

## MINUTES

VILLAGE OF YORKVILLE  
SEWER AND WATER COMMISSION  
VILLAGE BOARD ROOM  
UNION GROVE MUNICIPAL CENTER  
TUESDAY, AUGUST 17, 2021

### Call to Order

Sewer and Water Commission President Douglas Nelson called the meeting to order at 6:00 p.m.

### Roll Call

The following Sewer and Water Commission members were present: Douglas Nelson, Steve Nelson, Daniel Maurice, Aaron Alby, and Leo DeBrabander. Also present were Sewer Utility District and Water Utility District Manager Gary Hanson, Attorney Tim Pruitt, Engineer Mark Madsen, and Treasurer Michele Stute in the absence of Administrator/Clerk Michael McKinney.

### Approval of Minutes

*Motion (Maurice, DeBrabander) to approve the July 20, 2021 Sewer and Water Commission meeting minutes as presented, Motion Carried (MC).*

### Approval of Sewer Utility District Financial Reports

*Motion (S. Nelson, Maurice) to approve the July Sewer Utility District financial reports as presented, MC.*

### Approval of Water Utility District Financial Reports

*Motion (Maurice, Alby) to approve the July Water Utility District financial reports as presented, MC.*

### Approval of Sewer Utility District Invoices

*Motion (S. Nelson, DeBrabander) to approve Sewer Utility District invoices as presented in the amount of \$62,337.99. Aaron Alby abstains, MC.*

### Approval of Water Utility District Invoices

*Motion (Maurice, S. Nelson) to approve Water Utility District invoices as presented in the amount of \$22,504.10. Aaron Alby abstains, MC.*

## **New and Unfinished Business - Discussion and possible action on the following:**

### **Wastewater collection system expansion**

Attorney Pruitt stated he was asked some questions from Administrator/Clerk McKinney regarding the corner property of Durand Ave. and the frontage road regarding a request to extend the wastewater collection system to the property. They have not petitioned the Village. Attorney Pruitt stated some of the issues are they are not in the sewer service area which was recently amended, and not in the sewer utility district boundaries recently amended. The Comprehensive Plan was recently amended and does not think the sewer service extends that far in the plan. Those three items would need to be amended. He also stated the on-going sewer project is rated for a certain capacity and we would want to make sure the system could handle the expanded service area.

The Commission discussed scenarios regarding property owners/developers putting in their own grinder pump or private lift stations and connecting to the sewer system and the associated problems with allowing one property to add-on to the Village's system for other future development and planning. Attorney Pruitt stated ideally you would want to design as a public system for the whole area. You could make the developer pay for the extension of sewer and a new lift station and they could have the right of recovery for new businesses that would tap into the system. Commission agreed they prefer for the developer to follow Village specifications and pay for the system as the taxpayers should not bear the cost of future development.

Attorney Pruitt answered a question regarding using TID funds to pay for some of this and the response was it would have to benefit the TID which would mean amending the TID boundaries again. Mark Madsen brought up the Village has an ordinance for mandatory connection. Attorney Pruitt confirmed that if within 300 feet of the sewer main, properties have 6 months to connect from time of notice. He has seen it in other municipalities as a two-part system. If the Village initiated a project, the Village would require hook-up to pay for it. If a private party/developer initiated and covered the cost and the line running past other properties, you could defer the cost until such time as they connect and special assess. He said he could look at the ordinance to amend for such. Mark Madsen brought up with development the need for the orderly expansion of roads, and other infrastructure.

Attorney Pruitt said the Village can implement an official map. If a new lift station was needed, Attorney Pruitt said you could special assess the cost to the users and the engineer could figure the cost share. Concern among the Commission would be the long pay back for the Village. Attorney Pruitt asked the question of how much expansion does the Village want, and it goes back to the Comprehensive Plan. He asked if there is a master plan of the current Sewer District boundaries where infrastructure should go? Mark Madsen has started a map of the sewer service area and the design should include developers extending infrastructure to the end of their property line. He asked do we need an adopted plan for the area for developers to follow? Mark Madsen will work on a starting point for future meetings. Attorney Pruitt recommends the Village adopt an official highway map for the Village for infrastructure planning.

***No formal action was taken by the Commission on this agenda item.***

#### **T-Mobile water tower site modification request**

President Nelson reported Short Elliott Hendrickson responded to T-Mobile and it was extensive asking them to refine their proposal. Even though lease is with Sprint they are working with T-Mobile and equipment needs.

***No formal action was taken by the Commission on this agenda item.***

#### **Sprint short-term water tower cellular equipment lease extension/T-Mobile water tower cellular equipment lease**

Attorney Pruitt stated the lease with Sprint expired the end of July. In discussing with SEH staff, they are working on a similar project and Attorney Pruitt has reached out to a legal firm, Boardman Clark, working on that project. They can work out reimbursement of fees with the carrier and negotiate a lease.

***No formal action was taken by the Commission on this agenda item.***

#### **Boardman Clark legal services engagement letter**

Attorney Pruitt recommends legal services with Boardman Clark to negotiate cellular lease.

***Motion (S. Nelson, Alby) to sign an engagement letter with Boardman Clark, MC.***

#### **Short Elliott Hendrickson Yorkville WWTP Improvements Design & CRS Additional Services Supplemental Letter Agreement**

Gary Hanson stated he had requested the additional design work such as adding water main to the project a while ago and it has been completed. Cost is \$30,000 for the services. The contract has been extended an additional 30 days and has CRS inspection included. The amount is not to exceed \$61,000.

***Motion (Maurice, S. Nelson) to approve the Short Elliott Hendrickson additional design and CRS services supplemental letter agreement, MC.***

#### **Wastewater treatment plant improvement project update**

Gary Hanson reported Staab Construction has brought in equipment and plans next Monday to begin the dig to start the project. Site work has been done.

***No formal action was taken by the Commission on this agenda item.***

#### **Reports**

**Engineer's Report - report on activities and issues - No report.**

**Sewer Utility District Manager's Report** - Hanson reported to the Commission on the following:

- Annual cleaning/televising of the sewer was done by The Expeditors. A leak was found on Evans Lane and was repaired.
- Hanson investigated an odor complaint from Willkomm property.
- Meters will be read in September for billing and Mark Madsen is working on the new rates.
- Flushing of the hydrants will be the weekend of August 27.
- Possible notice to connect needed for a property owner.

**Water Utility District Manager's Report** - No report.

**Administrator/Clerk's Report** - No report.

**Other - Comments, questions and suggestions**

No public comments, questions or suggestions were provided.

**Adjournment**

***Motion (Alby, Maurice) to adjourn, MC.*** The meeting was adjourned at 7:18 p.m. The next scheduled Sewer and Water Commission meeting is on Tuesday, September 21, 2021, at 6:00 p.m.

Michele Stute  
*Treasurer*