

MINUTES  
VILLAGE OF ELBURN COMMITTEE OF THE WHOLE (COW)  
NOVEMBER 19, 2018

Board Members Present: President Jeff Walter, Trustees: Ken Anderson, Sue Filek, Bill Grabarek, Dave Gualdoni, Patricia Schuberg, Matt Wilson

Board Members Absent:

Staff Members Present: Village Administrator John Nevenhoven; Finance Director Doug Elder, Public Works Supt Phil VanBogaert, Village Attorney Bill Thomas, Police Chief Nick Sikora; Building Commissioner Tom Brennan; Village Engineer (and Elburn Library Board Member) Dave Burroughs

Others Present: Residents LeRoy Herra, Charles Munson, Elburn Herald Reporter Susan O'Neill; Boy Scout Noah Treadway; Shodeen rep Bob Skidmore

1. Call to Order – Mayor Walter called the meeting to order at 7:19 PM.
2. Roll Call – A roll call vote ensued.
3. Public Comment – None
4. Discussion:
  - a. Proposed Liquor License for Mobil Gas Station, 213 S Main Street – Village Admin Nevenhoven reported the Mobil station has been sold. The new owner is interested in obtaining a liquor license (believe beer and wine only) and would like to get a sense from the Board before they apply. When asked for the Police Department's opinion, Chief Sikora said he does not see a problem as long as the rules are followed. The liquor license could trigger a gaming license which the Village Board would have to approve. A possible saturation of gaming licenses was discussed—the Village can establish a moratorium if need be. Finance Director Elder stated gaming revenue has increased this year. Nevenhoven advised another party inquired about establishing a business in town similar to Elsie's Café. There was consensus from the Board for the Mobil to move forward with their liquor license application.
  - b. Skate Park Equipment Disposal – Public Works Supt VanBogaert stated the used equipment was obtained from the Village of Gilberts for a \$10 fee. The equipment was found to be in poor condition and would be very expensive to refurbish. The equipment is stored at Well 5 and takes up a lot of space. The Village has reached out to skating groups and there has been very little interest. VanBogaert asked for direction from the Board. There was consensus from the Board to scrap the equipment—we gave it a good effort. Perhaps if there was more community support, it would have gone differently.
    - VanBogaert reported the new downtown street lights have been installed. Mayor Walter has received compliments on the lights. The old poles will be removed this week. It was commented with the new sidewalks, sidewalk trees and new street lights, it makes for a lovely view.
    - VanBogaert advised the Prairie Valley MFT project is wrapped up for the year. Crack sealing and street painting will occur next year.
    - VanBogaert said Frasz (South Street Business Development) will take out a section of the bad main and tap in next week. It should not affect the neighborhood. The final lift of asphalt on the roadway will be installed next year. There was discussion if the Village should budget funds to finish the entire roadway next year rather than leave it piecemeal—perhaps the Village can partner with Frasz on this as a joint project. Pricing should be obtained and discussed further.

- There was consensus to close half of the Metra parking lot to save plowing and salting costs this winter. Metra should be notified of this and VanBogaert will speak with the snow plow contractor.
  - The Parks Commission will set up the ice skating rink again this year at the Community Center. VanBogaert is helping to find a spot that is level.
- c. CERT Trailer Disposal – Chief Sikora stated this is the fifth-wheel trailer obtained by the Village several years ago. CHS, the owners of the lot where it is stored, would like it removed. Due to the potential value of the trailer, it is recommended the trailer be sold on consignment rather than sending it to auction. West Side Motor Coach in Marengo will perform an evaluation on the trailer and will sell it on consignment for 10% of the sale price. The cost of the trailer was originally \$94K when it was manufactured and it could sell for approximately \$50K. Sikora will report back to the Board when the trailer is evaluated. There was consensus from the Board for Sikora to move forward with disposal/sale of the trailer. As long as they know it is in process, CHS is OK storing the trailer on their property until it is moved elsewhere for sale.
- d. Waiver of Building Permit Fees for Exterior Mobility Ramps – Building Commissioner Brennan asked if the Board would consider waiving permit fees for residents who are facing new health challenges in life to retrofit their homes. The waiver should be very specific to these instances so advantage will not be taken. There was consensus for Brennan to move forward and was directed to bring language back to the Board for review.
- e. Bridge Overpass Study – Nevenhoven reminded the Board the Village and Shodeen agreed to jointly engage a company (STV) this fiscal year to review the overpass study conducted by Rempe-Sharpe approximately 12 years ago. The Village budgeted \$6K which was believed to cover preliminary discussions with UP, ICC, Metra, etc. It turns out it will require a \$39K contract. Direction was requested from the Board if they would like to include this in next year's budget, scrap the project or look at other options. Shodeen and the Village would split the cost of the project up to a maximum of \$450K from Shodeen which will not be paid in full to the Village until the buildout of Elburn Station is complete. Village staff has questions about the feasibility of an overpass including Village equipment, angling/location of the overpass, ADA considerations, etc. Or, are there options other than an overpass? There are no grants available from Metra.

