

2021-09-28 REGULAR MEETING MINUTES

The Ladd Village Board met in regular session on Tuesday, September 28, 2021, in the Village Hall. President Frank Cattani called the meeting to order at 6:30 pm and led the pledge of allegiance to the American flag.

Roll Call: Present: Trustees Jim Manning, Dave Margherio, Jan Martin, Molly Thrasher, Mike Urbanowski. (5)

Absent: Dan Nelson

In attendance: Attorney Pat Barry, Clerk Bezely, Engineer Adam Ossola, Asst. Police Chief Randy Dean, Superintendent, Doug Englehaupt. Attorney Colin Barry (arrived at 7:01 pm)

Thrasher Motion/Urbanowski Second to accept the September 14 & 21, 2021 meeting minutes as presented.

Ayes: Manning, Margherio, Martin, Thrasher, Urbanowski - Motion carried 5-0

Urbanowski Motion/Martin Second to authorize payment of the bills in the amount of \$122,802.52

Ayes: Manning, Margherio, Martin, Thrasher, Urbanowski - Motion carried 5-0

Manning Motion/Thrasher Second to accept the Treasurer's Report for August 2021.

Ayes: Manning, Margherio, Martin, Thrasher, Urbanowski - Motion carried 5-0

Correspondence: None

Public Comment: None

Committee Reports: Margherio stated that a couple of squares of sidewalk were replaced today at 218 E Chestnut Street and he signed the application allowing replacement. Thrasher reported that the Halloween Parade will be at 4 pm at the NC Bank parking lot on Sunday, October 31st. Hocus Pocus Hags will lead the parade down Main Avenue to the tennis courts where they will perform. The kids will be served hot dogs, chips, a cookie, and a drink. Trick or treat will begin right after the party at 5 pm and end at 7 pm. Police Chief Dean stated he would be covering Halloween for the Village.

Engineer's Report: None

Superintendent's Report: None

Police Chief: Police Chief Dean got a quote for spray foam at the Police garage. Doug also obtained a quote from a 2nd company. A discussion comparing the two quotes ensued. It was decided to go forward with the Full Spectrum spray foam quote. They will not spray foam until after the new doors are installed. Doors are expected by the end of October or November. Manning questioned Dean if this would complete the necessary improvements for the Police garage and Dean stated yes, except for a possible heat source for extreme cold.

Martin Motion/Thrasher Second to accept the quote from Full Spectrum Spray Foam in the amount of \$4,296.00

Ayes: Manning, Margherio, Martin, Thrasher, Urbanowski - Motion carried 5-0

Inspector's Report: None

Village Attorney: Atty. Barry spoke with Robert Edlebeck of Next Level Technology. He was in agreement with renewal of the contract for another 5 years with an increase in billing to \$275.00 per month. Robert is drafting

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a short addendum and will send it to Atty. Barry. Robert installed a wifi router on the pole outside the clerk's office at no charge to the Village. He wanted to insert this information into this addendum. Barry felt he should have this information for the next council meeting.

SBR Special Account: Atty. Barry stated that he found a summary of the bond issue that indicated we must keep the account open until the bonds have been paid off. Barry stated the bonds have been paid off and we have \$86,920.35 left in this account from the construction of the sewage treatment plant which can be transferred into the sewer fund. The SBR CD was just renewed for 6 months. Bezely will place this on the March 8, 2022, agenda since the CD matures on March 19, 2022.

Sick Policy Ordinance: Atty. Barry distributed the new ordinance for Sick Time for Non-Union Employees which is exactly the same as the union sick time.

Urbanowski Motion/Manning Second to approve a Revised Sick Day Policy for All Employees of the Village of Ladd.

Ayes: Manning, Margherio, Martin, Thrasher, Urbanowski, Cattani - Motion carried 6-0

New Business:

5 Point Harness Swings: A resident requested these types of swings in the parks for larger toddlers.

Thrasher Motion/Martin Second to purchase (2) 5-point Harness Swings (one for each park) from MedicalEShop for \$636.30.

Ayes: Manning, Margherio, Martin, Thrasher, Urbanowski - Motion carried 5-0

NCICG requested a resolution be passed for the Main Street Alley water main project.

