

**PUBLIC PROPERTY COMMITTEE MEETING MINUTES  
JANUARY 14, 2008 – 6:30 P.M.**

Chairman Ulmer called the meeting to order at 6:30 p.m. Committee members present were Aldermen Ulmer, Perkins, Marzahl and Adams. Also present were Mayor Nolan, City Clerk Wells, Alderman Logan, City Administrator Nelson, Public Works Supt. Kruckenberg, Community Development Director Santeler and Cathy Pescinski, Harvard Main Street.

**Ayer Street Update/Downtown Streetscape**

Mayor Nolan and Administrator Nelson reviewed the engineer's estimate, the revised cost estimate and financing options for the proposed downtown streetscape improvements on Ayer St. (See attached). Total project cost is \$2,203,823.04 (which includes a 10% contingency). Total cash on hand is estimated at \$200,000. The balance would be paid from the natural growth in TIF District funds. The three local banks have expressed interest in placing the loan locally. Bid letting is tentatively scheduled for March with a bid opening in April to be awarded in May; the projected start date is in June.

Administrator Nelson noted that there could be as many as 400,000 to 500,000 paving bricks underneath the asphalt on Ayer and some of the side streets; preliminary research estimates the resale value of the bricks anywhere from \$.75-1.25 ea. Staff will continue to research to determine the cost and time frame for separating the asphalt from the brick to see if would be a worthwhile endeavor.

Main Street has offered their assistance to help coordinate the project with the businesses. Cathy noted that communication is one of the most critical components of such a project and said Main Street is looking at setting up a website which could offer daily updates, e-mails to businesses, signage and brochures for businesses, informational booklets, etc. Mayor Nolan stated that once the bid is awarded and the City has met with the contractor, a public hearing would be held to provide information to the businesses.

Moved by Perkins, seconded by Adams to recommend to the City Council authorization for staff to proceed with the proposed downtown streetscape with financing of up to \$2.1 million using Option Plan 1 payable over twenty years. All ayes. Motion approved.

**IDOT Agreements**

The Committee discussed the Intergovernmental Agreement with IDOT for the local maintenance of traffic signals. The City is paying 100% of the cost of maintenance of the traffic signals on Highway 14 in front of Motorola. The contract does not expire until June 30, 2011, but there is provision in the agreement to renegotiate with IDOT. The Committee discussed asking IDOT to consider a temporary shut down of the traffic signal in front of Motorola because the building is vacant. Moved by Perkins, seconded by Marzahl to recommend to the City Council granting the Mayor and Administrator Nelson authorization to renegotiate the contract the agreement with IDOT with respect to the stop lights on Highway 14 at Motorola. All ayes. Motion approved.

**Public Works Intergovernmental Agreements with MCCOG**

Administrator Nelson reviewed the proposed Public Works Emergency and Non-Emergency Mutual Aid Intergovernmental Service Agreements with MCCOG which is designed to cover liability issues. Moved by Perkins, seconded by Marzahl to recommend to the City Council approval of the Intergovernmental Agreements with MCCOG as presented. All ayes. Motion carried.

**Tim Galvin Request/Bar Time 10 N. Ayer St.**

The Committee discussed Tim Galvin's request for a 6-8" encroachment on public property for facade improvements with the City logo on the south side of the building which faces train station. Mr. Galvin has submitted a loan application for facade improvements, but has not yet provided all the necessary documentation for income verification. In the event he is not eligible for the loan, the Mayor asked the Committee to think about making funds available for the façade improvements which would enhance the parking area and the visibility of individuals coming to town via the train. The general consensus was in favor of the overall concept of granting the encroachment for the facade improvements. When all staff required documents and plans are submitted, the concept can be brought before the full City Council.

At 7:25 p.m., moved by Perkins, seconded by Adams to adjourn the meeting. All ayes. Motion carried.

Submitted by:  
Chairman Ulmer