

MINUTES
VILLAGE OF ELBURN BOARD OF TRUSTEES
DECEMBER 3, 2018

Board Members Present: President Jeff Walter, Trustees: Ken Anderson (arrived at 6:46pm), Sue Filek, Bill Grabarek, Dave Gualdoni, Matt Wilson

Board Members Absent: Patricia Schuberg

Staff Members Present: Village Administrator John Nevenhoven; Finance Director Doug Elder, Village Attorneys Britz & Bill Thomas, Police Chief Nick Sikora; Building Commissioner Tom Brennan; Public Works Supt VanBogaert

Others Present: Residents LeRoy Herra, Mary Gustafson, Brian Murphy, Chuck Urbasek, Jeff Rodstrom, Jason Bennent, Elburn Herald Reporter Susan O'Neill; Water Well Solutions reps Ahmad Hamdan (Project Manager) and Todd Kerry (Regional Director of Wells Central Region)

1. Call to Order – Village President Jeff Walter called the meeting to order at 6:45 p.m.
2. Pledge of Allegiance – Trustee Grabarek led the assembly in the Pledge of Allegiance.
3. Roll Call – A roll call vote ensued.
4. Conduct the Truth in Taxation Public Hearing for the 2018 Village of Elburn Property Tax Levy – A motion to open the public hearing was made by Grabarek and seconded by Gualdoni. The motion carried by unanimous voice vote.

Finance Director Elder announced this hearing is being held as required by the Truth in Taxation Act. Notice of this hearing was published in the November 22, 2018, edition of the Kane County Chronicle and on the Village website.

Elder gave a presentation explaining how the property tax cycle (6 steps) works. We are focusing on Step #4 (Levy) this evening. Property tax comprises 23% of the Village of Elburn's revenue. Only 5% of property owners' tax bill goes to the Village of Elburn. The EAV has not yet recovered from the 2008/2009 recession.

The public was invited to provide comments or ask questions.

Brian Murphy, 1424 Spaulding – Stated he is against the tax levy. Ever since he moved to Elburn, he has been taxed heavily and is fighting higher taxes. Murphy stated residents should not be responsible for developer costs. Elburn is no longer a small town and opposes this tax. Sometimes overdeveloping is not a good thing.

Jeff Rodstrom, 1479 Dodson – Inquired if the Village gave Shodeen breaks to develop property in Elburn or are they covering the costs for their new roads. Mayor Walter said Shodeen is covering the costs and is subject to impact fees that are collected with each building permit until turned over to the Village of Elburn to maintain. There will be an SSA that will cover maintenance costs. Rodstrom said he agrees with Mr. Murphy as far as taxes—the assessor has been to his home three times since moving into Elburn. Elder explained the proposed increase for the Village of Elburn is less than one penny—it is a \$2 difference on a \$150K home. Rodstrom said he now has a better understanding but does not like raising taxes—especially since he no longer has school-aged children.

Residents present were told all entities represented on their property tax bill must also conduct a public hearing similar to this evening. They were encouraged to attend the public hearings for each entity to voice their comments.

Being no further questions or comments, a motion to close the public hearing was made by Gualdoni and seconded by Filek at 7:08pm. The motion carried by unanimous voice vote.

5. Conduct the Truth in Taxation Public Hearing for the 2018 Village of Elburn SSA #6 Property Tax Levy – At 7:09pm, a motion to open the public hearing was made by Gualdoni and seconded by Wilson. The motion carried by unanimous voice vote.

Finance Director Elder announced this hearing is being held as required by the Truth in Taxation Act. Notice of this hearing was published in the November 22, 2018, edition of the Kane County Chronicle and on the Village website.

SSA #6 is the Elburn Station area and will only apply to parcels located within SSA #6. Property tax is the only source of revenue for SSA #6 and the funds can only be used for well-defined uses. This is the second year we have taxed SSA #6. Elder gave a presentation explaining the process to determine the levy.

Being no questions or comments, a motion to close the public hearing was made by Gualdoni and seconded by Wilson at 7:17pm. The motion carried by unanimous voice vote.

6. Public Comment, Awards & Presentations – Todd Kerry, Regional Director of Wells, from Water Well Solutions said he is a local contractor in town on North Street. Water Well Solutions is a national company and has purchased property in Elburn as its Illinois base. Kerry noticed that a competitor of Water Well Solutions is currently pulling a well for the Village. Water Well Solutions did not receive notice of this work and inquired why it was not put out for competitive bid. Water Well Solutions would like the opportunity to participate in a competitive bid as in the past. When it was stated the Village has a PSA with the competitor, Hamdan stated the PSAs are non-binding—even mid-project. Hamdan said Water Well Solutions can do the same amount of work with less personnel which will save funds. Hamdan stated his firm is highly qualified and certified to work on all motors in-house. Nevenhoven received the bid prepared by Water Well Solutions.

Jason Bennent, 1402 Spalding – Inquired about the train wayside horns and how they were established. Mayor Walter explained it was established and funded by the Village of Elburn. Bennent inquired if the Village can do anything about locomotives conducting extended load tests in the Metra yard at 4:00am. The tests run 30-45 minutes and can be completed in ten minutes—it is a nuisance. Mayor Walter said the Village will look into this.

