

**Village of Rossville
Special Board Meeting
August 27, 2020**

Mayor Queen called the special board meeting to order at 3:00 p.m. at the Rossville Municipal Building, located at 120 East Attica Street in Rossville, Illinois. The special board meeting was called to discuss demolition/remediation procedures and other associated issues regarding 106 E. Attica Street, update on E. Attica Water Main Project by railroad track, discuss possibly hiring an engineer to obtain required permits and review and possibly approve a proposal from an engineer.

Members physically present – Mayor Queen, Trustees Cornell, Leaver, Sturm, Mahorney, Maden and Black

Members absent – NONE

Guests present – Clerk White, Superintendent Lusk and Village attorney, Andy Mudd

Roll call was taken and a quorum was established.

Village attorney, Andy Mudd noted the truck from the property, located at 106 E. Attica, has been towed to behind the village office. Also, Superintendent Lusk stated the building is in worse condition than it was last November. All of the work the Delvins have done is gone. Mr. Mudd has called the Health Department and EPA and neither department are willing to come out to determine what is waste and what could be salvaged. The Village will need to authorize someone to determine what is garbage, debris, thrown away and what is to be kept. Mr. Mudd reviewed his paperwork and the Village only issued Notices to Remediate in accordance with the MSA report. Therefore, demolition is not an option unless the Village wants to wait another 30 days. Mr. Mudd was not sure if the Village wanted to wait.

Mr. Mudd suggested, with Board approval, to place the items that are not garbage into a storage unit, Mr. Mudd will send the owners a letter stating they have 30 days to pay then retrieve the saved items or the items will be considered abandoned property. They will also have 30 days to remove the vehicle off Village property or the vehicle will be taken to a junk yard.

If the Village chooses Building Inspector Lusk to make the determination whether items are garbage or salvageable, Mr. Lusk is covered on the Village's insurance just in case it is needed for costs.

Trustee Maden asked if the Village is sure they want to fix the building. Mr. Mudd stated the Village had decided to remediate the building last November. If the Village chooses to discuss demolition, Mr. Mudd will have to prepare a new notice, send new certified letter, file updated notice to remediate with the Recorder's Office. Time frame is expected to be 30-45 days till the Village can do anything.

Mayor Queen read a few paragraphs from the engineer's report regarding 106 E. Attica: occupancy should be limited to construction workers only, roof membrane has been compromised for some time, roof and floor structures are compromised and dangerous, etc.

Superintendent/Building Inspector Lusk indicated the roof is gone, will have to tear out the floor, backfill it, then lay cement floor to allow bracing joints to support the roof and lateral structures. A complete renovation will be required.

Superintendent Lusk suggested hiring some local people as temporary part-time employees of the Village to clean items out of the building, place the garbage into dumpsters and place the salvageable items in a big storage container. Superintendent Lusk believes the Village could remove the building from the site and rebuild a similar structure less expensive than fix the current structure. Superintendent Lusk suggested the front façade could be saved and the back wall and floor be removed. Superintendent Lusk has an estimate of \$10,000 to remove the back wall and block it up with cement block.

Superintendent Lusk reminded board members that the downtown buildings were made back when the heat source was a dry heat such as coal or wood burning stoves. Now we have natural gas, which creates condensation, for heat with no way to ventilate the buildings.

Mayor Queen stated that the Board cannot make too many decisions until the building is cleaned out so the structure can be assessed.

Mr. Mudd stated a storage container will be required to place the good items in until the owners have retrieved them or within 30 days, take lots of pictures of the items for documentation and hire 3-4 guys to cleanout the building. Motion was made by Black, seconded by Leaver to hire up to 4 people as

**Village of Rossville
Special Board Meeting
August 27, 2020**

seasonal/temporary employees and pay them \$20 per hour to clean out the building at 106 E. Attica Street. Vote: Mahorney, yes; Sturm, yes; Leaver, yes; Cornell, yes; Black, yes; Maden, yes.

Motion was made by Mahorney, seconded by Leaver to authorize Superintendent/Building Inspector Randy Lusk to determine whether the items inside the building, located at 106 E. Attica Street, are salvageable or not and to be placed in the appropriate container. Vote: Sturm, yes; Leaver, yes; Cornell, yes; Black, yes; Maden, yes; Mahorney, yes.

Trustee Black reminded Superintendent Lusk to have the proper safety equipment such as masks, etc. available to use. Also, keep track of all expenses regarding the clean out of the building.

Water Main Project on East Attica Street by the railroad tracks – Superintendent Lusk presented board members with a budgetary estimate for the East Attica Water Main Project, prepared by Tim Cowan from Donohue & Associates, Inc. Superintendent Lusk stated there is an enormous amount of storm tile in the area of this project by the railroad track. The water may have been leaking for approximately 3 years. The electronic leak detecting equipment has been here 4 times and found 4 different locations. One end of the casing was exposed and water was running out underneath the railroad. If the Village spends the money to increase the size of the water main to the east of the railroad tracks to an 8' main, the Village would be increasing the water quality, fire protection and infrastructure. The amount of money to spend would be drastically higher but the benefits would be better. The CSX Railroad will need to be involved in this process. The casing is currently a box made of 2x12 with the water main running through it. The current water main is 4" main. The current casing will not be used nor will it be big enough.

The Village will have to hire an engineer, who will have to approve the design, to apply for an IEPA permit. In order to dig within 25' of the railroad, you have to involve the Railroad. To dig under the railroad, the Village will have to apply for a boring permit to bore a steel casing. The casing would be moved over to the north between 15-30' so it can get out from under the street. A gas main and storm sewer run along Attica Street but it is unknown how wide the easement is and the Village may have to widen that easement. The Railroad will probably charge the Village between \$5,000-\$10,000 for just being there. The property would need to be surveyed to determine who owns the property that the mains are planning to be moved to.

The water has slowed since an insertion valve has been installed. If the water is slowed, the ground can dry out so hopefully the leak can be detected easier.

If the Village wanted to proceed as Superintendent Lusk explained, then they would dig down and cap off the water main and eliminate that line completely. The actual installation would begin next spring. The whole project is 425', beginning at the 8" main at Attica Street, tie it on at Holmes Street, the 8" will split into 2-4". The leak is either under the railroad track or right at the edge of the casing because water is coming out of the casing.

The cost of this repair can be expended through the TIF Fund since it has to do with infrastructure.

Superintendent Lusk proposes to have 2 formal engineering proposals by next month's meeting to approve one proposal then he will disable the water main soon to stop the flow of water.

Trustee Sturm asked if the Village could request polyethylene pipe for the main. Superintendent Lusk stated the industry standard is restraint joint cast. The maintenance employees will install the main. The engineering fees and the boring will be the additional costs. The engineers' estimate will have the boring contract expenses included since engineers have certain contractors that they work with on projects.

Superintendent Lusk stated that cast will probably handle the vibrations of the railroad track better than the polyethylene pipe. Motion was made by Black, seconded by Sturm to direct Superintendent Lusk to cap off the current water main by the railroad tracks on East Attica Street and retrieve some engineering estimates for the water main project. Vote: Mahorney, yes; Sturm, yes; Leaver, yes; Cornell, yes; Maden, yes; Black, yes.

Motion was made by Maden, seconded by Black to adjourn the meeting. Vote: Mahorney, yes; Sturm, yes; Leaver, yes; Cornell, yes; Maden, yes; Black, no. The meeting adjourned at 4:20 p.m.

**Village of Rossville
Special Board Meeting
August 27, 2020**

Respectfully submitted,

Chris White
Village Clerk

Board approved 10-19-20