

Village of Roberts
Plan Committee Meeting
Thursday, July 20, 2023

The meeting was called to order at 6:00 PM by President Kapaun.
The meeting was properly noticed in designated locations.

Present: Helen Kusilek, Katy Kapaun, Janelle Beal, and Brian Tremblay.
Absent: Steve Melby, Jimmie Allen, Patty Johnson
Guest: Peter Tharp, Angi Goodwin – Ayres & Associates,

Approval of minutes from June 1, 2023.

Motion to approve the minutes for June 1, 2023, by Kusilek, seconded by Kapaun. Motion carried.

Building permits issued and the Building Inspectors Report.

The village board met Monday evening. When the information was shared with Trevor Bruce about putting a hold on the permits, he was not at the meeting to ask questions. He did not take the news well, and stated if he had known he would have pulled all by the end of 2022. He came to the board asking to extend this number. The VB allowed for the carryover of all unused permits for 2022 and Trevor has been contacted.

Discussion/recommendation of extra-territorial for a two lot CSM in the NE1/4 of the NE1/4, SE1/4 of the NE1/4, SE1/4 of the NE1/4 & NW1/4 of the NE1/4 Section 31, Town of Warren by Northland Surveying for Glenridge Properties LLC.

This property is in the Town of Warren, but this is required with development within a certain area of the Village so that we are aware that this is being subdivided. Motion to approve the extra-territorial for Glenridge Properties, LLC for a two lost CSM by Tremblay, seconded by Kusilek. Motion carried.

Discussion/recommendation for Bobtown B&G LLC Business Plan of Operation.

Motion to approve the recommendation for Bobtown B&G Business Plan by Tremblay, seconded by Kusilek. Motion carried.

Discussion/recommendation for R&R Pets Business Plan of Operation.

Peter Tharp asked the name of the owner. He stopped and talked to a woman Raquel Christenson. This business has already opened on Main Street. Kapaun asked about water usage and at this time it is unknown.

Motion to approve the Business Plan of Operation for R&R Pets contingent on the amount of water used being comparable to 100 gallons per day and if this is more than 100 gallons per day, this will be brought back to the commission for review by Tremblay, seconded by Kusilek. Motion carried.

Discussion/recommendation of Rolling Meadows Park estimates for grading, hammerheads, etc.

This project has been around for a while and looked at the park level. We were looking for funding from the Village Board and they sent it to the Plan Commission for discussion. This is located at the end of Dakota Avenue in the new addition of Rolling Meadows. The developer built the end of Eagle Ridge. The Village worked on developing a park plan with Ayres and came out with a master plan. Now that Eagle Ridge and Dakota are going to the new park, the intent was to build the planned

hammerhead, but the Park Board wanted to add some parking at the end of the hammerhead on Dakota. Cost was originally estimated around \$100,000 and the Park Impact Fees are \$110,000 but as we got into the design it became more complicated because the sand needs to be moved for a sledding hill. Goodwin thought we could send the storm water to the East, but the stormwater standards have changed, and the old ponds are not meeting the standards, so we need to add a small pond on the North edge. These costs have added to the total and made it closer to \$200,000. The Park Board asked if the Village Board would consider adding this on to the streets project or a general obligation loan. Two hammerheads and cost share would bring us in lower than the impact fee amount. Eventually we would have to redo to get back to the plan. Kapaun asked if the stormwater update would change the master plan and it does not. Very minimal change to the trails but adds treatment area. Tremblay asked if we would pay for the hammerheads and let the impact fees pay for the park. Tremblay asked about the trench and if it was swung out you could be planning for the future pipe. Maybe impact fees can fund the path between the two streets. Kapaun hesitates to put an amount to this until we know the rate and terms allowed. Park should also have input in this since it is their Impact Fees. Goodwin added that the cost is based on recent pricing but would like to send the plan to Albrightson to see what the price would really be. Goodwin would suggest in the motion a minimum of \$81,700 to be funded in the street project. Motion to recommend that we proceed with the full plan of extending Dakota Street extension and the hammerhead on Eagle Ridge and storm water area as shown on Ayres's memo and to further look into financing between \$81,700 and \$200,000 as part of the streets project by Tremblay, seconded by Beal. Motion carried.

Update/discussion on Growth Tracking, WWTP Impacts and Water System Impacts.

Provided Ehlers with the future infrastructure needs of the Village. This will come back to Plan Commission next month with the calculations of the impacts of these costs. Goodwin will reach out to Steve at County Materials to discuss the second water tower. Goodwin thinks we would need an acre or an acre and a half for the tower and well. This would not impact them.

Items for future meetings.

- Ehlers future infrastructure needs.
- Potential follow up from R&R Pets,
- ECI for 130th Street
- Interpress Solutions
- Roof issues for shed west of grain elevator.

Motion to adjourn at 6:51PM by Kusilek, seconded by Beal. Motion carried.

Megan Dull
Village Clerk