

MINUTES
VILLAGE OF ELBURN COMMITTEE OF THE WHOLE (COW)
JUNE 15, 2020

Board Members Present: President Jeff Walter, Trustees: Ken Anderson, Sue Filek (via ZOOM), Bill Grabarek (via ZOOM), Chris Mondy, Patricia Schuberg, Matt Wilson

Board Members Absent:

Staff Members Present: Village Administrator John Nevenhoven; Finance Director Doug Elder, Village Attorney Bill Thomas, Police Chief Nick Sikora; Building Commissioner Tom Brennan; Public Works Supt Phil VanBogaert; Village Engineer Julie Morrison

Others Present: Residents LeRoy Herra; Bruce Aderman, Jason from Fehr Graham; Julie Bartelson; Deryk Bryja and family; Julie Bartelson, Mary Hansen; Shodeen reps Dave Patzelt & Bob Skidmore; space needs planner Dean Roberts

1. Call to Order – Mayor Walter called the meeting to order at 8:40 PM.
2. Roll Call – A roll call ensued.
3. Public Comment – None
4. Discussion:
 - a. Resolution 2020-10 Approving the Technical Assistance Agreement with the Regional Transit Agreement Authority (RTA) – Village Admin Nevenhoven presented. The Village has been approved for a grant not to exceed \$125K with the Village paying 15%. Anything over \$125K is the Village's responsibility but we do not expect an overage. This will go out for bid and the result will be a plan to connect Metra, Elburn, the TOD and downtown. Connectivity throughout the Village is the goal and the RTA will participate with hopes for more ridership. The resolution has been reviewed by the Village Attorney and hope for Village Board approval at their next meeting on July 6. Village funds for this project will not be expended until late 2021/early 2022. The money is budgeted for this year but could carry over into the next fiscal year. There was consensus from the Board that this is a good investment. A motion to place on the next consent agenda was made by Schuberg and seconded by Wilson. The motion carried by unanimous voice vote.
 - b. Police Department Space Needs Study – Space needs planner Dean Roberts was present to explain the space needs study completed for the Police Department. Roberts explained in detail the process used including: Introduction/Commission; Prevailing Questions; Approach/Process, Findings; Recommendations. The estimated cost varies depending on final decisions (i.e., building and garage, site improvements, additional items, etc.). The total cost range is approximately \$14M to \$17M. The proposed location is good and will accommodate the future police department. The current police department space is very compact and undersized for a department of Elburn's size—the sooner the process gets rolling the better. Roberts believes the economy will rebound and feels Elburn will see significant growth. It is important to engage with community members with the facts for this facility as this will also be a civic building for the community to use. Chief Sikora thanked the Board for getting us to this point. We now know the land will support the plan will work on figuring out the next steps.
 - c. Elburn Station Unit 1 & 2 Update – Nevenhoven said the annexation agreement requires temporary asphalt sidewalks be installed for any lot still undeveloped two years after development begins (December 2017). Shodeen has refused to install the sidewalks but agreed to single lot gaps only. From Village staff point of view, we want to follow the annexation agreement and if it doesn't make sense, we will amend it. Mayor Walter said at a minimum, we want to see gaps

filled where there are houses so we can have a walkable street. Shodeen rep Patzelt agreed with the Mayor and stated the intent of the annexation agreement was to fill gaps where there are houses. Patzelt stated Shodeen has no objection to filling gaps but does object to long paths where there are no homes. We may not be able to resolve tonight. Village staff, Shodeen and EEI can work for a resolution and bring back to the Board.

Nevenhoven stated Shodeen was given a 60 day notice in March that there would be no closings allowed if street lights are not installed. There has been a delay with manufacturing the street lights and there was no communication about this from Shodeen until a closing was due. There are no street lights in Phase I to date. Discussion ensued regarding ongoing discrepancies between the Village, Village Engineers and Shodeen regarding street light specifications. It was recollected that direction for street lights in Elburn Station has always been that they match street lights in Blackberry Creek—the only difference is they should now be LED. However, some models have been discontinued and approval of a similar brand had to occur. Village Engineer Morrison confirmed we now have a clear depiction on approved street lights. Patzelt asked this be put in Ordinance form by the Village to avoid future confusion. The Board was asked if they will allow closings with no street lights in place. Since it sounds like this issue has now been resolved and is moving forward, there was overall consensus from the Board to allow closings.

- d. Additional Payment for Shelters in Elburn Station – Nevenhoven said the annexation agreement allows for the costs of park amenities be split between the developer and the Village. Shodeen presented a plan to construct two pavilions around the storm water pond near Elizabeth Street and Simpson Avenue with cost estimates of \$8,800 for each pavilion. The Village has paid what was originally agreed to (\$7,329.90). Shodeen has submitted invoices to the Village for additional work that was never discussed or agreed upon. Photos of what the shelters look like today were presented to the Board. There was general consensus from the Board that since the Village was not made aware of the additional expenditures, the Village will not be held responsible.
- e. Disposition of the OSLAD Grant Application for Elburn Station Park – Unit 1 – Nevenhoven reminded the Board that the Village applied for a second OSLAD grant in Elburn Station Unit 1 last summer. The grant application was denied because the property is not owned by the Village. The Village Parks Commission has decided any future OSLAD grant applications should be for the north side of town. However with the economic downturn, no grant applications will be completed at this time. Although this has been communicated to Shodeen, they would like to hear it directly from the Board. There was consensus from the Board to wait until at least next fiscal year—the proposed Elburn Station land must be transferred anyway. Nevenhoven added the annexation agreement will have to be adhered to and the lot must be finished before turning it over to the Village.

5. Other Business – None

6. Adjourn – Trustee Mondy moved to adjourn the meeting at 10:24 p.m. The motion was seconded by Trustee Filek and passed by a unanimous voice vote.

Respectfully Submitted,



Diane McQuilkin
Village Clerk