

**MINUTES  
REGULAR TOWN BOARD MEETING  
MAY 24, 2021**

**PRESENT:**

Supervisor Don Trout, Councilman Mike Pfeiffer, Howard Strader, Tyrone Thomas, and Bob Lotz.

**ALSO PRESENT:**

Attorney Dennis Benjamin, Highway Superintendent, Joe Mull, MRB Engineer, Patrick Nicoletta, David Guerrieri, Ed Wukitsch, Kris Scornavacca, Mike Nozzolio, Jim Cleere and Kyle Black.

**PLEDGE OF ALLEGIANCE:**

Supervisor Trout led everyone in the Pledge of Allegiance.

**FIRE EXITS:**

Supervisor Trout indicated where the fire exits were located.

**PETITIONERS OF THE FLOOR:**

Mr. Kris Scornavacca addressed the Board and said he is the Project Developer for the Trelina Solar Project and said they will be continuing with the development of the project. He said they have recently provided the Town with a Host Agreement as well as a Road Agreement that would protect the town during the construction of the project. He asked if anyone had any questions and to tell them that they will be moving forward with the project.

Mr. David Guerrieri of Pre-Emption Road also addressed the Board and asked the board if the town has received Intervenor Funds. Mr. Guerrieri said that he was told that if they did, they would use part of that funding to conduct an impact study on property values.

Supervisor Trout said that the town is working with Trelina on a Property Protection Plan like the one the town has with Seneca Meadows in the Community Host Agreement.

Supervisor Trout opened the bids for the paving Roads in the Border City Area. There were two bids received.

1<sup>st</sup> bid was from VITALE for \$324,620.00.

2<sup>nd</sup> bid was from VILLAGER.

After the bid was opened from Villager there was confusion as to what was included in the bid and the final price. Supervisor Trout said he and Joe Mull need time to go over Villager's bid before they can determine the correct pricing and what is included in the bid.

**2021-045**

Councilman Thomas made the motion to approve the Consent Agenda as follows: Councilman Pfeiffer seconded the motion.

Approval of Minutes – April 26, 2021

Approval of Bills:

GENERAL FUND – TOWNWIDE	\$8,431.25
HIGHWAY TOWNWIDE	687.73
WATERLOO SEWER DISTRICT #1	400.30
5 and 20 SEWER DISTRICT	755.75
BURGESS ROAD WATER DISTRICT	7,951.10
BORDER CITY WATER DISTRICT	12,329.60
POWDERLY ROAD WATER DISTRICT	17.60
BREWER ROAD SOUTH	2,511.24
PRE-EMPTION WATER DIST 6	87.53
TOTAL	\$33,172.10

**AYE**

Supervisor Trout  
Councilman Pfeiffer  
Councilman Thomas

**NAE**

Councilman Lotz  
Councilman Strader

The motion was carried.

**2021-046**

Councilman Lotz made the motion to accept the resignation from Mr. Ted Young from the Zoning Board of Appeals, effective immediately. Councilman Thomas seconded the motion.

AYE  
Supervisor Trout  
Councilman Pfeiffer  
Councilman Thomas  
Councilman Lotz  
Councilman Strader

NAE

The motion was carried.

**2021-047**

Councilman Pfeiffer made the motion to appoint Mr. Ted Young to the Planning Board to fill the unexpired term of Mr. Adam Keuer, effective immediately; term expires 1-31-2027. Councilman Strader seconded the motion.

AYE  
Supervisor Trout  
Councilman Pfeiffer  
Councilman Thomas  
Councilman Lotz  
Councilman Strader

NAE

The motion was carried.

**2021-048**

Resolution to appoint Mr. Brad Bajdas to fill the unexpired term of Ted Young on the Zoning Board of Appeals, effective immediately, term expires 1-31-2023. Councilman Lotz seconded the motion.

AYE  
Supervisor Trout  
Councilman Pfeiffer  
Councilman Thomas  
Councilman Lotz  
Councilman Strader

NAE

The motion was carried.

**COMMITTEE REPORTS:**

Councilman Thomas said the Municipal Rental Agreement for the Village Court to move to the Town Court has been completed and has been signed by the Village Mayor, Mr. Jack O'Connor. Councilman Thomas said the monthly rental fee is \$325.00. It is acknowledged that \$25.00 of the monthly rental is allocated for phone service. The term will start on June 1<sup>st</sup>, 2021 and continue until March 31<sup>st</sup>, 2023.

Councilman Thomas asked Account Clerk, Kim Hendrickson if the phone lines have been installed for the new court village office and if not, he asked her to please follow up with First Light as to when this will be done.

Councilman Strader asked Mr. Pat Nicoletta for an update on various projects.

Mr. Nicoletta said he looked at distances for the Brewer, Hecker and Edwards Road Area and said it should be approximately 14,000 lineal feet of watermain and approximately 80 residents. Pat also said the 14,000 lineal feet does not include the section from Hecker to Route 96.

Mr. Nicoletta said he estimates with everything included the cost would be approximately about \$75.00 per foot and the total cost would be approximately 1.1 million.

Supervisor Trout asked Mr. Nicoletta to get some figures for the total cost of the whole project.

Councilman Strader also asked if there were any updates on the Pre-Emption Water Project and Mr. Nicoletta said he is still waiting to hear from USDA.

**DEPARTMENT REPORTS:**

Assessor, Jim Cleere said his office has been busy with homeowners permits, and said they have a homeowner coming to the Zoning Board of Appeals Meeting and two homeowners coming to the Planning Board Meeting.

Jim also said his office has Grievance tomorrow night from 4 pm to 8 pm. This is for homeowners whose assessments have been raised due to home improvements they have made on their homes during year. This gives them the opportunity to come in before the Board of Assessment Review Team and grieve their assessments if they feel they are unfair.

