

COMMITTEE OF THE WHOLE
FEBRUARY 4, 2013

The meeting was called to order by President of Council Larry Oberdorf and was opened with the Pledge of Allegiance.

ROLL CALL: Eckel, Marquette, Ruse, Scott, Duricek, and Oberdorf all present. Mr. Duricek moved and Mr. Scott seconded the motion to excuse Mr. Staczek. All ayes. Motion carried.

Mr. Oberdorf indicated the purpose of the meeting was to discuss the proposed pump station on Jennings Rd.

Mr. Ciecka opened with a PowerPoint presentation showing the existing and proposed footprints of the pump station in relation to the residence property with Mrs. Eckel explaining the dimensions and distances from the residence and street.

Mr. Kovasevic then showed slides of the current concession stand and restrooms at Veterans Park, slides of the Glenwood Rd. Athletic Complex concession stands and restrooms, and slides of the Veterans Bldg. in Bowling Green. He then presented drawings and sample pictures of two possible options for our building, one being a 2800 sq. ft. building which included restrooms, kitchen, concession stand, storage, and multi-purpose room and another for a 2200 sq. ft. building with basically the same components with smaller dimensions. He said the benefits of a building like this would be ADA restrooms, improved concession stand, and a multi-purpose available for rent.

Mrs. Eckel outlined some estimates of construction costs ranging from \$100-120 a sq. ft., in the economical range and \$140-160 in the upscale range. She said the cost of the Glenwood Rd. complex was approx. \$320,000 and said a 2000 sq. ft. building would cost approx. \$258-368,000 and a 2400 sq. ft. would be \$309-441,000.

Mr. Scott asked if the existing concession stand would be removed and was told yes, asked the demolition cost of the existing concession stand and restrooms and was told by Mrs. Eckel about \$7,000. Mr. Scott also asked if we have discussed with NWWSD the ability to finance our amount of money and was told by Mrs. Eckel not yet. Mr. Scott then said that NWWSD needs a decision by the end of the month as they have a quasi-commitment to finance. He said we have a clear right to put this on the existing spot if do a pump station only, that he does not want to see the park damaged, that it will cost the city additional money to move and add facilities, and that he would like to support the marina with facilities.

Mr. Ruse supports the parks but said from a financial perspective we have not looked at to see where the money for this would come from and that currently we are struggling to find \$7-10 million for road repairs. He said this as went from a no cost pump station to money for much more. He said the pump station itself would not be that big of an impact on the original spot, understands moving it but that this was not planned and we are going from zero cost to up to \$400,000. He feels comparing this to the Glenwood/School concession stand is dreaming really big and out of perspective, that we need to go into this with a plan after looking over for the next couple of months, and we could even consider leasing out the concessions to a private company. He said the first thing to do is decide if we want to move the pump station and then consider adding restrooms.

Mr. Oberdorf asked Mr. Ruse if he sees this as two separate projects and Mr. Ruse said he can see the restrooms being added onto the pump station with the rest to be looked at later.

Mr. Marquette said this is a complicated issue of a citizen not being happy with what is proposed and asked if there is a solution to that issue that is not very expensive.

Bill Barber of NWWSD said this station is needed because currently we are releasing raw sewage into the river daily and we need to solve that. He said it may be cheaper to build a new structure and connect to the bypass, that the existing site cannot remain underground because of the size of the pumps that would be added, and that he thinks could move it across the street into the park without additional expense.

Mr. Duricek said the options given by Mr. Kovasevic are a whole lot of money and that the rental building location proposed would have not automotive access for renters or the pump station for NWWSD. Bill Barber said just moving to the other side of the street is best. Mr. Duricek would like to see the structure look like a proper entry to the marina. He also gave some restroom options that involve self-contained 25 foot trailers that are ADA rated and can be purchased for approx. \$60,000. He would like to see us concentrate on the pump issue now and then plan for the future.

