

MINUTES
VILLAGE OF ELBURN BOARD OF TRUSTEES
SEPTEMBER 8, 2020

Board Members Present: President Jeff Walter, Trustees: Ken Anderson, Sue Filek, Bill Grabarek, 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: Resident Leroy Herra, Mr. & Mrs. Tom Reynolds; Jamie Maag; Paige Kutser; KC Chronicle rep Jacob Bartelson; Lennar reps: Rick Murphy (Land Planning Manager), Richard Olson (Land Planner), Attorney Patrick Griffin, Madeline Larmon (Project Engineer); Officer Terek & Family; Officer Schulze; Fire Department representatives: Chief Cluchey, Assistant Chiefs Huneke & Hanson; Village Insurance Agent David Frolicstein; Shoen rep Bob Skidmore

1. Call to Order – Village President Jeff Walter called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance – Trustee Schuberg led the assembly in the Pledge of Allegiance.
3. Roll Call – A roll call ensued.
4. Public Comment, Awards & Presentations – None
5. 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 Minutes*

August 17, 2020

**Committee of the Whole Minutes*

August 17, 2020

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

6. Mayor
 - a. Recognition Award for Life Saving Efforts for Officers Milner, Terek & Schulze – Elburn & Countryside Fire Protection Chief Cluchey summarized incident details and presented meritorious service awards to the officers. Chief Cluchey thanked the Village for allowing this presentation and for the Village's ongoing support of the Fire Department. Mayor Walter thanked the officers for all they do.
 - b. Hope for the Day's 2020 National Suicide Prevention & Action Month Proclamation – Mayor Walter read aloud the proclamation.
 - c. Mayor Walter gave an update on Metronet. After the permit from KDOT is issued to finish the installation, homes should have service within two weeks. Hopefully, installation will be complete by end of September.
 - d. The Village Parks Commission is organizing "movie in the park" and will be sponsored by Metronet. The tentative date is September 18. The local Venturing Crew will be selling popcorn,

water and soda at the event as a fundraiser. We are checking to see if Lakeshore Recycling will donate a handicap porta potty for the event.

- e. Two events coming up this week: tomorrow a car show at Schmidt's Towne Tap and a pork chop dinner pickup at Lion's Park.
7. Village Attorney – No report
 8. Village Clerk – No report
 9. Village Engineer – The 2020 Streets Program is out for bid. Work on Anderson Road Extension south of Keslinger Road is beginning. The bike path south of Keslinger Road at Anderson Road will be restricted during construction.
 10. Administration
 - a. Open and Conduct a Public Hearing to Consider a Petition to Approve the Annexation Agreement of CalAtlantic Group, Inc., for the 75.7 Acre Development Located East of Rt. 47 and North of the Prairie Valley North Subdivision, Known as the Fox Pointe Subdivision – A motion to open the public hearing was made by Schuberg and seconded by Wilson at 7:14pm. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried. Mayor Walter asked three times for public comment with no response. A motion to close the public hearing was made by Schuberg and seconded by Wilson at 7:15pm. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.
 - b. Discuss and Approve Ordinance 2020-20 Approving the Annexation Agreement with CalAtlantic Group of 75.7 Acres (Fox Pointe Subdivision) – A motion to approve was made by Wilson and seconded by Mond. Discussion ensued regarding assumptions within the agreement. It was asked what happened to the age enhanced portion of the development. Lennar Manager Rick Murphy stated COVID caused sales to drop dramatically. With only 154 units on the 75 acres, the product lineup is essentially the same but a couple of smaller units without basements were dropped. The remaining units in the lineup were previously seen by the Board and will offer basements. Village Staff was asked if they agree with exceptions. Village Engineer Julie Morrison said engineering review comments have been answered. Regarding plastic water main vs. ductile water main, Public works Supt VanBogaert said plastic water main is a good choice as long as it is installed/bedded properly. When asked if the Village will allow plastic water main in all developments going forward, VanBogaert said it could be the wave of the future and reiterated proper installation/bedding of the plastic water main is crucial. Murphy added ductile corrodes due to corrosive soils—PVC is the answer. Trustee Wilson agreed PVC is a good product for water main. VanBogaert expressed concerned about tracing the plastic main should something happen to the tracer wire. It was suggested the mains be entered into GPS as a remedy. For Elburn, VanBogaert said this subdivision will be a good trial. Murphy stated water main breaks typically occur with ductile—plastic lasts longer than ductile if installed correctly. Lennar Engineer Larmon said more and more municipalities are requiring plastic water main due to corrosion issues than ductile. Lennar uses plastic water main in all of their subdivisions as of late. VanBogaert agreed corrosion of ductile is an issue and repeated proper installation of the plastic water main is crucial. Bedding surrounds plastic water main whereas for ductile, bedding is only underneath the pipe. As far as price difference between plastic and ductile, Murphy stated the plastic is very thick and there is no longevity issue. There is some plastic water main in Elburn currently—it runs down Route 47 to just north of the NAPA. Murphy stated supply lines to homes will be copper and a licensed plumber will tap the main. It was asked what the measurable outcome should be and if this is an experiment, would a longer guarantee from the developer be necessary? VanBogaert said he does not foresee issues—is this a test or is Elburn moving to more modern materials? Murphy stated this is not an experiment, PVC has been in use for 40 years—it is just new in Elburn. If this is not a test or experiment, the Village's Subdivision Control Ordinance should updated along with a review of national standards. The "dormant SSA" was discussed. A homeowners association will manage the property and if they don't, the Village will levy the SSA and take over. There are other dormant SSAs in town (Jewel, South Street Business Development, Welch Creek). All agreed a speed limit decrease on Route 47 (40-50mph) is desired but is very difficult to accomplish with IDOT. Tie-in to other water mains and lift

