

## Village of Hinckley Board Meeting for May 5, 2008

President Pro-tem George Hubert Jr. called the meeting to order at 7:35 p.m.

Roll call showed Trustees: Todd Prellberg, Dan Godhardt, George Hubert Jr., and Rob Fischer all present. President Diedrich and Trustee Lee Luker were not present. This established a quorum.

Other persons in attendance included: Jeffrey Lewis, Village Attorney, Dave Walker, Chief of Police, Joe Moore, Public Works Supervisor, Dale Youngers of T.E.S.T., Inc., Treatment Plant Supervisor, Kevin Bomstad, Engineering Enterprises Inc. (EEI), William and Barb Dettmer, International Codes Consultants and Inspections, (ICCI) Inc., Arthur Zwemke, Robert Arthur Land Company and Tim Lunn, Redbud Properties, LLC.

The Pledge of Allegiance was recited.

The minutes for the April 28, 2008 Village Board meeting were presented for approval. Trustee Godhardt made a motion to approve the minutes as presented; seconded by Trustee Prellberg.

**Motion carried 4-0.**

The bills were presented for approval of payment. Trustee Godhardt made a motion to approve paying the bills as presented; seconded by Trustee Prellberg.

**Motion carried 4-0.**

### TOTAL OF ALL BILLS

General Fund	\$	6,144.20
General Fund (year end payroll 4/29/08)		14,460.00
Police Fund		239.20
Water and Sewer Fund		<u>5,164.44</u>
Total:	\$	11,547.84

### TOTAL OF ALL DEVELOPER ESCROW BILLS

Robert Arthur Land Company	\$	14,871.00
Land Partners, LLC		9,771.75
General (Joint) Escrow Account		64,340.61
Royal Estates Subdivision, Unit 8		10,185.00
Weslan Corporate Center		<u>6,294.39</u>
Total:	\$	105,462.75

### ATTORNEY'S REPORT:

Attorney Lewis reported that the former Wright Place property will be sold at Sherriff's auction on June 26, 2008 at 1:30 p.m. in Sycamore at the DeKalb County Sherriff's office. Mr. Lewis will be at the sale. Open bidding will begin at the amount currently owed the Village for expenses related to the property. Attorney Lewis also presented Trustee Fischer with a draft ordinance for the Park Advisory Board for their review.

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Trustee Fischer asked Mr. Lewis about Rickert Street right-of-way. Mr. Lewis replied he has not received a response from the property owners yet.

Attorney Lewis reported on the extension of Walnut St. At least one property owner is unwilling to relinquish their property for the right-of-way. If the Village wishes to pursue the issue, the Village would have to acquire the property through eminent domain which could cost \$10,000 - 20,000 in fees. There was no further discussion of this issue.

**DEPARTMENT SUPERVISOR'S REPORTS:**

Police Chief Walker reported on the traffic signage issues. He recommended north and south bound yield signs at the intersection of Donald and Christiansen Street and an east bound stop sign at the intersection of Christiansen and Rees Streets. Trustee Prellberg made a motion to approve the recommended signage; seconded by Trustee Godhardt.

**Motion carried 4-0.**

Chief Walker also requested permission to attend the Illinois Association of Chiefs of Police training conference June 27-30, 2008 in Utica, IL at a total cost of \$741.17. Trustee Prellberg made a motion to approve Chief Walker's request at a cost of \$741.17; seconded by Trustee Godhardt.

**Motion carried 4-0.**

Treatment Plant Supervisor Dale Youngers of T.E.S.T., Inc. reported on problems with the chain drive mechanism on #2 RB. Mr. Youngers stated he is only running it when he is there to supervise it, otherwise, it is shut down. Mr. Younger's recommendation is that the chain and sprocket system be replaced. The Board concurred with that recommendation. Mr. Youngers then suggested, since a bearing needs to be removed to remove the chain and sprocket system, the bearing should also be replaced. If the repair cost is comparable to changing to a direct drive system, Mr. Youngers will present that information as soon as he can, then all three wells would be using the same operating system. Trustee Godhardt made a motion to allow Mr. Youngers to make the necessary repairs in the most economical way possible; seconded by Trustee Prellberg.