Manning Motion/Margherio Second to Pass a Resolution Authorizing Signature Authority for Community Development Block Grant.

Ayes: Manning, Margherio, Martin, Thrasher, Urbanowski - Motion carried 5-0

Announcements: Bezely announced an individual contacted her and is interested in purchasing a building on Main for a coffee shop. She indicated she will live in the back. Bezely expects her to be at a meeting in the near future. Bezely stated that Overhead Door indicated that the Police Garage doors should be in by the end of October or November and they will get them installed immediately. Bezely stated that she received a call from Phil Hocking asking if they could donate a tree to War Memorial Park. Bezely and Englehaupt will reach out to Phil regarding possible locations and types that would be good in the park. Bezely will bring this information back to the board for the next meeting. Thrasher was approached about possibly putting a memorial tree out on the grounds of the Senior Housing. Cattani stated that's not our decision, we don't own that property. The developer could be contacted for possible consideration. Bezely was asked by Phil Hocking if the Police Parking Only space could be changed to handicap parking for the residents. It was decided to keep it as Police Parking Only in an effort for the police to be visible on Main Avenue. Bezely mentioned to the board that the economic development committee discussed the possible purchase of acreage out in the Herlien Property to allow for access to that property in hopes of industry and/or commercial development. It was discussed at length and Englehaupt reminded everyone that Central Avenue was extended for this reason. The board will hold off on any further purchases at this time. Englehaupt told the board that something Verbal Blakey mentioned in the Electric Rate Study discussion last week will resonate with him forever. Blakey stated

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that when a prospective business asks do you have power to the site they're interested in "not yet" is a NO to them... Margherio asked Englehaupt to come to an Economic Development Committee meeting to help educate the committee members. Bezely asked the board to help determine which direction we should move towards in our application process. Bezely asked if there would be a way to help our existing business owners. Atty. Barry felt this program would not be a façade program for Ladd businesses. It could be used for the Village to remove buildings on Main Avenue. Façade grants are money the Village would put into a special account to be given out. As money increases in the fund, awards to be given out to help businesses improve their storefronts. Barry stated this grant would be good to improve the Village Hall. Bezely announced that Jared Bell from Shaw Media told her that Ladd was voted #1 Favorite Small Town. This information will be in the BC Republican in October and the Village will purchase a color ad to say Thank You!!

Bezely asked the board to consider options for the Rebuild Downtown & Main Streets Capital Grant. She asked if she should get updated pricing to remodel and repair the building at 121 N Main or if they were more interested in remodeling 336 S Main. Margherio stated that he would like to see the Village Hall be moved to the Community Center and an addition be added on the south side to house the Clerk's office and the Police department. There is enough room for a drive-up. The bathrooms are ADA and new. The roof is new. He feels it best to go this route. Bezely wondered if the board would like to sell the Community Center and purchase lots on Main Avenue. Board members felt there was a lot of potential at the Community Center. Atty. Barry stated moving away from Main Ave and possibly locating in the Community Center would open up a large building on Main Ave for other business that may want to come into Ladd. Bezely mentioned again that the project we apply for to Rebuild Downtowns & Main Streets Capital Grant has to be on Main Ave; therefore, we can't apply for help at the Community Center. Discussion about the demolition of properties, purchase of land, etc was considered. The board will think about ideas and report at the next meeting. Mayor Cattani asked the board for their input on 336 S Main Ave. They asked that we discuss possible value with a realtor. We will bring this information to the board next meeting. Grant money to help repair the parapet walls would be a good idea. Colin Barry pointed out that we could apply for the grant to help cover the remaining cost to replace the water main in the alley. This item is a priority on the list of potential grant projects. This project bid was obtained pre-covid which is concerning. Ossola mentioned we'd have to find out if the grant isn't awarded until after the project is underway if it could be applied to this project. Margherio asked Dean and Bezely to figure out what we need and would like in a new building. This will be discussed again in the future. It was decided to contact a realtor to get an opinion on the updated value of our property at 336 S Main Ave and 121 S Main Ave as to sales price.

Thrasher Motion/Martin Second to adjourn.

Ayes: Manning, Margherio, Martin, Thrasher, Urbanowski - Motion carried 5-0

The meeting adjourned at 7:46 pm

Rhonda Bezely, Village Clerk