

MINUTES
VILLAGE OF ELBURN BOARD OF TRUSTEES
APRIL 3, 2023
AT ELBURN VILLAGE HALL

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

Board Members Absent:

Staff Members Present: Village Administrator John Nevenhoven; Asst VA Chris Ranney; 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, Sylvia Corral, Paul Dickey, Grant Sabo, Thomas Gush; Kane County Chronicle reporter Susan O'Neill; Lennar Rep Rick Murphy

1. Call to Order – Village President Jeff Walter called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance – Trustee Mond led the assembly in the Pledge of Allegiance.
3. Roll Call – A roll call ensued.
4. Public Hearing
 - a. Public Hearing for the Amendment to the Annexation Agreement and Planned Development Agreement between the Village of Elburn and CalAtlantic (Lennar) LLC for Fox Pointe – A motion to open the public hearing was made by Grabarek and seconded by Wilson. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.

Grant Sabo, a homeowner from Fox Pointe Subdivision, asked why smaller homes need to be introduced when a good portion of the market share in recent months has been owned by Lennar. Homes seem to be purchased quickly. Lennar rep, Rick Murphy, said with home mortgage interest rates around the 7% range, it is adding \$500 to \$600 monthly to mortgage payments, or the equivalent of \$120,000. Lennar is looking to institute a broader spectrum of homes (up to 8 models). The original annexation agreement allowed as low as 1300 SF homes. The smaller options and lower pricing will appeal to older adults and to those who cannot afford the higher price points. Murphy said a vastly different demographic will not be seen due to this amendment—it is an affordability issue in the USA. Sabo asked if the percentage of smaller homes will be capped and if they will be allowed in specified areas. Murphy stated Lennar has an anti-monotony policy and all homes will be disbursed throughout the community. While home sales are not lacking currently, Murphy said Lennar wants to keep it going and offer a variety of homes that will give buyers the best options for their money.

Mayor Walter inquired three separate times if there were any more questions or comments from the public relating to this topic. Being none, a motion to close the public hearing was made by Wilson and seconded by Schuberg. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.

- b. Discuss and Approve Ordinance 2023-16 Amending the Annexation Agreement and Planned Development Agreement between the Village of Elburn and CalAtlantic (Lennar) LLC for Fox Pointe – A motion to approve was made by Schuberg and seconded by Filek. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.

5. Public Comment, Awards & Presentations – None
6. 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

<i>*Village Board</i>	<i>March 20, 2023</i>
<i>*Committee of the Whole</i>	<i>March 20, 2023</i>
<i>*Executive Session Minutes</i>	<i>March 20, 2023</i>

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, Mond, Schuberg, Wilson. Nays: None. Motion carried.

7. Mayor
 - a. Tomorrow is election day. Mayor Walter encouraged everyone to vote. An election “watch party” will take place at the American Legion tomorrow evening for the Police Referendum.
 - b. A total of 46 veteran banners have been purchased and will be put up in early May.
 - c. Economic Impact Statements have been distributed by the County and are due by May 1, 2023.
8. Village Attorney – No report
9. Village Clerk – No report
10. Village Engineer – Village Engineer Morrison advised the Elburn Station Community Park utilities are installed and construction of the swale is underway. The bike path will be paved separately from the contract.
11. Administration
 - a. Village Admin Nevenhoven reiterated that Economic Impact Statements are due by May 1, 2023.
12. Building and Zoning
 - a. Building Commissioner Brennan advised Fox Pointe Subdivision sustained quite a bit of wind damage from recent storms.
13. Finance Department – Finance Director Elder presented the following:
 - a. Approve Old National Bank Resolution 2023-05 – A motion to approve was made by Grabarek and seconded by Wilson. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.
 - b. Discuss and Approve the FY 2023-2024 Tentative Budget – Elder stated a few items in the tentative budget have been “tweaked” since the Board last reviewed. Once the tentative budget is approved, it will be on public display until the next Village Board meeting where a public hearing will take place followed by approval of the final budget. Trustee Grabarek complimented Finance Director Elder and all department heads for their hard work and for putting together a very thorough budget. A motion to approve was made by Grabarek and seconded by Schuberg. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.
14. Police Department – Chief Sikora presented the following:
 - a. Newly hired full-time Officer Hackman is at the SWIC Police Academy in Belleville for preliminary testing. The full academy training begins May 2, 2023.
 - b. Tomorrow is election day, and the police department referendum is on the ballot.
 - c. Chief Sikora is working with Inmar, a federally recognized company funded by consumer drug makers for a drug take-back box for placement at Village Hall. There will be no cost to the Village for this service and no storage of drugs on the property. The leak-proof containers will be

shipped away when they are full. New containers will be sent three at a time. A retired DEA agent runs the program.

15. Public Works Department – Supt VanBogaert presented the following:

- a. Discuss and Approve a PSA with EEI for Design and Construction Engineering Services for N. Second Street Water Main Extension, E. North Steet Water Main Replacement, and E. Pierce Street Sanitary Sewer Extension – This will go out to bid as one project. A motion to approve was made by Schuberg and seconded by Filek. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.
- b. Discuss and Approve a PSA with HRGreen for Anderson Road Bridge Repair Services – Mayor Walter questioned why the billing rate is shown as a range. It was stated the bid is a “not to exceed” amount. When asked why this was not sent out for bid, VanBogaert explained the Village has worked with HRGreen for several years for bridge inspections and they found the deterioration in November 2022. HRGreen will handle the bid documents, conduct the bidding process, assist the Village in the bid award, and conduct onsite supervision of the work. A motion to approve was made by Mond and seconded by Wilson. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.
- c. Discuss and Approve the 2023 Streets Program Bid Award – It was asked what the “Alternate Bid” is. VanBogaert explained it is for the replacement of the Village Hall parking lot—but depends on how the police department referendum vote turns out. A motion to approve was made by Grabarek and seconded by Filek. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.

16. Bills

- a. Approve the Bills List – A motion was made by Trustee Grabarek and seconded by Trustee Mond to approve the bills for Monday, April 3, 2023, for \$206,097.52. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.

17. Other Business – None

18. Adjourn - Trustee Mond motioned to adjourn the meeting at 7:40 p.m. with Trustee Grabarek seconding the motion. The motion passed by a unanimous voice vote.

Respectfully Submitted,



Diane McQuilkin
Village Clerk