Village of Dieterich
Village Board Minutes
October 2, 2023

The Dieterich Village Board met in regular session on Monday, October 2, 2023 at 6:30 p.m. at Dieterich Village Hall located at 103 W. Section Street.

The meeting was called to order by President Brad Hardiek and the Pledge of Allegiance was recited.

The following Trustees were present: Jeff White; Fred Bray; Carrie Galbraith; Matt Flowers and Pam Hartke. Trustee Bill Lane was absent. With five Trustees and President Brad Hardiek present, a quorum was declared to be present. Also at the meeting were: Village Clerk Brittny Gipson, Village Maintenance Supervisor Mike Campbell, and Village Engineer Lee Beckman.

A motion was made by Trustee C. Galbraith; seconded by Trustee M. Flowers to approve the omnibus agenda: approve minutes of the September 18, 2023 regular meeting, approve the Treasurer's Report, approve Expenditures, and approve Per Diem Pay. Roll call was 5 yes and 0 no.

Engineer Lee Beckman reviewed the current status of the Wright Family Center. There was a meeting to discuss the grade of the north side of the building and it's questionable whether it will be able to be mowed, since the building was moved 5' east and the grade got steeper. It was agreed that for now grass seed will be planted, but there may be a need for landscaping rocks and retaining walls in the future if maintenance becomes an issue.

The waterway that existed in the area on the north side of the daycare playground is causing concern with the playground backfill taking up most of the waterway area. Lee discussed adding storm sewer pipes in the playground backfill area to facilitate better water flow during heavy rain events. Trustees liked the idea and Lee was going to work on plans for piping along the north side of the playground.

Lee discussed the preliminary plan for steps being added at the rear exits of two of the homes in the 4-plex that have rear yards adjacent to the new north parking lot of the Wright Family Center. The other two will have concrete pads connecting them to the parking lot. With the parking lot expanded to the west towards their homes, there are now elevation differences between their back door concrete pads and the parking lot. Trustees also discussed a concrete retaining wall to be added in two areas to make their rear yards more mowable. Lee was going to work on revising plans and getting to AKRA for pricing.

Lee reported that we are still waiting for the State Legislative and DCEO grant agreements for the E. Section Street storm sewer project. We cannot begin the project until grant agreements are executed. There are still some unknown gutter drain termination points on some homes that need to be explored further and Mike Campbell is going to work to identify the unknowns.

IDOT in Springfield will be conducting the bid opening for our Safe Routes to School (SRTS) sidewalk project in January 2024. We are now planning for a second quarter 2024 construction start.

The pipes have been delivered for the North Pointe ditch check project. There are certain places where there will be concrete poured instead of rip rap placed given the difficult location to be able to maintain that rip rap in the future. Contractor Eric Goeckner will be starting the project this week.

The Norb Avenue detention pond was discussed, and it was agreed that no further changes would be made to it. It does not drain as rapidly as planned, but the water that is ponding stays within the concrete v-bottom ditch and eventually dries during dry weeks. SENCO has refused to do any further work without payment.

Lee discussed revisiting the creation of an additional water detention area north of the Liberty Park pond. Lee was going to work on pricing estimates. Ideally someone local would want the dirt that was removed, since trucking the dirt off site will be the most expensive part of the project. The closer we find a place to take it, the lower the cost will be.

Mike Campbell presented pricing information on solar powered speed radar signs. The Board was in favor of doing something and discussed the option of portable signs and possibly renting one instead of buying. Mike was going to price portable signs.

Mike reported the team totter playground piece had broken a spring again. The piece tends to be overloaded with too many children during school recess. He was going to reach out to Little Tikes and check into the warranty. The Board suggested moving the piece of equipment to North Pointe Park, where it would not be used as often by larger children.

Mike reported the portion of Dieterich Creek that flows through Bob Hardiek's property south of the Church Street bridge is holding water. It appears there are multiple areas where trees and debris are damming up the water flow. Eric Goeckner is currently working in Dieterich and has the equipment in town to be able to clean out the creek to get the water flowing again. Eric quoted Mike $2,000 for the work to clean that portion of the creek and the Board agreed that was a good price. They asked Mike to speak with Bob Hardiek to receive permission and discuss all the details before scheduling the work.

Mike reviewed landscaping rock prices with the Board. There were several areas surrounding the Wright Family Center that either need landscaping rock or could be planted to grass seed. The Board was leaning towards rocking all areas for ease of maintenance, since mowing and maintenance of those small areas could be difficult with our large lawn mowers. The Board left the decision of where to put rock versus grass up to Mike.

A motion was made by Trustee J. White; seconded by Trustee P. Hartke to approve Resolution 541-2023: Authorizing Execution of Termination Agreement

(Intergovernmental Agreement – Dieterich Community Unit School District No. 30). Roll call was 5 yes and 0 no.

A motion was made by Trustee C. Galbraith; seconded by Trustee J. White to approve Resolution 542-2023: Authorizing the Termination of a Utility Support Service Agreement and Further Authorizing the Execution of a New Utility Support Service Agreement (Lead Service Line Inventory). Roll call was 5 yes and 0 no.

A motion was made by Trustee C. Galbraith; seconded by Trustee M. Flowers to approve Pay Request #9 from AKRA Builders for construction of the Wright Family Center for $821,138.40. Roll call was 5 yes and 0 no.

A motion was made by Trustee M. Flowers; seconded by Trustee P. Hartke to approve a revised Dieterich Community Civic Center Release and Waiver of Liability, Assumption of Risk, and Indemnity Agreement for the Effingham County Health Department Rental. Roll call was 5 yes and 0 no.

Trustees discussed the TIF redevelopment agreement incentive request received by NMRG Development, LLC. The request was for $35,000 for the remodeling of an existing building at 200 W. Center Street and the addition of a parking lot in conjunction with opening the Rail Yard Bar and Grill at that location. Trustees discussed the benefits of the project and given the investment NMRG Development was making in the building and property, the request was deemed reasonable, with a few stipulations. Clerk Gipson was asked to work with the village attorney to draft a formal TIF redevelopment agreement for consideration.

Trustees discussed the lease agreement details for a formal lease with Brad and Jordan Jansen, owners of Montessori Kids Universe, for the lease of the daycare portion of the Wright Family Center. Clerk Gipson was asked to work with the village attorney to draft a formal lease agreement for consideration.

Trustees reviewed the draft solar regulation ordinance as prepared by the village attorney. There were a few minor edits that were suggested and Trustees asked Clerk Gipson to work with the village attorney to prepare the final ordinance for consideration.

During the comments portion of the meeting, President Hardiek presented updated financial spreadsheets for village incomes that were reviewed by the Board.

At 9:28 p.m. a motion was made by Trustee P. Hartke; seconded by Trustee C. Galbraith to adjourn the meeting. Roll call was 5 yes and 0 no.

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Brad Hardiek, President

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(Seal) Brittny Gipson, Clerk