

1. **CALL TO ORDER:** With the late arrival of the Chair, Darrell Klimke called the special meeting of the Public Works & Utility Committee meeting to order at 5:03 p.m.
2. **ROLLCALL:** Present: Marv Severson and Darrell Klimke, with Eric Poole arriving at 5:37 p.m. Also present: Village Administrator Mike Gracz, Board President Jerry Luebke, Trustee Steve Staton, Public Works Director Mark Below, Village Engineer Paul Levendoski and Clerk Georgia Johnson.
3. **APPROVAL OF MINUTES 11/08/04.** Severson moved to approve the minutes of the Special Public Works meeting of November 8, 2004. Second by Klimke. Motion carried.
4. **PUBLIC APPEARANCES:**
 - a) **Jeff Groenier re: Potential indoor hockey location (N. Perry Parkway).** Groenier was present on behalf of the hockey association. It was noted that at the last discussion it was determined to have the Village Engineer and Public Works Director discuss some of the issues and reference was made to the email dated November 10th in the packet. The location proposed does not conflict with any expansion of the WWTP up to 2023 and it is expected that any expansion at that time would not go in that direction. Discussion included entrance to the restrooms (both inside and outside entrances), whether the Village would sell the property to the hockey association or lease the premises to them, expected life of the proposed building, whether odor control is an issue, seating capacity of about 600 is proposed, the need for stormwater issues to be worked on, the use of soil borings to determine the height of ground water and how close the ground water is to the surface, whether or not impact fees would be charged or waived and pros and cons of leasing. Groenier was looking to the Committee for approval of the proposal to date and a recommendation to the Village Board to support the project. **Severson moved, second by Klimke, to recommend the Village Board to negotiate with Oregon Community Sports Arena Inc. regarding lease/purchasing options of the land and that this Committee is in full support of this project. Motion carried.**
5. **COMMUNICATIONS & MISCELLANEOUS BUSINESS:**
 - a) **Discussion of Development Issues.**
 - 1) **Bergamont: Status Parkland Easement and Grading Information.** Below advised that the easement is being worked on. Justin Carter was present on behalf of the Fleming Development. It was noted that Huston deposited soil on the park land. Levendoski stated there was more than they had indicated there would be initially. Discussion followed.

Regarding the grading, the park needs to be regraded and to comply with the master site grading plan. This has been a problem over the last year and will need to be regraded and put at the level required. There was some discussion.
 - 2) **Bergamont and Alpine Meadows: Status of Hwy. CC Grading and Detention Ponds.** Below referred to the email dated 11/29/04 and noted there are conflicting stories regarding the phone company. It is possible that the ground could be frozen by the time the phone company gets to it. It was noted that they have until May 15, 2005 to get the regrading done or the Village will do it. Below indicated no building permits would be issued if the work is not completed by May 15, 2004. There was discussion.

Regarding the detention ponds, it is known that the forebay in pond #7 is full of silt. It is not known how much silt is in the pond bottom. This winter probes will be dropped to find out what the level of silt is. It was noted that the same problem exists at Alpine Meadows which came up during the heavy rains in May. Levendoski asked Carter when they planned to put the final coat of asphalt on Bergamont and he advised the plan is to have it done before the parade. Part of the problem is the stormwater run off is not getting into the storm system as soon as it should. Discussion continued. It was concluded that the items should be put in writing to Bergamont setting the May 15th date and the consequences.

- 3) Review of Proposed Developer's Agreements by Committee. Gracz stated that review of the developer's agreements does not at this time go to any committee and the question is whether or not it should be referred to a committee. Discussion followed. It was concluded that with staff, the Village Attorney, Engineer and Planner all working on each agreement that that is sufficient and the Board relies on staff's recommendation. The procedure will remain the same and if any problems come up, that could be brought to the committee.
- 4) Review of Letters of Credit and Master Site Grading Plans by Earth Tech. Below referred to the letter Levendoski wrote to Ladopoulos regarding the non-compliance with the developer's agreement with regard to the master site plan grading. This is brought to the committee to determine whether as part of the review/inspection that someone verify that the grading plan has been followed. Discussion followed including the problems with the grading on certain lots, the developer's responsibilities, the seriousness of not following the master site plan, and the need for developers to follow the master site plan that has been approved by the Village and possible consequences if it does not. [Eric Poole arrived at 5:37 p.m.] Below proposed the engineer's involvement be for the entire plat to make sure the site meets the master site grading plan. Discussion followed. It was concluded that the developer be sent a letter.
- 5) Use of Letters of Credit by Village of Oregon. Gracz stated this is to make the committee aware that the Fleming Development letter of credit was called in and that future letters will be called in to get action if necessary. (For informational purposes.)

6. **UNFINISHED BUSINESS.**

- a) Disposal of Public Works Truck (1993 Ford F150 XL) and rescind April 19, 2004 Motion to Dispose of 1987 GMC Truck. It was noted that Severson took a look at the two trucks and it was determined that even though the 1987 has a high mileage it is the better truck. Below noted that there are a number of mechanical issues with the 1993. **Severson moved to recommend the Village Board rescind the April 19, 2004 motion to dispose of the 1987 GMC truck and authorize the disposal of the 1993 Ford F150 truck. Second by Poole. Motion carried.**

7. **STAFF REPORT.**

- a) Alpine Meadows. In Phase III. Utility work being done.
- b) Bergamont. Augusta Drive installed.
- c) Interceptor Sewer Project. Coming back to the Village Board January 17th.
- d) Lincoln Rd. Water Tower. Constructed and will be in the process of disinfection; SCADA awarded.
- e) Oregon Parks Neighborhood. Discussed earlier.
- f) County Hwy CC ditch regrading. Discussed earlier.

8. **FUTURE ASSIGNMENTS.** It was noted a number of these issues will be addressed at the January and February meetings.

9. **ADJOURNMENT.** At 5:44 p.m., Severson moved, second by Poole, to adjourn the meeting. Motion carried.

Submitted by
Georgia Johnson,
Village Clerk