

**Village of Flanagan
July 16, 2024
Meeting Minutes**

Called to Order by Dave Iverson
Pledge of Allegiance
Absent: Steve Humke, Reid Bressner

Approval of June Meeting Minutes

Correction noted by Taylor on Page 1, typo under President's Comments, "actively", should be changed to "activity" in first sentence.

Motion by Taylor Harris, 2nd by Kim Wargo.

Treasurer's Report/Approval of Bills

May 2024 Sales Tax was \$6351.99.

June 2024 Motor Fuel Tax was \$3876.29.

Bills Reviewed

Kristy noted on Page 3, of "Bills to Approve," the transferred amount from the Water and Sewer fund to the Capitol Fund did increase. Kristy asked if the \$11,150 payment to John Deere regarding the backhoe lease was the full amount? Marc advised yes, we pay the full amount of the yearly lease to John Deere, and Nebraska Township pays us half of that amount for them to use the backhoe, it was noted this is a 5-year lease with John Deere. We are currently transferring \$500 from the General Fund to Capitol Fund, Kristy stated Julie wanted to know if we wanted to increase that amount? It was decided since we are starting a new fiscal year, to table for one more month than review.

Motion by Taylor Harris, 2nd by Jason Montello - Roll Call – Yes.

Persons Present

Mr. Tim Carls was present and asked if there was an ordinance regarding loud noises after midnight or 11:00 o'clock? Mr. Carls was advised we did not believe there was an ordinance that stated there was a certain time that you cannot have loud noises, we would check, but that is something that is enforceable by the Sheriff's Department.

Mr. Chris Rainey was present, he stated his girlfriend's car received damage from a tree that is on Village property and was wanting to know who was responsible for the damage? He stated if this damage was considered an act of God, he was fine with it, but wanted the Village to remove the tree since it was on Village property. Dave stated he had a conversation with the Village attorney as Mr. Rainey was not the only one who received this type of damage from last night's storm. Village attorney stated that the homeowner is to turn the claim into their automobile insurance or homeowner's insurance who in turn would either take care of the claim or come after the Village to pay for the damage. Mr. Rainey said that is what he wanted to know but asked if the tree could be removed as it has caused previous damage to his personal property. Mr. Rainey advised the tree was damaged from the latest storm to which Dave advised the tree will be taken care of ASAP.

Kristy asked if the Village could ask a homeowner to take a tree down on their property if that tree was dead. Dave advised no; it is on their personal property. Dave advised we can look at nuisance ordinance to see if that applies for future reference.

Police Report

No Officer in attendance.

Employee Report

Marc advised the light poles are done, waiting on new banners. They have been doing a lot of prep work for Flanagan Fest. Marc stated Frank Tooley, Flanagan Park Board, came in a few months back and wanted a new meter at Flanagan Pool to help decrease their water bill. The new meter has been installed and the next read is when they will get their discount since none of that water is going through the sewer. Started work on the remainder of the soffit under the awning on Main Street, which was started last year, this will be finished this year. Kim thanked Marc and his crew for getting the trees cleaned up and out of the road right away last night and today. Taylor asked Marc if there was anything his group needed for Flanagan Fest and he advised no, Taylor asked if the to do list was helpful last year and Marc stated yes. Jason advised no cord needed for air compressor at fishing derby, he purchased a battery operated one.

President's Comments

Sheriff Roundtable – Jason advised he passed out Flanagan Fest flyers to everyone and there is one posted in the County breakroom. Livingston County K-9 officer came in and introduced his new tracker/narcotics dog, it is a yellow lab. County Board members were present during this meeting along with Pontiac and other village representatives. The County Board starts their fiscal year in December, they are already talking about increases on police contracts. The County Board was advised to submit changes in the contract to us in January which will give us time to look over the contract change, which they agreed. It appears we will only get a cost-of-living increase in our contract. Jason advised to remember the Sheriff's Department does not ask for raises, the County Board does that. We shouldn't have to worry about any further changes until 2025 for Flanagan per gentleman agreement. Dave asked how many others are in a contract like us. Jason wasn't sure how many he thought Reading, possible Cornell. Jason feels we are in a better position than most, but not good enough to have our own police force. He states he gets a list of every call for the entire county, and he will share just to show how much time they spend in Flanagan compared to other areas. Part of the contract is if we ask to have an officer, we have an officer but if another village asks that does not have a contract, they are advised if an officer is available, that is what is great in having a contract. Dave wanted to know if there is a domestic battery in our area, does that amount of time the officers are here, come off our contract hours, Jason advised no – 911 calls do not come off our contract hours. Contract hours used are when we ask for a police presence in a certain area. Jason stated he will ask just to make sure.

