

The Seneca Village Council held a Special Council meeting at Seneca Village Hall on March 6, 2023 and the meeting was called to order at 2:00 p.m.

Roll Call: Present: Mayor Jeff Olson, Commissioners Higgins, Victor and Wood

Absent: Commissioner Weber

Also Present: Village Engineer Casey McCollom and Village Clerk Jennifer Peddicord

Invited Guests:

Chevron REG: Tim Mann and Jerald Claggett

Biewer Lumber: Richard Hales

Mid-States Industrial, Inc.: David Both

Pipe & Piling Supplies USA Ltd.: Ken Majer

Miller & Company: Jeff Lamb and Jessica Paulson

Martin Resources: Jim Burns

Seneca Port Operating Authority/ Seneca Port District: Joe Green; John Lamb; Judy Spicer; Tom Raibley; Stephen Spangler; Fran Kasten

Seneca Fire & Ambulance District: Robert Howe

Seneca Police Department: Chief George Lamboley

The purpose of the meeting was to discuss the potential closing of LST Way in the Seneca Shipyards by George Lamb.

Mr. Lamb advised that years ago LST Way was to have been dedicated to the village at the time of development. However, the village's former attorney never recorded the dedication. Mr. Lamb has maintained control of LST Way, with the exception of a portion owned by Pipe & Piling. As a result, he is responsible for any accidents and liability with regard to that roadway. He has proposed dedication it to the village at this time and asking that the road be upgraded to an 80,000 pound road by the village. He indicated that the TIF district could be extended and funds be used to upgrade the road.

Mayor Olson asked the various business representatives to weigh in with their concerns or support of the closing of LST Way.

David Both of Mid-States Industrial advised that he would like the village to take the road over and upgrade it to an 80,000 pound road.

Richard Hales of Biewer Lumber stated that Biewer's came to Seneca 40 years ago and has grown tremendously over that period of time. They have always had access to LST Way and closing it will cause harm to Biewer's day to day functions. He asked that the village take it over.

Jessica Paulson from Miller & Company said safety is their biggest concern. One month ago there was a car accident at the entrance to the Shipyards and it blocked traffic at the entrance. If LST Way is closed, there will be no way in and out if a similar situation occurs.

Tim Mann of Chevron REG said safety is their main concern. Closing LST Way would put a crunch on the businesses within the Shipyards.

Chief Howe of the Seneca Fire & Ambulance District indicated that safety is a major concern and double entrances are necessary.

Chief Lamboley advised that the police department seldom uses LST Way and a universal key could be used if the gates are locked. A system would have to be worked out with the Grade School. He wondered if this is a project that the Port District could take on? Stephen Spangler of the Seneca Port District advised that the Port is not interested in taking on a project of this magnitude, but would be willing to help the village.

Ken Majer of Pipe & Piling stated they are concerned about liability. The gate to Union Street is on their property. Biewer Lumber is most affected by the closing, as they will lose access. If the village were to take over the road and maintain it, it would take the burden off of the businesses.

David Both of Mid-States suggested giving a key to the gate to the village until the village can fix the road.

Commissioner Higgins asked if the village stayed out of it, would George Lamb be willing to give ownership to Biewer's and Mr. Lamb advised that he would only give the road to the village, not a private entity. His concern is maintaining access to his property. Commissioner Higgins asked if Pipe & Piling would be able to give access to their portion as well? Pipe & Piling would take that request to the owner.

Discussion took place regarding the potential cost of improving the road and Casey McCollom, the Village's engineer, indicated that it would be roughly \$500,000.00.

Jerald Claggett of Chevron REG advised that personnel traffic would be forced to go down Shipyard Road at the school start and end times everyday if the road is closed.

Commissioner Wood stated that the village has limited funds and is trying to fix streets throughout town, so cost is imperative.

Casey McCollom stated that a grant would probably be a 3-year project, and only if the village owned the road. You cannot apply for a grant without ownership.

Mayor Olson asked that Chamlin provide a quote for constructing a new road before the next council meeting. George Lamb indicated that he is not interested in paying to upgrade the road. He did offer to contribute \$25,000.00 to the village to update the road.

George Lamb then stated that he would sell the property to the village for \$1.00 if they do the upgrades and asked if Pipe & Piling would be willing to sell their portion of the road to the village.

Commissioner Higgins expressed concerns about paying \$500,000.00 to upgrade this roadway when we have to try to figure out how to pay for the River Road bridge replacement in the amount of \$500,000.00 - \$750,000.00.

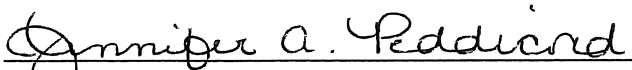
Further discussion took place regarding grant options.

Mayor Olson advised that when we receive a quote from Chamlin's, he would be in touch with all of the businesses with that information.

PUBLIC COMMENT:

None.

A motion was made by Comm. Higgins and seconded by Comm. Wood to adjourn the March 6, 2023 council meeting. A voice vote was held. All ayes. No nays. The council meeting was adjourned at 2:47 p.m.


Jennifer A. Peddicord
Jennifer A. Peddicord, Village Clerk