7. Omnibus Agenda (Omnibus Vote) – All items listed with an asterisk (*) are considered to be routine by the Village Board or were recommended unanimously by the Committee of the Whole and will be enacted by one motion. There will be no separate discussion on these items unless a Board Member or citizen so requests in which event the item will be removed from the Omnibus (Consent) Agenda and considered in its normal sequence on the Agenda.

*Minutes

**Village Board*

**Committee of the Whole*

A motion was made by Trustee Gualdoni and seconded by Trustee Filek to approve the Omnibus Agenda. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Gualdoni, Wilson. Nays: None. Motion carried.

8. Mayor
 - a. Letter of Appreciation for Kevin Schmidt – Mayor Walter read aloud the proclamation commending Schmidt for paying for the downtown trees and their installation.

9. Village Attorney – No report

10. Village Clerk – Clerk McQuilkin reported no petitions were received during the Consolidated Primary filing period. The Consolidated Election filing period begins Monday, December 10, and concludes on December 17, 2018.

11. Administration
 - a. Approve 2019 Meeting Calendar – A motion to approve the 2019 Meeting Calendar was made by Gualdoni and seconded by Wilson. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Gualdoni, Wilson. Nays: None. Motion carried.
 - b. Approve Ordinance 2018-38 Sales Tax Referendum – A motion to approve was made by Anderson and seconded by Filek. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Gualdoni, Wilson. Nays: None. Motion carried.

12. Building and Zoning – Building Commissioner Brennan advised Taco Bell will be submitting their restaurant plans in approximately two weeks. The demolition permit for the existing building has been issued. McDonald's rebranding will occur next spring and they have started the permit process. All changes will be cosmetic and the lot will be restriped for better parking. The proposed changes do not require a public hearing.

13. Finance Department
 - a. Approve an Ordinance 2018-28 Tax Levy for Village of Elburn – A motion to approve was made by Grabarek and seconded by Gualdoni. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Gualdoni, Wilson. Nays: None. Motion carried.
 - b. Approve an Ordinance 2018-29 Tax Levy for Special Service Area #1 – A motion to approve was made by Gualdoni and seconded by Filek. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Gualdoni, Wilson. Nays: None. Motion carried.
 - c. Approve an Ordinance 2018-30 Tax Levy for Special Service Area #2 – A motion to approve was made by Anderson and seconded by Wilson. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Gualdoni, Wilson. Nays: None. Motion carried.
 - d. Approve an Ordinance 2018-31 Tax Levy for Special Service Area #3 – A motion to approve was made by Gualdoni and seconded by Grabarek. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Gualdoni, Wilson. Nays: None. Motion carried.
 - e. Approve an Ordinance 2018-32 Tax Levy for Special Service Area #4 – A motion to approve was made by Gualdoni and seconded by Filek. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Gualdoni, Wilson. Nays: None. Motion carried.
 - f. Approve an Ordinance 2018-33 Tax Levy for Special Service Area #5 – A motion to approve was made by Gualdoni and seconded by Wilson. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Gualdoni, Wilson. Nays: None. Motion carried.
 - g. Approve an Ordinance 2018-34 Tax Levy for Special Service Area #6 – A motion to approve was made by Gualdoni and seconded by Filek. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Gualdoni, Wilson. Nays: None. Motion carried.
 - h. Approve Contract with Concentric Integration – Elder presented the proposal which is an extension of the current agreement through the end of next fiscal year. It was suggested the Village issue an RFP for IT services and there was consensus from the Board to put it out for bid next year. In the meantime, a motion to approve the contract with Concentric was made by Anderson and seconded by Grabarek. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Gualdoni, Wilson. Nays: None. Motion carried.

14. Police Department – Chief Sikora presented the following:
 - a. At a Special Police Commission meeting held earlier this evening, two final offers were approved and extended to two full-time officer candidates. They will be sworn in at the next Village Board meeting. Sikora is also working on two backgrounds for part-time officer candidates.

- b. Signage for downtown has been researched. New signage will be installed and some existing signs will be rearranged or removed.
 - c. A ComEd grant has been received for portable speed and traffic counters. These will be used in areas of traffic/speed complaints and around schools and park areas. This is a 50% matching grant so the Village will receive half of our cost back.
 - d. It was a quiet Christmas Stroll with many positive comments about the new street lights.
15. Public Works Department – Supt VanBogaert provided the following updates:
- a. The sidewalk concrete downtown is finished except in front of the old NAPA store.
 - b. Cement pads for a park bench and the mini library have been poured on Prairie Valley Drive.
 - c. The pulling of Well 4 began today. This will be a two-month project.
 - d. For the Parkside & South Street water main replacement, we can't find the shutoff and will have to dig to find it. If we can't find the valve, we may have to shut down the entire block for a day.
 - e. The chlorination pump has been installed beyond the WRT at Well 3. So far, it is working well.
 - f. A total of 28 new trees were planted this fall.
16. Bills
- a. Approve the Bills List – A motion was made by Trustee Grabarek and seconded by Trustee Gualdoni to approve the bills for Monday, December 3, 2018 for \$67,622.02. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Gualdoni, Wilson. Nays: None. Motion carried.
17. Other Business – None
18. Adjourn - Trustee Gualdoni motioned to adjourn the meeting at 7:57 p.m. with Trustee Filek seconding the motion. The motion passed by a unanimous voice vote.

Respectfully Submitted,



Diane McQuilkin
Village Clerk