**Motion carried 4-0.**

Public Works Supervisor, Joe Moore reported that Gary Lambes, owner of Step 1 Stairworks, Inc. is redesigning the "Welcome to Hinckley" signs. He is doing the work for cost.

Mr. Moore also reported he spoke to a representative from IDOT regarding a sign congratulating Mrs. Cheryl Weiler's daughter for her gymnastics accomplishment. IDOT will provide two signs, install them on the east and west edges of the Village and after one year, remove them and present them to the Weiler family at no cost to the Village. Trustee Prellberg made a motion to approve the acquisition and installation of the signs; seconded by Trustee Fischer.

**Motion carried 4-0.**

Supervisor Moore also reported on sanitary problems on Hubert Ct. The same problem occurred in 2005. He had the line televised. It will only take time and materials to repair. The second problem has occurred between Oak and Walnut Streets north of Miller St. First Response Drain Cleaning Service will

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repair the problem for \$1,850.00 for spot-lining service. Trustee Prellberg made a motion to approve repairs at a cost of \$1,850.00; seconded by Dan Godhardt.

**Motion carried 4-0.**

**COMMENTS FROM PERSONS PRESENT:**

There were no comments from persons present.

**COMMITTEE REPORTS:**

**Rob Fischer, Parks and Recreation** – There will be a meeting Wednesday, May 7, 2008 at 6:30 p.m. at Village Hall. They will discuss the draft Park Advisory Ordinance. They will also discuss procedures to rent the Pioneer Park shelter house.

**Lee Luker, Building and Grounds** – Trustee Luker was not present.

**George Hubert, Jr., Finance** – A finalized draft of the Appropriations Ordinance will be distributed after the meeting. The ordinance is tabled until the next Village Board meeting.

Trustee Hubert also stated he is looking into acquiring picture identification for Village employees at a cost of \$25.00 per employee for two ID's each.

**Dan Godhardt, Economic Development** – Trustee Godhardt reported that the Planning Commission will meet Wednesday May 7, 2008 to hear the Weslan Corporate Center's second version of their Preliminary Plan.

**Todd Prellberg, Streets and Alleys** – Trustee Prellberg stated he met with Kevin Bomstad, EEI regarding the state's Safe Routes to School grant program. The deadline for submitting grant applications is September 30, 2008. Community members are encouraged to participate.

Trustee Prellberg also stated the Streets and Alleys committee has established an even and odd year construction schedule; even years dealing with smaller budget items and odd years dealing with larger budget items. 2009 items will include improvements related to the elementary school's Safe Routes to School plan.

Trustee Prellberg is also going to pursue bids for Pioneer Park roadway reconstruction.

**TABLED ISSUES**

1. Compensation for Clerk Pro-tem Position  
Trustee Prellberg made a motion to pay the Clerk Pro-tem \$15.00 per hour commencing May 1, 2008 until the elected Clerk returns; seconded by Trustee Godhardt.  
**Motion carried 5-0.**

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2. Salaries for Elected Officials  
Trustee Godhardt suggested the issue be tabled again until there is a full board to discuss the issue.
3. Compensation for Committee Chairman  
This issue was also tabled for the above reason.

**PRESIDENT'S REPORT:**

1. Cheryl Weiler  
Issue was resolved during Department Supervisor's Report.
2. Arthur Zwemke  
Mr. Zwemke thanked the Board for working with Robert Arthur Land Company on the Hinckley Sky Country development proposal. He stated he was disappointed to not be developing in Hinckley and hopes to return some day. He also stated he has outstanding issues with two consulting firms and hopes to resolve those issues at a meeting with the consultants on May 14, 2008.
3. Reduction of Letter of Credit for Royal Estates Subdivision  
Mr. Tim Lunn stated his Letter of Credit has expired. He would like to renew it for less than the original amount based on the infrastructure work that has been completed on the subdivision. The work has been verified by the Village's consultants. Attorney Lewis asked about the Village's request for lien waivers or sworn statements to verify the work is done. Mr. Lunn replied the bank is guaranteeing the work is done. Kevin Bomstad, EEI, stated, based on his review, the reduction amount is fair for the work that has been done. The Trustees insisted on resolving the issues with the agreements and fees before reducing the letter of credit.