Community Building

We are trying to figure out how to bring Nebraska Township along with us in the application process and have hit a wall. Dave advised that he and Roseanna produced a proposal that the VOF would buy the community building for an appraised price, and in turn Nebraska Township would tear down building, have the asbestos removed and in turn, Nebraska Township would give us the deed to the building. This was proposed to Nebraska Township on July 8th. Dave advised as of today there has been no response from the Nebraska Township Supervisor. Dave has tried contacting him three to four times with no response. Roseanna stated the meeting had positive conversation while we were there, a lot of feedback, a lot of questions. The biggest hurdle they have is losing the tax levy for the community building which is \$14,000 to \$15,000 a year. If they turn the deed over to us, they will lose the tax levy. Dave stated once the money from Rural Development has been distributed to the VOF, we will bring Nebraska Township back in which they are willing, form a joint ownership, but we would have to re-levy for the taxes. Dave is looking for input. Roseanne stated we cannot complete the application to get the money until we have clear ownership of property. Dave advised we have line items in the grant to pay for the property, but still not sure how to divide the current levy up. Concerns were made about how to redivide the taxes up, which would possibly have to go on a ballot. Nebraska Township is trying to figure out how to give us the tax levy without losing it. Roseanna must finish the PAR application she stated. Once the grant is awarded, the paperwork just begins. She must get the PAR filled out which asks specifically who the recipients are, and it has to say VOF on everything since the grant was awarded to us. The money is there waiting for us, but we must go through all these steps to get it. We have known about this since the first of April and we essentially are no further along to the extent we are not able to move forward without the preliminary architectural report (PAR), which is essential in getting the process going. Once we get the PAR contracts, it will take a couple of months to get the results back and those results will tell us the budget and the annual costs per year. The question the Township has is how much it is going to cost to tear the building down, which we will not know until we get the estimate in from the PAR. Roseanne stated we must get something down soon or we are just going to stop the process. Dave and Roseanna stated they expressed at the meeting how urgent this was. The Township has been advised that once a committee is formed (which was previously discussed at other meetings, the township supervisor and one township member, along with the VOF President and VOF Trustee and VOF member) all will have voting rights and at the end, Nebraska Township will circle back in. Dave would like to appoint an interim board to see what direction we want to go either with Nebraska Township or not, and to help Roseanna and Dave with decisions. This interim board will not be official but will help us make the decision on what we do in the future. Once we decide, whether with Nebraska Township or not, we will form the actual board for the community building. There is currently no board of managers for the community building, it is ready for a new committee. With the board of managers being dissolved, Nebraska Township owns 92%, we own 8% and own a small lot. Several options were discussed that VOF would purchase a lot if Nebraska Township did not want to go forward with the \$1.5 million dollar grant that we have been awarded. It was decided the board will go to the Township's next meeting on Monday August 12 at 7PM at the Township Shed. There will be a special VOF Board meeting prior to going to the Township Meeting on August 6th at 7 PM.

Main Street Restoration

A budget summary of the RISE Implementation proposal was reviewed. The reason for the RISE Implementation is because we did the RISE Planning and we planned things to ask for, they are giving us an opportunity to implement some of the ideas we had in our 5-year plan. We have two projects, capital and non-capital. The capital is the lagoon wastewater system. The amount we requested requires a 25% cash match on that portion, the section in the Rebuild and Grow, is a non-capital project that requires 50% match. We are proposing the VOF, the building owners, and Livingston County share in cost coming up with the 50%. We are trying to stay under the \$2 million because that is the max that is available. The lagoon project would be \$1,172,542, and the Rebuild would be \$806,184. It appears the total VOF cost would be \$550,000, approximately 27.8% with a pay out of possibly 3 years. Roseanne stated the realization of us getting the full \$2 million is doubtful, but it is possible, since this is an election year, you never know. Roseanne feels very confident we can show a need for the lagoon and has pared down the Rebuild and Grow. Had a fantastic meeting with the downtown owners, had 14 different owners for 30 different store fronts (downstairs is one store front, upstairs is another store front) is how she got the 30 store fronts. Some owners are willing and able to spend more money on bigger projects, others are proposing a modest project. Our goal is to secure the envelope of the building, which includes the roofs, most buildings are over 100 years old, the oldest building was built in 1885, the newest building was built in 2002. We have predominant historic buildings. Property that is vacant now needs to be prepared to be leased or sold, which could be included in this grant. We can replace windows and doors, trying to get buildings to look uniform and keep their historic structure. Roseanne stated she personally knows out of town people that would like to open a business in town, but didn't know we had spaces available, with this project we could attract different businesses or offices. The buildings downtown need attention, this grant would help tremendously with inside and outside improvements. This is a way of cost sharing with the owners and possible bringing businesses and housing to Flanagan. Roseanne has all the budgets prepared as well as timelines to accomplish these goals and information on how to award business owners the available grant. Winners will have to fill out a packet and submit two bids, pictures of property and plans, present it to the committee and committee will present it to Board for approval. Roseanne has asked each business owner to get a line of credit to manage the cost flow, paying contractors in a timely manner and then at the end of the project, submit for reimbursement. These are practices used in other towns as well as the GLCEDC. Jason asked how we determined the costs of each project (lagoon & Rebuild). Dave advised we got an actual estimate for the lagoon, then there was additional cost above and beyond for the removal of the sludge. Roseanne has received input from numerous individuals regarding the lagoon. A comment was made wanting to know if there was anything about maintaining the property after the improvements are made, is there verbiage in the contract about maintaining the property, it was determined there was not. Dave suggested we could do it through ordinances or stipulations through the individual contracts, possible annual building inspections. Questions were raised on how we would pay for this, either Capitol funds or financing it. It was suggested that the revenue from the Panther Grove Wind Farms, which is \$3750 for eight turbines (\$30,000) revenue starting January of 2026., however, the County has not approved this yet, but that is a possible option of revenue to

