

MINUTES
VILLAGE OF ELBURN BOARD OF TRUSTEES
JANUARY 7, 2013

Board Members Present: President Dave Anderson, Trustees: Ken Anderson, Bill Grabarek, Dave Gualdoni, Ethan Hastert, Jerry Schmidt, Jeff Walter

Board Members Absent:

Staff Members Present: Interim Village Administrator Doug Elder, Village Attorney Bill Thomas, Police Chief Steven Smith; Public Works Superintendent John Nevenhoven; Village Engineer Jeff Freeman

Others Present: Residents Wayne Byerhof, LeRoy Herra, Walt Tupy, Bill Coughlan; Elburn Herald Reporter Susan O'Neill; Sandy Kaczmarski, Publisher/Managing Editor, HawkView.org; Kane County Chronicle Reporter Al Lagattola; Daily Herald Reporter Susan Sarkauskas; Fred Houdek, Rick Garcia; David Bourbon, 408 Stetzer, Elburn

1. Call to Order – Village President Dave Anderson called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance – Trustee Schmidt led the assembly in the Pledge of Allegiance.
3. Roll Call – A roll call vote ensued.
4. 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

**Finance Committee*

December 17, 2012

**Village Board*

December 17, 2012

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

5. Public Comment, Awards & Presentations –

David Bourbon, 408 Stetzer – Stated he has lived in Elburn for five years and urged the Board to rather than make a decision based on emotion, they should consider the Village as a business with the Mayor acting as CEO, the Trustees as the Board of Directors and residents as shareholders. Bourbon recommended a four point plan to the Board:

- What is the vision for the Village of Elburn? What do we aspire to be as a Village and how it operates?
- What is the strategy? A 3-5 year plan to achieve the vision including how to attract new businesses should be in place.
- What tactics are in place as a one year action plan to achieve the strategy and the vision?
- Regarding Elburn Station, Bourbon said if the Board acts as a business basing their decisions on facts and data, he will support their decision. The fourth point is the Board must have an annual review with set metrics/considerations so if certain marks are not achieved; it is an opportunity to redo the agreement.

Bourbon offered his services to the Board to assist in developing a vision and finished with three last comments:

- Have no misconception, Shodeen is a business and has shareholders—they are about maximizing business value. The Village has shareholders as well—its residents.
- Bourbon said he is frustrated that residents are not more involved in this process and is going to participate the best he can.
- The Village Board must represent the community and should not base their decision on emotions or it will be on their conscience.

Mayor Anderson announced Elburn's preliminary comprehensive plan will be presented on January 24 at Lions Park and the entire community is invited—please be there. Mayor Anderson assured everyone the Board has been provided with 4-6 inches of paperwork containing facts regarding Elburn Station—this development has not been done in haste.

Fred Houdak, 858 Morrell Lane – Stated there is a silent majority of residents in favor of Elburn Station and said he has full faith in the Board that they will make this development work.

6. Village Attorney – No report.

7. Village Clerk – Regarding the April 9, 2013 Consolidated Election, Village Clerk McQuilkin advised one petition for Village President was received and five petitions for the three Trustee positions were received.

8. Public Works Department –

- a. Approve Resolution 2013-01: MFT Resolution for Maintenance of Streets and Highways – Road Salt – Public Works Supt. Nevenhoven requested approval from the Board to purchase road salt using MFT funds in the amount of \$28,500. A motion to Approve Resolution 2013-01: MFT Resolution for Maintenance of Streets and Highways – Road Salt was made by Trustee Ken Anderson and seconded by Trustee Schmidt. A roll call vote ensued. Ayes: Ken Anderson, Grabarek, Gualdoni, Hastert, Schmidt, Walter. Nays: None. Motion carried.
- b. Approve Ordinance 2013-01: An Ordinance Authorizing the Sale of Personal Property – A motion to approve Ordinance 2013-01: An Ordinance Authorizing the Sale of Personal Property was made by Trustee Grabarek and seconded by Trustee Gualdoni. A roll call vote ensued. Ayes: Ken Anderson, Grabarek, Gualdoni, Hastert, Schmidt, Walter. Nays: None. Motion carried.
- c. Review and Approve FPA Boundary as Proposed by EEI – Nevenhoven stated direction is requested from the Board as to how to proceed with development of FPA boundaries. Jeff Freeman from EEI led a discussion of the following topics that impact the development of the FPA and future land plans for the Elburn service area: status update – progress to date; existing sanitary collection system and existing FPA, sanitary sewer system planning considerations – what areas can the Village serve and how to best service those areas; proposed land use plan – land use planning and infrastructure planning are interrelated; proposed infrastructure boundaries – were determined by the current 1.5 mile planning jurisdiction from current village limits and a combination of natural boundaries (watersheds and topography), roads and existing governmental boundaries. In addition, Forest Preserve easements and the Kaneville municipal boundary were discussed. The existing FPA is planned to serve 36,000. There are existing subdivisions the Village may be required to serve per EPA requirements in the future. Board members were asked to provide additional comments to Nevenhoven by close of business on Wednesday for discussion at next week's COW.

