of the new pump from Layne at a cost not to exceed \$105,000.
8. Street – Assistant Superintendent Larry Spinka	The road repairs are waiting on Whiteside County for oil / slag. The department has been mowing and striping. Crack filling will be beginning soon. The department is just finishing up its third tank of emulsion for the season. Alderman Kleckler inquired, and Mr. Spinka stated that they been mowing at the Hallman property as close to the ditch as possible. The dirt west of Wood Avenue needs to be cleaned and seeded by the hotel. The dirt pile west of the hotel may be from electric.	Larry will talk to Ted Hvarre about getting the dirt pile cleaned up.
9. Committee Member Items	Inspector Searing reported that there is now an open well on the former Schmitt property. .	The well will be capped by the water Department.
	Alderman Kleckler inquired about the status of the Selmi property coming onto city water after the annexation.	Ted will address the Selmi house and city water issue.
	Alderman Kleckler asked if Mayor Wescott has spoken to the downtown businesses about tree removal.	No action
10. Adjournment	With nothing else for the good of the committee the meeting was adjourned at 10:37am	Meeting ends at 10:37am