cancel out our debt is we finance. There was a question on how much building owners put in and was advised 15% of their estimated project. Livingston County has a percentage of how much they will pay for. Thoughts were that was a lot of money put in by VOF (\$257,000) for the downtown building project, but it was also stated that we must do something as a Village to help with maintaining the buildings or eventually there will be no downtown businesses. All agreed the lagoon must be repaired at a cost of approximately \$293,000 to the Village, but concerns were still with putting money into buildings we didn't own. Dave advised it is possible that our figures have been overinflated, that he felt the VOF costs could possibly be lower. Roseanne stated numerous businesses have already given her educated estimates from contractors and she had totaled up what they gave her which was \$1.3 million. She stated what people asked for and what they needed to do was reasonable, there is a lot of need that exceeds the capacity of the owners. This is generous but gives them incentives to do what is absolutely needed and if they don't their buildings will start to crumble within the next 10 years. Roseanne stated we are offering a white box level improvement which is updated plumbing, heating and air conditioning, so basics, if someone wanted to come in, all they would need to do is paint the walls. After this discussion, it was determined to go ahead and submit the paperwork.

All were in favor of submitting the Rise Implement Proposal.

Streets and Alleys

Kristy stated she was asked about the extension of Jackson Street going south. Dave advised we have contacted the Department of Transportation numerous times; it is currently in the hands of State engineers out of Ottawa. Also, there was a question about an alley that was grassed if it could be graveled so a homeowner could build a garage coming from it. It was stated we rock one alley a year, which had not been picked for this year. Kirsty was advised to let Marc know. It was then determined where the individual lives on Lincoln Street, there is no alley behind their house, and there is a narrow easement, 5 feet on each side of the property line, therefore, nothing will be graveled.

Personnel Committee

Nothing to report.

Zoning

Solar Energy system on 208 N. Jackson (agenda incorrectly listed Jefferson). This is a roof mount application, engineered by an engineer from Colorado.

All in favor – no opposed.

Solar Energy system for 301 W. Falcon Highway – it is on hold, still debating where they want to put it.

New house – 300 E. Washington Street

All in favor - no opposed.

Prebuilt shed – 109 W. Koopman (16X40) – Paperwork submitted was reviewed, there were a lot of questions. Kristy made a Motion to get more information on this shed, i.e., costs, building materials, review the International Building Code to see what the requirements are for a shed that size. Second by Kim.

Flanagan Fest

Lineups were printed off and passed out. Looking for volunteers from the VOF, helping with taking money for wristbands on Friday and Saturday nights. Jason oversees the fishing derby and then he will help the barrel train. Brushville will be here Friday. On Saturday, Tyson Schulte will be here, he has opened for some big named country artists. Dave advised the committee has done a great job this year, the festival is getting bigger and better. Taylor is meeting with the Pantagraph, they are doing an article on small town events, they will be doing a write up on Flanagan Fest. There will be \$5 wristbands for children and adults available each day. Thank you notes have been sent out to local businesses who donated, as well as wristbands given to them. The shirts have been ordered for purchase, there are shirts for 5K. If you volunteer for 2 hours of your time, you get a free wristband. There must be 2 entrances (north end and south end of town) this year due to where the bands are being set up. The bank has volunteered individuals to help during kids' events.

Fit Team

Nothing to report – meeting next Wednesday.

Open business

Court Street Easement – no update.

Park Equipment – no update.

New business

Telescoping Forklift – We currently borrow from Flanagan Fertilizer, it was only occasionally, now we are using it a lot, at least once a week. Marc would like to purchase a forklift, a heavy duty one that has telescoping capabilities, all terrain tires. Used ones, like 10 years old, are in the price range of \$30,000 - \$35,000. After discussion, it was determined to possible lease a new one. Compare purchase vs lease and discuss next meeting.

New checking Account – this would be for VOF Implementation Grant. This must be established whether we use it or not but has to be established for the application. This must be done by the 22nd of July. Dave advised the VOF wishes to open a new interest checking account for the VOF for the Rise Implementation Grant. Authorized signers for this new account will be David Iverson, Kimberly Wargo, Julie Betts, and Kristy Dodge.

Motion by Kristy Dodge, 2nd by Taylor Harris.

Closed Session

None.

Motion to Adjourn by Jason Montello, 2nd by Kristy Dodge.

Meeting Adjourned.