

**AUGUST 17, 2020 REDEVELOPMENT AUTHORITY MEETING MINUTES
CITY OF EDGERTON**

Jim Kapellen called the meeting to order at 6:00 p.m.

Present: Chris Lund, Casey Langan, Jason Price, and Jim Kapellen.

Absent: Ron Webb, Jim Schultz, Terry Dickinson, and Kevin Slagg.

Others Present: City Administrator Ramona Flanigan, Municipal Services Director Howard Moser, and a few citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, August 14th at the Post Office, Edgerton Library and City Hall.

MINUTES: A Casey Langan/Chris Lund motion to approve the minutes from the July 20, 2020 Redevelopment Authority meeting passed, all voted in favor.

NEW BUSINESS:

Consider Façade Grant for 2-8 E Fulton: City Administrator Flanigan stated the applicant wishes to replace all the awnings and all the non-store front windows. The total window replacement includes 58 windows. The total estimated project cost is \$30,000 and the maximum façade grant amount is \$5,000. The Historic Commission will need to review the project for colors and materials before the project can begin.

A Jim Kapellen/Chris Lund motion to approve a façade grant in the amount of \$5,000 for 2-8 E Fulton for awnings and windows passed on a 4/0 roll call vote.

Infrastructure Improvements in Downtown: City Administrator Flanigan stated the RDA has discussed completing several projects before the TIF expenditure time expires in 2022.

The City owned decorative lights have been updated with LED lighting and new globes have been installed. This project is complete.

There are 38 downtown street trees that are ash trees and showing signs of Emerald Ash Borer infestation. These trees should be removed while there is funding through the TIF to replace them. The DPW will remove the existing trees and the city will obtain bids for the stump removal and installation of new trees.

All the trees on Fulton Street have tree grates. Some of the grates are damaged The trees on the side streets that are not in grass terraces, have crushed granite chips. Staff recommends the 5 – 7 trees with grates have new grates installed and the others remaining as is.

There are ten cross walks in the downtown with colored concrete. These were installed in 2006 and many have failing concrete. Matching the existing colored concrete is impossible when

trying to patch the concrete. Staff has researched alternatives to patching and matching the colored concrete and came up with the following:

- Replace the 10 crosswalks entirely at an estimated cost of \$55,424.
- Repair the bad spots leaving a patchwork color and scoring. The repair of approximately 26 patches is estimated to cost \$10,000.
- Repair the bad spots and use a thermoplastic overlay on all 10 crosswalks. This option would result in all the crosswalks looking the same and provide almost infinite options of colors and textures. The overlay would need to be replaced occasionally. The estimated cost is \$85,000.

It does not appear the wayfinding signage in the downtown needs upgrading or changes within the next 5 years.

Municipal Services Director Moser had his staff look at any brick repairs needed to the paver bands in the downtown and they felt they are able to make the needed repairs themselves.

Municipal Services Director Moser stated he would have the tree removal done this fall and replacement could be done this fall or spring. Due to the spending time drawing near, Moser suggested removing all the trees and replacement at one time.

City Administrator Flanigan stated if the replacement is under contract, the work could be done over two years. After a brief discussion, the group felt the one-year growth is not worth the one-time disruption and maintenance requirements as doing the project at one time. In addition, the planting of the trees would be bid out due to the time commitment needed for the project. The bid can also be written with the option of burlap wrapped trees or bare root trees.

Chair Kapellen noted the committee members all agreed the tree replacement and replacement of all the crosswalks will be completed using the TIF funds before the expenditure time expires.

Chair Kapellen noted there is one sign by the depot that is not double sided. Even though the backside is after traffic is leaving the downtown, it would look better to complete it. Chris Lund added there is more pedestrian traffic that would see the signage if it were added. Staff will get costs to complete the second side of this sign.

Chair Kapellen suggested looking into signage for the businesses in the train depot. Sandwich board signs have been used in the past but it may be better to have a permanent sign.

Being no other business before the RDA, a Chris Lund/Casey Langan motion to adjourn passed, all voted in favor.

Ramona Flanigan/ch
City Administrator

Adopted