stations was discussed including the overall plan for future developments to the east and west of the proposed development. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.

- c. Discuss and Approve Ordinance 2020-17 – Amending Section 1241.01 Comprehensive Land Plan – Village Admin Nevenhoven presented. This has been in front of the Board a number of times and was tabled at the last meeting due to objections from Shodeen who has since communicated they have no objections to the changes. A motion to approve the Plan was made by Anderson and seconded by Schuberg. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.
- d. Discuss and Approve the Purchase of Playground Equipment for Elburn Station Community Park NuToys in an Amount not to Exceed \$94,576 – Nevenhoven presented. The budgeted amount for this equipment is \$125K. The Parks Commission has reviewed the equipment and will be installed by the contractor. The permit from IDNR has now been received and the contractor should begin work on the park by the end of the week. A motion to approve was made by Grabarek and seconded by Filek. It was confirmed the \$94,576 will be split into thirds (\$31,525) between the Village, Shodeen and Blackberry Township. The Village will pay the full invoice and then bill Shodeen and the Township for their share. It is not known if there is a warranty on the playground equipment—Nevenhoven will research. So far, the project is running under budget. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.

11. Building and Zoning – No report

12. Finance Department

- a. Discuss and Approve the Renewal of the Blue Cross Blue Shield Health Insurance – Finance Director Elder presented. Insurance agent, Frolicstein, was present and stated he will be available to meet in October with employees to answer questions they may have. A motion to approve the renewal was made by Schuberg and seconded by Grabarek. It was confirmed the Village only offers a PPO plan with an HSA to which the Village contributes to help offset the high deductible. It was asked if there are any lower cost plans (HMO, etc.) that would help out some of the lower paid employees. Frolicstein said, yes, he typically offers four different options for consideration each year. While there have been no complaints from employees regarding coverage, there have been complaints regarding the high cost for dependent coverage—especially from lower paid employees. Discussion ensued regarding employee turnover—especially in the Public Works Department. Perhaps a lower cost insurance option would help to retain employees. Nevenhoven stated salary is the primary factor. Frolicstein will meet with Elder and bring options back to the Board at their next meeting. There was consensus to table this item and Trustees Schuberg and Grabarek withdrew their motion and second. Information will be sent to the Board in advance to the next meeting for their review.

13. Police Department – Chief Sikora reported on the following:

- a. Working on two part-time officer background investigations.
- b. Testing for full-time officers was conducted on August 29 and 42 of the 44 applicants attended. Test results are expected this week. The Police Commission will interview candidates and the goal is to have the new eligibility list in place by the end of October.

14. Public Works Department – Supt VanBogaert reported on the following:

- a. Route 47 overlay project – rumble strips will be installed N of Rt 38 and S of Keslinger Road. Pavement marking and landscaping need to finished.
- b. The safety shelf of the pond on Veteran Avenue has been dredged and cleaned off—more than 1,000 CY of spoils was hauled out. Rip rap will be installed at the outlets. This will be the only pond dredged this year but cleanup of sucker trees, etc. around other ponds will occur. Muskrat infestation is causing major problems with the pond banks.
- c. When asked about sludge testing for heavy metals, VanBogaert stated Elburn's results are fine. Trustee Grabarek inquired if the sludge has no metals, can it be sold as "new earth." With the small amount Elburn generates, it will not be worthwhile dealing with the IEPA paperwork.

15. Bills

- a. Approve the Bills List – A motion was made by Trustee Grabarek and seconded by Trustee Schuberg to approve the bills for Tuesday, September 8, 2020 for \$193,951.34. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.

16. Other Business –

17. Adjourn - Trustee Mond motioned to adjourn the meeting at 8:40 p.m. with Trustee Filek seconding the motion. The motion passed by a unanimous voice vote.

Respectfully Submitted,



Diane McQuilkin
Village Clerk