9. Police Department – No report.

10. Community Development – No report.

11. Village Administrator

- a. Next Village Board Meeting on Tuesday, January 22, 2013 – Elder announced the next Village Board Meeting will be held on a Tuesday due to a federal holiday on Monday.
- b. Public Open House to View New Comprehensive Plan, January 24, 5-7 PM at Elburn Lions Club – Interim Village Admin Elder reminded everyone of the open house later this month.

12. Mayor – Mayor Anderson said with the weather warming lately, ice skating on ponds within the Village will be risky. He asked the Board if the Village should be responsible for putting up ice safety signs and enforcement. Nevenhoven stated other than the flooded baseball field at Prairie Park, the Village has never posted signs at any ponds regarding ice safety conditions. Village Attorney Thomas said there are arguments on both sides of the issue and said he will provide legal advice as the Board wishes. Nevenhoven advised aerators for all ponds have been turned off. Mayor Anderson asked the reporters present if they would encourage readers to use good judgment before going onto any waterway. Mayor Anderson said no decision will be made tonight and Attorney Thomas will research what other municipalities practice regarding this issue and report back to the Board.

- a. Elburn Station Discussion – Trustee Hastert stated he requested this issue be brought back to the Board for discussion. It seems one of the main issues with the development is the non-owner occupied units and felt the Village stands to lose a lot if movement is not made one way or the other. Regarding the Anderson Road Bridge Project, Shodeen owns the majority of the right-of-way and the Village should continue to work with the developer for the best possible development. Hastert said he felt the Board should take up this issue again and take a proposal back to Shodeen that will be acceptable to everyone. Trustee Walter said apartments and density have been his biggest issues and believes the Board should determine a balance they are comfortable with and go back to Shodeen for incorporation into the annexation agreement. Perhaps there are statistics that suggest how many rental units should be allowed for a town the size of Elburn. Combined, rental (800) and mixed use (500) units in the current plan totals 1,300. Grabarek stated he is still concerned with the financial viability of Shodeen and felt there should be enough protection for the Village in the event the development is sold and parameters are clearly stated to prevent what happened in Blackberry Creek. Mayor Anderson reminded everyone nothing will be built until the Anderson Road Bridge is built which will be a minimum of two years. Trustee Ken Anderson suggested parameters should be more from an improvement (sidewalks, roads, etc.) standpoint so they are completed vs. lots in order to ensure all infrastructure improvements are complete before turning over for Village of Elburn to maintain. Further discussion was held as to an acceptable percentage of rental units as was a potential of senior housing. The importance of maintaining Elburn's culture and heritage were also discussed as were the potential negative social issues (i.e., additional police coverage) with a high rental population—it is imperative that controls are put into place. Grabarek said the ideas presented to Shodeen should include impact fees, strong controls and provisions for a footbridge. Grabarek continued it has not been determined if the project provides a net fiscal profit for Elburn—rooftops alone do not provide a benefit due to a more complex infrastructure and would like to see clear stages of how the plan will be laid out. Trustee Schmidt stated Elburn needs rooftops and the Anderson Road Bridge—we need to get some development in Elburn.

Discussion regarding truck load limits ensued. Regarding the footbridge, Trustee Walter said he felt the Village should go back to the developer with a proposal of how this will be attained—does not feel the developer should be forced to pay 100% of the cost, perhaps the Village can obtain grants or matching funds.

Mayor Anderson will speak with assessors from Blackberry and Campton Townships to obtain owner vs. rental occupied statistics. Regarding funding for the Bridge, Mayor Anderson will request Kane County Development of Transportation attend the next meeting to give an update. Mayor Anderson asked any further input be provided to himself or to Elder.

13. Bills

a. Approve the Bills List – A motion was made by Trustee Grabarek and seconded by Trustee Walter to approve the bills for Monday, January 7, 2013 for \$41,203.73. A roll call vote ensued. Ayes: Ken Anderson, Grabarek, Gualdoni, Hastert, Schmidt, Walter. Nays: None. Motion carried.

14. Other Business – Trustee Walter advised there is a potential concrete trip hazard on the west side of the Metra warming. Nevenhoven stated it was intentionally put there to prevent further vandalism to the door. Nevenhoven will review the situation to see what can be done to make it more visible.

17. Adjourn - Trustee Schmidt motioned to adjourn the meeting at 9:18 p.m. with Trustee Gualdoni seconding the motion. The motion passed by a unanimous voice vote.

Respectfully Submitted,



Diane McQuilkin
Village Clerk