Mr. Marquette thinks that the restrooms issue needs to be addressed soon if not ADA compliant now.

Mr. Oberdorf said he is favor of both but that the most immediate need is to move pump station across the street. He agrees we need some type of building down there but need to plan and figure out the financing first.

Mrs. Eckel said she is slightly concerned about the pump station in the park from a safety standpoint.

Mr. Barber said the generator would be totally enclosed and probably fenced in.

Mr. Ruse said he is in favor of relocating to the other side of the road and that if a plan for restrooms can be added by time of construction he is okay with that.

Mr. Marquette asked what would be the size of the moved pump station and was told a 12 X 12 building with the generator on a 4 X 10 concrete pad.

Mr. Scott asked if this building could be placed on a location and restrooms added later and was told by Mrs. Eckel that was one of the NWWSD alternatives.

Mr. Ruse believes that if the pump station is placed in a location based on restrooms that additional substantial cost could be incurred because of moving off of the east/west sewer run line. He believes we should be thinking in the range of \$75-80,000 cost for restrooms.

Mr. Oberdorf thinks he's hearing that the majority of council is in favor of moving the pump station across the road and possibly developing some type of building that would be esthetic and looking at restrooms down the road.

Mrs. Eckel said she is not thrilled with it being across the road and would also like to know the safety factors.

Mr. Scott does not want to give up the idea of adding new restrooms at the park, saying that the NWWSD has offered to finance the additional cost for the restroom add on. He thinks we are taking a step back by not adding the restrooms and just moving across the street.

Mr. Oberdorf said the immediate concern is the pump station due to timing and then we could plan for restrooms.

Mrs. Eckel said rather than spend \$60,000 on portable restrooms we should spend \$75,000 to add permanent restrooms to the pump station. She said the cost would be .66cents a month per customer to move the pump station near the tennis courts and add restrooms to cover the additional cost of \$254,000.

Mr. Ruse said he is not abandoning the idea of restrooms but that the pump station needs to get going and then he would support revisiting later after an ideal location for the restrooms is decided.

Mr. Duricek said the marina needs to work into this. Our priority now is to move this pump station forward.

Mr. Ruse said we could use a portable restroom trailer for the marina on a rental basis during boating season and add that cost to the marina fees.

Mr. Kovasevic mentioned adding a stage to the pump station facility.

Mrs. Eckel said across the street is necessarily the only choice just as long as it is along the corridor.

Mr. Ruse said we have expansive acreage at the park and the size of the pump station will not take away from the beauty of the park and that we need to be respectful as to location to the other neighbors.

Mr. Scott sees no problem with moving it just a problem with moving it just across the street. We need to make it less obvious in the park

Mr. Duricek said we need to be sensitive to the other neighbors.

Mr. Marquette said he wants to avoid additional cost and does not see a problem with the esthetics.

Mr. Oberdorf is also for moving it across the street

Mr. Ruse said move it across, minimize the cost, and see where it makes sense to locate.

Mr. Scott prefers not next to the street and further into the park.

Mrs. Eckel agrees with finding a good spot and moving it across the street.

Mr. Oberdorf suggested Mr. Ciecka get with NWWSD and determine the cost for moving the pump station to another location.

Mr. Ciecka said he will get together with Mr. Barber at the site and find a spot that makes sense. He will then bring a resolution to council.

Mr. Scott asked how often the generator is tested and was told by Mr. Barber one hour weekly.

AUDIENCE

Kris Cuprys, 1 Riverside Dr. said it has been interesting listening to everyone tonight. She said there are good spots this can be moved to that are out of the line of sight and off of the right of way.

Beth Mitchell, 200 Bacon St. said we are missing the fact that putting in the existing location would not be esthetically pleasing.

Mr. Ruse moved and Mr. Duricek seconded the motion to adjourn. All ayes. Motion carried.

Larry Oberdorf, President of Council

Robert P. Watrol, Clerk of Council