

**MINUTES OF THE WORKSESSION
CITY OF TWIN OAKS BOARD OF ALDERMEN
WEDNESDAY, AUGUST 2, 2017**

The Work Session Meeting was called to order by Mayor Fortune at 6:03 p.m. in the Board Room of the City Office pursuant to public notice and agenda. Roll Call was taken:

Mayor Russ Fortune

Aldermen Lisa Eisenhower – absent
 Tim Stoeckl – yea
 Jeff Graves – yea
 Dennis Whitmore – yea

Also Present: Paul Rost, Village Attorney
 Kathy A. Runge, Administrator/Clerk

ADMINISTRATOR'S REPORT

- **Twin Oaks Town Hall:** Issues will be discussed by Ray Frankenberg, BFA. There have been recent issues regarding our sprinkler system and irrigation. We are also finalizing an MSD agreement. Russ and I met with Brainmill to discuss IT for the new building. Russ, Dennis and I are working with our design consultant on furniture and art work.
- **Intersection Painting:** Lester Painting is scheduled for August 17th
- **Robert Hartzog Gate:** I was told the gates will be installed by end of the week. If not, I will be working with Paul on a letter.
- **Crescent Road:** It looks like Mr. Young has finished with the dumping. The curb was replaced and it looks fine. We still need to address the asphalt repairs. *Mayor Fortune ask Administrator Runge to send a letter to Mr. Young that he had complied with the curb cut and asphalt repair and thanking him for his action.*
- **Big Bend Square:** I was contacted by the County's commercial inspector for our area. He informed me that they found some structural issues with the current strip mall. He did not stop the job but he made Propper promise that a structural engineer would be reviewing the building before any more construction. He said they were very cooperative.
- **Water Leak:** As you know, the water leak reeked major havoc to our pond. Propper took care of the issues as far as clean up and disposal. We will be working with them after water readings return to normal so fish can be restocked. We have also asked BFA to do another

ultrasound of the pond to assess how much sediment went into our lake because of the event.

TWIN OAKS TOWN HALL ISSUES-RAY FRANKENBERG, BFA

Ray Frankenberg from BFA gave an overview of sediment clean up recommendations for the lake in the Park. Mr. Frankenberg stated that until the construction of Big Bend Square is complete, sediment will continue to flow into the lake. Administrator Runge informed the Board that the Ann Avenue detention basin is now the responsibility of Propper Development.

Mr. Frankenberg stated that Propper Development should be notified of the sediment discharge and damages caused by the water main leak from July 26, 2017. He feels that at this time it would be beneficial to bring in a limnologist, who is an expert on inland waters and lakes. Mr. Frankenberg discussed options to keeping the lake water clear. At this point it would be beneficial to develop a plan for the lake creating cleaner water and preventing runoff from spilling into the lake. It was recommended sonar and dredging of the lake should be included in the cleanup plan. Discussion ensued.

Attorney Rost suggested that discussions with Propper Development concerning the lake should be documented. He suggested that a letter be sent to Propper stating what has been discussed.

Administrator Runge stated that Propper Development was doing water testing at the lake. It was suggested that Administrator Runge get a copy of the report on the water from Propper.

The Board was in agreement on the cleanup of the lake proposed by Mr. Frankenberg. Mayor Fortune stated that with the building of the Town Hall and with the proposed work on the lake his suggestion was that all Park Capital projects be put on hold. The Board agreed.

Mr. Frankenberg continued, reviewing the list of change orders for the Town Hall. One change order is dealing with the sprinkler system. The plans allow for a very basic system which covers a portion of the building and does not include any sprinklers in the attic. There is a question if a sprinkler system in the attic is required. Mr. Frankenberg discussed a dry sprinkler system for the attic. The Board decided that they would like for Mr. Frankenberg to check into the various options for the sprinkler system and report back to the Board with his findings. Administrator Runge will check with the City's insurance carrier to see what the price difference would be between having sprinklers in the attic or not.

There is also ongoing discussion on the increase from a 4" pipe to a 6" pipe. This will require a post indicator valve to be installed.

The second change order concerns the roof trusses under the heating and air conditioning units. The design calls for screens to be installed so that the units are not visible from the street. However, the trusses were not designed to bear the weight of the screens. Different trusses are needed to with stand the weight of the screens. They also discussed flagpole requirements, three are being installed, and a ladder to access the roof.

The irrigation system was not included in the plans from ArchImages. However, the irrigation system is needed. An irrigation meter was not included and will need to be installed.

Mr. Frankenberg stated that the high end total costs of recommended changes would be around \$75,000.00. The large item estimates are:

\$25,000.00 for dry attic system
\$12,000.00 Post indicator valve
\$ 2,500.00 for trusses
\$20,000.00 for irrigation
\$13,000.00 for MSD (already approved)


A final change order which has not been received at this point is a way to access the roof.

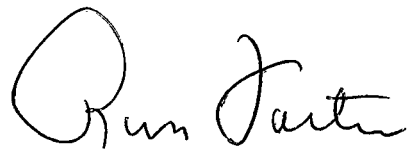
ADJOURNMENT

Alderman Whitmore motioned to adjourn the Work Session Meeting at 7:17 p.m., seconded by Alderman Graves and motion passed with the unanimous consent of the Board of those present.

Date of Approval: 8-16-17

ATTEST:


Kathy A. Runge,
Administrator/Clerk



Russ Fortune
Mayor