



7. Village Clerk – No report

8. Public Works Department

- a. Proposed Highway Agreement for Stover Brothers Trucking Company – Public Works Supt. Nevenhoven advised there was a leaking underground tank that has now been remediated. In the future, the Village of Elburn will not allow the soil underneath the property and right-of-way to be disturbed or to drill a drinking water well. Roger Stover advised he needs approval from the Village to submit to IEPA in order to obtain a no further remediation letter from them and close out the issue. Stover said the contamination was mainly from their fuel tanks. The agreement was drafted by IEPA and they have agreed to modifications by Village Attorney Britz. Britz suggested sending duplicate originals to the IEPA so they can send an original back to the Village of Elburn so it can be recorded. Stover added everything is now at acceptable levels per the IEPA and the monitor wells have all been pulled. A motion to approve Proposed Highway Agreement for Stover Brothers Trucking Company was made by Trustee Walter and seconded by Trustee Gualdoni. A roll call vote ensued. Ayes: Ken Anderson, Grabarek, Gualdoni, Hastert, Schmidt, Walter. Nays: None. Motion carried.
- b. WWTP Control Building Repairs and Siding Final Payout to R.C. Wegman – Nevenhoven advised the repairs are complete and the building looks great. A motion was made by Trustee Walter and seconded by Trustee Schmidt to approve Final Payout to R.C. Wegman. A roll call vote ensued. Ayes: Ken Anderson, Grabarek, Gualdoni, Hastert, Schmidt, Walter. Nays: None. Motion carried.

9. Police Department – Trustee Schmidt inquired why a train was blocking the crossings recently. Chief Smith said he does not know and added Elburn does not have authority to issue citations to the railroad. Mayor Anderson said the stoppage was due to a mechanical failure.

10. Community Development – No report

11. Village Administrator – Interim Village Administrator Elder said there was a good turnout at Lion's Park recently to view the comprehensive plan. Comments on the plan are still being received and will be reviewed by the Planning Commission tomorrow evening. Elder reminded the Board next week's meeting will be held on Tuesday, due to President's Day holiday on Monday.

12. Mayor

- a. Proclamation: National Engineers Week February 17-23 – Mayor Anderson read aloud a proclamation for National Engineers Week and received consensus from the Board to move forward with same.
- b. Elburn Station Discussion – Mayor Anderson suggested going to the developer with the Board's direction as follows: an upfront contribution of \$100K from Shodeen for the pedestrian bridge in addition to the \$25/unit impact fee; 85% completion of each phase prior to progressing to the next phase in the development; and reducing the total number of rental units to 400 with an additional 200 maximum age restricted/senior housing rental units.

Discussion ensued regarding the anticipated actual cost of the pedestrian bridge and funds from Shodeen and other developments within the Village that will be collected for maintenance of same. There was disagreement that \$100K from Shodeen is adequate nor is the \$25/unit impact fee. Tying the construction of the pedestrian bridge to Phase 6 of Elburn Station was discussed. Receipt of grant funds and applying them exclusively to the Village's portion of the bridge funding was discussed. There was disagreement as to whether grant funds should be split with the developer or not. It was suggested the Village revisit building permit fees due to the high rate in order to encourage building in Elburn Station and other areas within Elburn.

Regarding the pedestrian/bike bridge, there was consensus to a 50/50 split of the cost and sharing grants at a 50/50 split up to \$900K. In addition, the pedestrian/bike bridge is to be installed during Phase 6, which is the TOD phase of the development.

Discussion was held regarding the 85% completion requirement and what exactly determines when this percentage is met. Nevenhoven said the second layer of asphalt is usually installed when heavy equipment is no longer needed and suggested the stipulation that 100% of the public improvements are installed including sidewalks, parkway trees, etc. prior to a new phase beginning. The Village Board always has control as to when a new phase is started. There was consensus from the Board on this condition.

Regarding the reduction of rental units to 400 with up to an additional 200 age restricted/senior housing, the definition of "rental units" was discussed. This is the first development in Elburn where the developer is also the builder. This will be reviewed ongoing as the annexation agreement moves further along. There was consensus from the Board for on the number of rental and age restricted units, construction of same not to begin until Phase 1 is complete. Mayor Anderson will contact the developer regarding the Board's action.

Mayor Anderson said the Daily Herald ran an article ranking the amount of real estate taxes per capita in 83 communities. Elburn ranked 72<sup>nd</sup>. The overall average was \$283 and Elburn's is \$117/person.

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, February 4, 2013 for \$75,802.16. A roll call vote ensued. Ayes: Ken Anderson, Grabarek, Gualdoni, Hastert, Schmidt, Walter. Nays: None. Motion carried.

14. Other Business –

- a. Revisit Video Gaming Within the Village of Elburn – Mayor Anderson said in 2009, the Village passed an ordinance to prohibit video gaming due to many unknowns. Some businesses in town contacted Trustee Walter to revisit this in view of the fact that surrounding communities now allow it. There was discussion that the Board may be in favor of reversing their action with appropriate controls in order to support local businesses and revenue stream. There was consensus to authorize Village Attorney Britz to draft an ordinance.

Trustee Schmidt said he will be absent from the March 4 meeting.

Kudos to Public Works staff for painting the Board Room recently – looks nice.

Village Board Member Drew Frasz distributed an up to date brochure on the Anderson Road Bridge. Frasz will also discuss funding for the pedestrian/bike overpass with local politicians and encouraged the Board to do the same.

Trustee Hastert requested the vendor who plows the Metra be asked to plow earlier to accommodate the morning rush. Nevenhoven will talk to the vendor.

17. Adjourn - Trustee Schmidt motioned to adjourn the meeting at 8:27 p.m. with Trustee Gualdoni seconding the motion. The motion passed by a unanimous voice vote.

Respectfully Submitted,



Diane McQuilkin  
Village Clerk