Mr. Lunn obtained copies and reviewed the agreements intended for the Village and the previous developers. He stated he will agree to the Stormwater Outflow Payment Agreement. He only suggests changing the developer name on the agreement. Mr. Lunn also stated the Sycamore St. Agreement is okay except for the cost differences to rebuild the east and west sides of the street. He would like EEI to re-estimate the total cost. Mr. Lunn would prefer this fee be billed at the time each building fee is requested. The Village would like the ability to call for the payment in full when it is ready to rebuild the west side of Sycamore St.

As for the Developer Fee in Chapter 18, Sec. 5 of the Village's Municipal Code, Mr. Lunn has been advised, based on the wording of the Annexation Agreement, that it isn't relative to this development. Attorney Lewis stated the ordinance, as it existed in 1995 required \$1,500.00 per lot for sewer and water improvements. In 2001, the Village raised the fee to \$5,000.00 to support the wastewater treatment plant. Mr. Lewis concurred that the Annexation Agreement is not clear as to whether or not the Village has the ability to increase the fee for this development.

Attorney Lewis also added that the Library Agreement has been agreed on. Mr. Lunn will pay the Squaw Grove Library District directly and present the Village with a receipt of payment.

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Trustee Godhardt asked about the School Land/Cash Ordinance. Mr. Lunn stated he has no problem with the fee being charged at the time of permit.

Mr. Lunn requested the immediate release of building permits for Royal Estates. Attorney Lewis stated the permits cannot be issued without knowing the full amount of all developer and permit fees.

Trustee Prellberg made a motion to approve the reduction of the Letter of Credit for Royal Estates Subdivision from the original amount of \$1,766,719.27 to \$762,379.20; seconded by Trustee Godhardt.

**Motion carried 4-0.**

A Committee of the Whole Meeting was scheduled for Monday, May 12, 2008 to discuss Royal Estates Subdivision developer fees and permit fees. Attorney Lewis will present the Board with a statement regarding the legal aspects of these issues.

Trustee Godhardt made a motion to schedule a Special Meeting of the Board of Trustees immediately following the Committee of the Whole meeting to approve the Board's recommendations on Royal Estates and to authorize repairs to the wastewater treatment plant; seconded by Trustees Fischer and Prellberg.

**Motion carried 4-0.**

Following the discussion, President Pro-tem Hubert thanked Mr. Lunn for coming in and discussing the issues with the Board.

**DISCUSSION:**

There was no further discussion.

**CLERK PRO TEM'S REPORT:**

Mrs. Grivetti presented the money received since April 28, 2008.

**MONEY RECEIVED SINCE APRIL 28, 2008**

Income Tax (Feb.)	\$	11,786.68
Income Tax (March)		17,012.45
Interest Income CD #115366		903.70
Permit #08-20 (Feltz/fence)		100.00
Permit #08-21 (Pozzi/fence)		100.00
Permit #08-22 (Dillenback)		100.00
Police Report		5.00
Recycle Bin		<u>5.00</u>
Total:	\$	30,012.83

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Trustee Godhardt moved to approve the Money Received; seconded by Trustee Prellberg.  
**The motion carried 4-0.**

**ADJOURNMENT**

Trustee Godhardt made a motion to adjourn the meeting at 9:35 p.m., seconded by Trustee Prellberg.  
**The motion carried 4-0.**

The next Committee of the Whole meeting of the Hinckley Village Board will be May 12, 2008 at 7:00 p.m. at the Village Hall. A Special Meeting of the Hinckley Village Board will immediately follow the Committee of the Whole meeting.

The next regular meeting of the Hinckley Village Board will be May 19, 2008 at 7:30 p.m. at the Village Hall.

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George Hubert Jr., President Pro-Tem

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Dawn R. Grivetti, Clerk Pro-Tem