Councilman Strader asked Jim if he had followed up on the complaint from Mrs. Sue Excell at 449 Waterloo-Geneva Road. Jim said that she is having a problem with her neighbor about the bushes between the houses and where the stake is on the property line.

Councilman Strader asked Jim if he would go with him this week so this complaint can be resolved.

Councilman Thomas asked Jim about the property that use to belong to FEHR Rubbish. Jim said the problem with that property is that it is in foreclosure. Jim explained that there is nothing the county can do due to a moratorium on foreclosures due to the pandemic.

Highway Superintendent, Joe Mull said he assumed everyone heard about the water truck that it is back in the shop. He said they are waiting to hear from the repair shop when it will be fixed.

MRB Representative, Mr. Patrick Nicoletta gave a handout from EVOQUA for the Odor and Corrosion Control Advanced Dosing System, Pump Station 1. Pat said the pricing is the same as discussed at last months meeting and the demonstration will last for a period of 90 days. The pricing is as follows:

One Time Mobilization Fee	\$2,020 includes mobilization fee and First month's rental
Equipment Rental Fee	\$390/month
Total Cost of 90 DEMO	\$2,800 Total
Bioxide Solution	\$2.95/gallon. Price includes delivery.

Pat said the contract is for two years, however, there would be no penalty if the Town exits the contract early. Pat also suggested to have the Town Attorney look over this contract to insure there are no concerns for the town.

Mr. Nicoletta said there were two bids on the Sanitary Sewer Manhole Rehabilitation. One was from Advance Rehabilitation Technology for \$103,760.00 the other bids was from Grant Street Construction for \$340,750.00.

**2021-049**

Councilman Lotz made the motion for the following Resolution and Councilman Thomas seconded the motion. The Resolution is as follows:

**SANITARY SEWER MANHOLES REHABILITATION IN  
SEWER DISTRICTS 1 AND 2**

## **BID AWARD AUTHORIZATION RESOLUTION**

**WHEREAS** the Town of Waterloo Board (hereinafter referred to as Town Board) is intending to undertake a project involving the rehabilitation of Sanitary Sewer Manholes in Sanitary Sewer Districts 1 and 2. The estimated number of manholes to be repaired is 35. The contract documents were released for bid and bids were to be received on May 21, 2021.

**WHEREAS** two bids were received at the Town of Waterloo. The two (2) bidders were Advanced Rehabilitation Technology and Grant Street Construction. Advanced Rehabilitation Technology bid was in the amount of \$103,760.00 and Grant Street Construction bid was in the amount of \$340,750.00. Reviewing the information, Advanced Rehabilitation Technology met the requirements of the bid and is in the range of the project estimate.

**WHEREAS** MRB spoke with Advanced Rehabilitation Technology, and they are comfortable with the scope of work and the price bid. MRB has worked with this company previously and found their work to be more satisfactory. We find no reason to deny them the Award of this Contract.

**NOW, THEREFORE BE IT RESOLVED**, that the Town Board authorizes the Award of the Manhole Rehabilitation Contract to Advance Rehabilitation Technology in the amount of \$103,760.00. The Board further authorizes the Supervisor to sign the Notice of Award and other documents associated with this Contract.

**AYE**

Supervisor Trout  
Councilman Pfeiffer  
Councilman Thomas  
Councilman Lotz  
Councilman Strader

**NAE**

The motion was carried.

Mr. Nicoletta said he is still waiting from USDA on funding for the South Pre-Emption Water District. The USDA has asked for additional information so he is hopeful we will be hearing from them soon.

Mr. Nicoletta also gave an update on the Watermain Replacement from Sessler Drive to the Railroad. Pat said there have been changes to the price of materials, so the cost has gone up. The new total cost of the project is approximately \$162,960.00. Pat will put together a final cost and present it at the next town board meeting.

### **SUPERVISOR COMMENTS:**

Supervisor Trout asked Town Attorney, Dennis Benjamin for an update on selling the property at 418 Waterloo Geneva Road.

Attorney, Dennis Benjamin asked Supervisor Trout if they came up with a price they would like to get for the property. Supervisor Trout said not yet.

Attorney Benjamin responded and said procedurally the town would have to get an offer from HEP. Attorney Benjamin said he thinks it will be difficult to find title documents for that piece of property. He asked Assessor, Jim Cleere if there is a separate tax map number for this property and Jim answered yes.

Attorney Benjamin said the worst-case scenario would be to redo an abstract for the property. Attorney Benjamin said someone should contact the representative from the HEP Company to see if there are still interested in purchasing the property.

Councilman Lotz asked about the Sewer Use Law and if the Town has one yet.

Supervisor Trout asked Attorney Benjamin at the meeting in April concerning that matter.

Councilman Lotz said that he has a copy of the Village of Waterloo's Sewer Use Law and feels the towns should mimic the one the Village has but not to include the Sewer Treatment Plant.

Councilman Lotz and MRB Engineer, Mr. Pat Nicoletta will get together to come up with a Sewer Use Law for the Town.

Supervisor Trout brought up the Town having a town revaluation of property but said they will discuss this matter at a different Town Board Meeting.

**2021-050**

Councilman Thomas made the motion to adjourn the meeting at 8:00 PM. Councilman Pfeiffer seconded the motion.

**AYE**

**NAE**

Supervisor Trout  
Councilman Pfeiffer  
Councilman Thomas  
Councilman Lotz  
Councilman Strader

The motion was carried.

Respectfully Submitted,

Sandra L. Ridley  
Town Clerk

**NEXT TOWN BOARD MEETING  
JUNE 28, 2021**