Shodeen rep Bob Skidmore said this was considered approximately a year ago and funds were to be budgeted. Shodeen believes it is a good idea to review the study at this time. The contract with STV was to evaluate the options in the Rempe Sharpe study and meet with ICC, Metra and UP to obtain feedback in order for the Village and Shodeen to move forward. A pedestrian bridge is included in the annexation agreement from 2006. Shodeen is a proponent and feels the overpass is an important access point to get downtown and vice versa. Skidmore continued if the Board decides to move forward, Shodeen would like a recapture agreement to pass along in the future. There may be ICC or federal grants available but we need the expertise of a railroad firm to research. If started now, the timeline for the overpass is approximately five years out. The annexation agreement verbiage says the project must be completed within three years of the completion of Area 6 or funds go back to the contributor. Discussion ensued of the land swap occurring between Shodeen and Metra.

Many things have happened since 2006 and some Board members felt it was premature to move forward at this time with the land swaps occurring and until a timeline for Area 6 is known. Sufficient factual basis is needed to make a decision. Discussion ensued if it would be more feasible to improve existing infrastructure to bring people into town. Spending money on the consultant now may not be relevant after the land swap. Skidmore said there is only a small section of land where the overpass can go and the big picture concept post land swapping is very similar to the original annexation agreement concept. The timeframe to work with the railroad and other agencies is very lengthy and will allow time for funding. Skidmore said Shodeen would like to move forward now to see what the options are and believe recapture should be put in place.

The Board inquired how this project will fit in with the CIP. With only \$6K budgeted, moving forward is out of the question for this fiscal year. Nevenhoven asked if streets (Kansas, South,

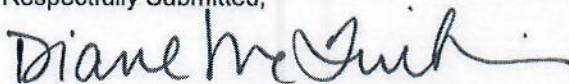
etc.) are put through into Elburn Station, are there ways to make these streets more walkable? The CIP will be impacted due to other projects the Village is working on and there is not enough funding to cover them. Other revenue sources will have to be identified if this is a priority to the Board. There was consensus from the Board to hold off on this project for now.

Skidmore said if this is the case, Shodeen wants to revise the annexation agreement to refund monies. It was stated the annexation states if it is not built within three years after the completion of Area 6, the money is refunded anyway. Skidmore was asked if Shodeen would modify the annexation agreement for other alternatives to improve mobility in the area and he replied no. Skidmore said Shodeen is willing to work with the Village in different ways but is not willing to negotiate the current annexation agreement. The recession had an impact on the original intent of the annexation agreement. The Board agreed when Shodeen is ready to proceed with Area 6, the Village will consider proceeding with the study. Skidmore stated Shodeen is very supportive of the railroad overpass bridge and would like to see it go through now.

5. Other Business – None

6. Adjourn – Trustee Gualdoni moved to adjourn the meeting at 8:20 p.m. The motion was seconded by Trustee Filek and passed by a unanimous voice vote.

Respectfully Submitted,



Diane McQuilkin  
Village Clerk