

Village of Elm Grove Committee of the Whole Meeting Minutes

Call to Order:

The meeting was called to order at 5:04 PM.

Roll Call:

PRESIDENT KOLESKI
TRUSTEE STUCKERT
TRUSTEE SCHINDLER
TRUSTEE SHEPHERD
TRUSTEE SAYAS
TRUSTEE CASTILE
TRUSTEE HILLMANN

DAVID DEANGELIS, VILLAGE MANAGER
HECTOR DE LA MORA, VILLAGE ATTORNEY
KATHERINE GEHL, ASST. VILLAGE MANAGER/ZONING ADMINISTRATOR
SANDEE POLICELLO, VILLAGE CLERK/DEPUTY TREASURER

1. Discussion on municipal water and lateral installation policies and procedures

Mr. De Angelis provided an overview of the manager’s memo dated Jul 21, 2023.

Trustee Shepherd inquired if any property owner identified as a “back yard connection” on the project area map have reached out to Village staff expressing interest to connect to the municipal water system.

Mr. De Angelis stated there have been no inquires.

Trustee Shepherd suggested the Village also provide notice letters to these property owners so they can be made aware of the pending construction.

There was discussion on the Meadows of the Grove subdivision mandatory connection policy.

There was consensus among the Trustees that there will be no back yard connection allowed at this time.

[Trustee Stuckert entered at 5:32 PM]

Trustees were in consensus that the commitment letters will be mailed out on August 1, and residents will have until August 31, 2023 to return the commitment letter agreements.

Discussion was held over the actual cost for the water lateral based on the “long-side” “short-side” pricing provided by D.F. Tomasini.

There was consensus that averaging the cost to connect across all eligible properties makes the most sense, excluding the additional connection fees for Meadows of Grove and properties on the north side of Watertown Plank Road.

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Trustee Stuckert suggested that the Board shall require properties to connect to the water system at such time the property is sold, if they choose not to connect now.

A special assessment would become a lien on the property and will show up in the title search.

Trustee Shepherd stated he is opposed to anything that encumbers a property and effects liquidity for sale.

Mr. De Angelis noted that utilities have the ability to special assess. The Village does not currently have that luxury.

President Koleski noted the Public Works and Utilities Committee has recommended that corner lots shall be able to connect at this time. The Board was in consensus.

2. Discussion on transportation budget

The Public Works/Utility Committee recommendations were reviewed. The Legion/Village Park bridge is a 57 rating. Action is required when the rating is at 50, which would make it eligible for grants. \$240,000 in the bridge fund was moved to roads. There are some 4 road ratings in the Village; it is recommended that action be taken when a road rating is down to a 5. Repaving 4's and 4/5 road is to be done for the budgeted \$800,000. The Committee requested that the Public Works Director have new Paser ratings done for the 2024 budget review. We own half of the Gebhardt bridge, which is a 54 rating. Brookfield is applying for an 80/20 grant, which would make our portion 10%.

Bridges, pathways and roads are covered by the transportation fund. Trustee Stuckert said the Ad Hoc Pathways Committee recommends a new pathway every year. The proposed pathway to be installed next is on Highland Drive from North Avenue to Gebhardt Road. She said the residents want it to go to Victoria Circle. Trustee Stuckert said Juneau Boulevard to St. Mary's and the Tonawanda pathways are also desirable. Both of those would be desirable for 2025. She asked if there are crossing guards for Tonawanda School. Mr. De Angelis said St. Mary's used to provide them; Tonawanda does not. Trustee Stuckert supports the Highland Drive pathway for the 2024 budget with preparation for Gremoor Drive and Juneau Boulevard pathways for 2025 completion.

Ad Hoc Committee member Stacy Barry-Coffey spoke regarding the Highland Drive pathway extending to Victoria Circle. She would like to see pathways prioritized over roads for a few years to get them done. President Koleski said he would like to get the cost to extend the Highland Drive pathway to Victoria Circle North and then the cost from Victoria Circle North to Juneau Boulevard.

3. Discussion on Underwood Creek Daylighting project

Mr. De Angelis provided history for the daylighting project. The DNR wanted the creek daylighted in 2005, but there was pushback from property owners. The Village negotiated a memorandum of understanding that there would be no repairs made to the creek. The Village has received approximately one million dollars in grants for the project. There is TIF and stormwater money to use as well. If the current structure fails, Sendiks and the 890 Building would be responsible and look to the Village for assistance. The Village has no choice in the daylighting project. There will need to be a

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referendum for the expenditure of funds in excess of one million dollars for the project. Trustee Stuckert supports starting communication now to residents.

4. Discussion on Mandel project/Caroline Heights

Mr. De Angelis provided an update. Mandel has provided Ehlers with updated numbers to run. Mandel's banks are looking for a letter of credit, which we won't provide until Ehlers completes its review. TIF and interest rates will need to be considered. President Koleski has asked Ehlers to review Mandel's ability to guarantee the execution of the project. Koleski asked Attorney de la Mora for a memorandum of the Village's liability if Mandel couldn't fulfill their obligation. Koleski said he has informed Phil Aiello that we need good communication. Mandel today provided Ehlers with a financial forecast. There is an August 14th closing scheduled for the property.

Mr. De Angelis said that Mandel's demolition plans are done and the building plans are now with Safebuilt. Weekly updates will be provided to the Village.

5. Other business

Trustee Shepherd would like to see the one million dollar referendum requirement increased.

President Koleski would like follow up regarding working with Reinders regarding fencing along the pathway. Trustee Stuckert would like to see more arborvitaes planted along the Elm Grove Road pathway.

6. Adjourn

MOTION BY TRUSTEE STUCKERT, SECOND BY TRUSTEE HILLMANN TO ADJOURN. ALL WERE IN FAVOR. MOTION CARRIED.

Meeting adjourned at 7:39 PM.

Minutes transcribed by: Sandee Policello
Minutes Approved on: September 26, 2023