

**LOWELL TOWN COUNCIL
WORK SESSION
SEPTEMBER 14, 2015**

A work session of the Lowell Town Council was called to order on Monday, September 14, 2015 at 6:00 P.M. by President Christopher Salatas. Members present were Craig Earley, LeAnn Angerman, Donald Parker, Christopher Salatas, and Edgar Corns. Also present were Clerk-Treasurer Judith Walters, Town Attorney David Westland, Public Works Director Greg Shook, SEH Representative Craig Hendrix and one member of the press. The purpose of the work session was General Town Business.

A discussion was held on the new subdivision regulations on developers providing monetary value equivalent to the value of park land in a new subdivision. Attorney Westland stated the current ordinance stated a new developer was to donate a piece of property to build a park and the new amendment would state they could choose to donate the monetary value. Greg Shook stated we would not want pieces of land donated that are unuseable. Craig Hendrix pointed out the new amendment states the land shall be usable space for recreation. It was noted that the Plan Commission will decide which lot will be donated and if they will accept the monetary value. A discussion followed on a Park study needing to be done on both impact fees and land donation. SEH has overseen companies that do this type of study that can be done in a 60-90 day process. Attorney Westland explained a impact fee would be paid with a building permit, and the land would be done when the developer subdivides a subdivision. The impact fee would apply to all empty lots, not just new development. After discussion it was decided to pass the Ordinance as stated at the regular meeting and recommend a park study be done.

Craig Hendrix submitted a status report on the Water System Improvements. An aerial map of the Freedom Park property showed the parcel where the water tower project will be located does not require DNR approval. Mr. Hendrix had pictures of tank styles for the Council to review. He showed both spheroid or composite - concrete base with steel reservoir - tank appropriate for 1 MG size. He stated there are two companies that build these type of towers, CBI and Phoenix. He stated the steel tank is more expensive. He stated the base of the tank may in the future be used for a chlorine room, but that is not being bid at this time. Council was still in favor of leasing out cell tower space on the tower. The Town will have to provide the logo or design for the tower soon. A discussion followed on the time frame of building the spheroid vs. the steel tank, weather being a factor in painting a steel tank. It was noted that completion date is estimated to be August 2017. Mr. Hendrix explained that an acre of land around the proposed tower site will have to be fenced off during construction to protect the area. A discussion followed on the Town bidding out both type of tanks and making a decision when the bids are received. Attorney Westland stated if the bids are written with both either/or styles you don't have to take the lowest bid. Craig Earley suggested the contractor be allowed to build a temporary office while they are building the tower and when they are finished they abandoned it and leave for the park use. The bid proposal will include the base bid and ask for an additional cost to accelerate the project. There will be a completion date on the base bid and if not complete by that date they will have to pay damages.

Craig Hendrix stated in discussions with their engineer, they will pre-drill a 6" well. They will do a screen analysis on this shallow well to do a formation of soils. He stated the effluent meter at the water plant has been re-calibrated and is working fine so they will not be replacing, but have included a new aeration system in the bid that should help with taste.

No further discussion, the meeting adjourned at 6:55 P.M.

Christopher Salatas, President

Attest:

Judith Walters, Clerk-Treasurer