

OFFICIAL PROCEEDINGS  
OF  
VILLAGE BOARD

STATE OF ILLINOIS )  
COUNTY OF HENRY)  
VILLAGE OF ORION)

The regular meeting of the President and Board of Trustees was held at 7:30 p.m., October 15, 2012, at the Village Hall, 1202 4<sup>th</sup> Street, Orion, Henry, Illinois. The following members were present: Cooper, Peterson, O'Leary, Lawson, and Drucker. Absent: Newman.

President Cooper called the meeting to order and led the board in the Pledge of Allegiance. He noted that Trustee Newman had an excused absence from the meeting.

It was moved by Drucker, seconded by Peterson to approve the minutes of the meeting held October 1, 2012. Ayes: Peterson, O'Leary, Lawson, and Drucker. Noes: None. Absent: Newman.

It was moved by Drucker, seconded by Peterson to approve the bills for the month: General Fund-\$34,927.40, Recycle Collections-\$1,880.48, Water O&M-\$7,044.13, W. Cap. Impr.-\$50,210.30, Sewer O&M-\$9,040.35, Phase II Loan Retirement-\$97,859.69, and Fines-\$225.53. Ayes: Peterson, O'Leary, Lawson, and Drucker. Noes: None. Absent: Newman.

The board agreed by general consensus that Main Street Orion could close 5<sup>th</sup> Street in front of the addresses of 1201 and 1203 for 1.5 hours on Saturday, October 20<sup>th</sup> for the Love Locks ceremony. The ceremony will begin at 1:00 p.m. and the Orion Community Band will provide music.

Mr. Dan Lees was present at the meeting and asked how many new manholes would be placed on his property during the sewer relief main project. Mr. Scott Kammerman, village engineer, said no new manholes would be placed on Mr. Lees' property.

Trustee Lawson said the Street Department was working to complete sidewalk repairs and prepare equipment for winter.

It was reported by Trustee Drucker that the east tower was put back into service but Putnam County Painting still needs to return to touch up a couple of spots. The village is also waiting for photos of another area that is out of sight from the viewpoint of the ground. Mr. Kammerman said there could be additional charges from welding services performed by Putnam, but the extra cost may have equaled the savings on another portion of the project they did not have to complete.

Since final costs for the sewer relief main had not yet been established, the Finance Committee did not have a proposal for a sewer rate increase.

Trustee Peterson said grass seed replanted in Central Park had still not sprouted through the soil. A prior planting did not survive the summer's heat and drought.

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The minutes of October 15, 2012 continued:

President Cooper and Trustee Peterson will be attending a Henry County Natural Disaster Mitigation meeting Thursday evening, October 18<sup>th</sup>.

President Cooper related the results of a conversation with Illinois EPA officials regarding the continuing gas vapor investigation. Golars, the contracted firm investigating the incident, was remiss in submitting a Site Investigation Report to the IEPA. Golars was to be cited for failing to submit the report in a timely manner. President Cooper learned the village should be receiving funds to cover past expenses involved with trying to remediate the gas vapor. Golars will need to drill test wells on private property, and samples from those wells will be taken over a 6-8 week period with results of the sampling taking another six months. In addition to that time frame Golars indicated closure of the LUST incident could take another nine months to 18 months. At the suggestion of Trustee Peterson, President Cooper agreed to contact the IEPA to see if they would pay to line the sewer main on 11<sup>th</sup> Avenue from 1<sup>st</sup> Street to the railroad tracks and then north across 10<sup>th</sup> Avenue. Trustee Peterson thought the lining might alleviate the vapor for all businesses and residents in the area.

Trustee O'Leary said, of the 19 easement agreements necessary to complete the relief main project, 12 agreements had been signed; seven had not. Of those seven, four, including Don Phillips, Jeremy Coulter, David Crosiar, and Dan Lees, attended a prior meeting with Trustee O'Leary, President Cooper, and village attorney John Ames. The meeting was held at the request of the property owners. Some property owners in attendance said the village's offer of \$1 per sq. ft. was not enough, though they were not prepared to make public an alternate request. President Cooper checked with the cities of Coal Valley and Cambridge and found that Coal Valley paid in the range of \$1 per sq. ft. for easement rights and Cambridge residents agreed to waive their right to easement fees for the benefit of its most recent infrastructure project. According to President Cooper, Mr. Coulter said he wanted to construct a garage on his rear yard, and Mr. Phillips said he obtained appraisal information indicating an easement would reduce the value of his property. Trustee Drucker questioned why some individuals would be protesting the dollar amount so late in the process, especially since the project was mandated by the IEPA and is expected to resolve the problem of sewage backup in the basements of residents. President Cooper was equally disappointed that the gentlemen involved had not shown more interest in the project during the past 18 months or so of discussion. He told the affected residents any further monetary requests should be presented to the trustees at an open board meeting, and some objected to negotiating in public. Village attorney John Ames said if there was a special circumstance on the property of a resident, the value of the easement could be addressed, but all of the properties seemed similar in nature. Further, he said the dollar amount paid must be justified and not just by the opinion of an appraiser or real estate agent. It was noted that the Phillips and Crosiar

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proposed easements, 386 sq. ft. and 208 sq. ft., respectively, seemed so minimal as to have little overall effect on their properties. The board discussed the impact of easement holdouts in light of the fact the contractor is prepared to begin construction this fall and any delay could cost all residents in the community more money. President Cooper was frustrated at the lack of grant funds available for the project and the recent requests for higher compensation for easement rights. The board agreed they would meet with those requesting more money in special but open session on a date prior to the next regular board meeting, if possible.

The board discussed a letter received from Foley Construction which indicated, due to the dry ground conditions, they were prepared to start constructing the relief main immediately. The letter also implied that higher costs could result from a spring construction date due to potential labor and fuel increases and inappropriate ground conditions. Mr. Scott Kammerman, village engineer, said a start date was not specified in the bid documents. He also said the village had a 60-day bid holding period, which began on September 26<sup>th</sup>. Foley Construction Co. was waiting for the Notice to Proceed from the village. The board said it was necessary to complete easement agreements before starting the project.

President Cooper said Don Moffitt, an Illinois House Representative, would soon have Orion in his district. Rep. Moffitt contacted President Cooper regarding the status of relief main funding and promised to assist Orion whenever possible.

There being no further business to come before the meeting, it was moved by Drucker, seconded by Lawson to adjourn. Ayes: Peterson, O'Leary, Lawson, and Drucker. Noes: None. Absent: None.

Lori A. Sampson  
Village Clerk



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