

Properties Committee Meeting

Tuesday, September 1, 2020

McFarland Lutheran Church Parking Lot (Brodhead Street side)

Attendees: Scott Potts (Chairman), Vicki Holten, Dick Kohl, Ken Brost, Gary Toboyek (Council President) and Rex Link (Secretary)

Scott welcomed all Committee Members in attendance and called the meeting to order at 6:00 pm.

Scott explained the purpose of the meeting. The Finance Committee has asked the Properties Committee to research and make a recommendation regarding Phase 2 of the Church parking lot repaving project. Scott mentioned there were additional funds allocated to this project than what has already been spent on Phase 1, which was completed earlier this year. Ken and Scott have completed some preliminary work on this project. They shared those preliminary plans with the group. Poblocki Paving Corp. has provided a drawing of the new layout. The plan increases the number of parking spots from 52 to 73. The plan calls for a new entrance to the lot on Brodhead St close to the old parsonage. Both Ken and Scott stated this plan would provide a better choice for the entrance of buses from a safety perspective while allowing for the current entrance on Brodhead St to be closed. In addition to the safety issue, both pointed out that it will address the drainage issues currently being experienced. Poblocki stated they felt the parking lot had 3 years of useable life before the need to repave was necessary. They also did not feel the lot needed to be sealed with tar at this time. Committee Members noted this layout addresses the 2 primary concerns of the current lot layout – safety and drainage.

Some additional issues discussed include:

- Parking for bus in a designated spot rather than the driveway. Eliminating the need to back the bus out of the Rainbow Center parking would provide greater safety.
- Dick Kohl pointed out there is a cistern in the unpaved area that would likely need to be addressed as the area would become part of the lot in the new layout
- Brick pavers currently in place between lot, around the sign and to the sidewalk on Brodhead St. The Committee discussed how to handle these pavers. They are faded with some breakage/cracking. These pavers would likely not survive a move to a different location. The idea of removing the pavers and returning them to the families was discussed as an option. Gary agreed to discuss this with Pastor Tim.
- Completion of Phase 2 so close to the finish of Phase 1 may be an issue later when repaving becomes necessary again. Doing the repaving 1 to 2 years apart may not be financially possible in the future.
- The sign on Brodhead St needs repair and refinishing.
- Scott and Ken will request a full written price estimate from Poblocki and an estimate from another contractor.

Scott and Ken discussed the outdoor lighting in the parking lots. The back lot is currently serviced by Alliant Energy under an agreement. This agreement has Alliant Energy servicing the

poles, providing replacement bulbs and energy consumption for a cost of \$250.00 a month. The lighting in the Brodhead lot is not covered by any agreement. The costs to maintain the lighting, replace bulbs and energy consumption is the Church's expense completely. Alliant Energy would provide the same agreement to cover the Brodhead lot at a cost of \$36-\$57/month.

The Meeting was adjourned at 6:55 pm by Chairman Scott Potts.

Update on Estimate:

Good Afternoon,
9/18/2020

We have received an estimate from Poblocki Paving for the improvements we discussed to the south parking lot. The cost to install all of the improvements we discussed is \$125,000. If we were to simply repave the current parking lot as laid out the cost would be \$68,000. Given that the improvements would almost double the cost I think we should discuss this further.

Whichever option we eventually go with we need to consider what our needs will be over the life of the pavement. Typically, new pavement has a life span of 20-25 years, generally speaking we would try our best to get 25 years before repaving.

In addition, I have been made aware of the difficulties we encountered with the Village before we were able to complete work for the rear parking lot. At that time the Village did not want us to pave over green space and wanted large retention ponds. I have asked Ken to contact the Village to find out if we will be able to make the changes we are discussing. Until we get some information from the Village regarding their restrictions or concerns, we cannot move forward. While we gather more information, I have also asked Ken to hold off on getting any additional estimates.

As you may remember we have a contract with Alliant to maintain and provide power to the rear parking lot lights, and they also own the light poles. We currently pay \$250/month or \$3000/year for that contract. Ken and I believe that this is no longer a good use of our money. I have asked Ken to contact Alliant to find out if we have any options to take over the cost of the poles, fixtures, and power usage. In conjunction with this Ken and I have discussed running power to the Peterson Garage in the back corner of the rear parking lot. The best time to add this power may be in conjunction with taking over the responsibilities of the rear lights (if that is an option.)

Finally, Ken has signed and mailed the 20/21 Snow Removal contract to G&K.

As always if you have any concerns feel free to contact me.

Scott Potts
Properties Chair