

Village of Richmond

INCORPORATED 1872

Meeting Minutes of the Richmond Village Board May 24, 2016 and May 26, 2016 (Reconvened) -AMENDED-

Village President Peter Koenig called the May 24, 2016 Special Board Meeting to order at 7:02 PM, 5600 Hunter Drive, Richmond, Illinois.

Everyone in attendance rose for the Pledge of Allegiance.

ROLL CALL:

PRESENT: Village President Peter Koenig; Trustees: Dennis Bardy, Scott Drabant, Craig Kunz, David Nelson, Lauri Olson and Ramsin Wardanian.

ABSENT: None.

OTHERS PRESENT: Village Clerk Karla Thomas, Police Chief Ciro Cetrangolo, Village Engineer Sean Murphy and Village Attorney David McArdle.

APPROVAL OF AGENDA: President Koenig asked due to the number of items on the agenda whether the Trustees would consider tabling New Business items (g) through (k). After a brief discussion, it was decided that the meeting would go until 9:30 pm and then a decision would be made whether to skip the items requested and have them placed on the next Board agenda.

MINUTES FOR CONSIDERATION & APPROVAL: Minutes from the May 5, 2016 Regular Board Meeting were reviewed.

Trustee Olson moved, seconded by Trustee Kunz to approve the May 5, 2016 Regular Board meeting minutes as presented. The motion was approved by voice vote.

ANNOUNCEMENTS/REQUESTS: President Koenig announced that the monthly McHenry County Council of Government (MCCG) dinner meeting was scheduled for May 25, 2016.

President Koenig also announced that the 2016 MCCG Golf Outing was scheduled for August 18, 2016.

UNFINISHED BUSINESS: Don Beasley the Architect for the Memorial Hall repairs/renovations reported that he had not gotten the materials out to the two contractors and therefore, did not have "no to exceed" contracts available for Board consideration. He reviewed modified conceptual drawings and stated that he preferred the design of the drawing labeled SK-105. He reported that the ramp replacement cost increased by \$4,000.00 due to changes in the length, however, masonry costs was reduced by \$8,000.00. The cost of railing to be installed would cost approximately \$3,000.00-4,000.00 additional. This item will be placed on the next Board agenda for further discussion.

PUBLIC COMMENTS: None.

NEW BUSINESS: Lindsey Haines, project manager, for Full Circle Communities gave an overview of the proposed "Creekview" three-story, multiple-family apartment building for persons 55 years and older, located at 5615 Liberty Street. She explained that their team took Richmond's historic architecture into account with certain styling cues, but also didn't want the building to look "fake-old". The development will have (21) 1-bedroom and (4) 2-bedroom rental units totaling 25 units. Ms. Haines explained the rent structure stating that (18) 1-bedroom units would rent for \$774.00 per month and 2-bedroom units at \$905.00 for individuals with incomes at \$35,000.00. Seven units would be available for individuals living on only Social Security or Disability with 1-bedroom units renting for \$427.00 per month and 2-bedroom units at \$513.00. She noted that utilities were included in the rent. She reported that occupancy will be limited to (2) people per bedroom. Ms. Haines reported that the 55 years and older age requirement would be in place for 30-years and if the property was ever sold would remain in perpetuity with the land. She reported that the Village presently receives approximately \$1,500.00 for real estate taxes on the vacant lot; however, after the improvements are made to the property real estate taxes are estimated to be \$1.5 million dollars over 15 years or \$35,000.00 per year. Parking was discussed, a street bond will be provided once zoning has been granted per the Village's code requirement. The draft ordinance was reviewed and it was explained that a maintenance agreement and use agreement (covenants) will be recorded with the approved ordinance. Several Trustees requested copies of the McHenry County Community Development Block Grant, the Illinois Housing Development Authority agreement and the Use agreement. Several Trustees asked to have time to review the requested documents before a vote be taken. The Board agreed to reconvene the meeting to May 26 at 7:00 PM to continue discussion and vote on this matter.

Trustee Drabant moved, seconded by Trustee Nelson to table the matter. ROLL CALL VOTE: AYES: DRABANT, KUNZ, NELSON and WARDANIAN. NAYS: BARDY and OLSON. ABSENT: NONE. ABSTAIN: NONE. The motion carried.

The Board reviewed the ordinance authorizing the disposal of surplus property, a 2005 Ford Crown Victoria used by the Police Department. This vehicle will be sent to auction.

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Trustee Kunz moved, seconded by Trustee Wardanian to pass Ordinance#2016-11; An Ordinance Authorizing the Disposal of Surplus Property as presented. ROLL CALL VOTE: AYES: BARDY, DRABANT, KUNZ, NELSON, OLSON and WARDANIAN. NAYS: NONE. ABSENT: NONE. ABSTAIN: NONE. The motion carried.

The Police Chief requested approval to expend funds budgeted for software not to exceed \$5,986.00. He explained that the purchases were for additional modules that work with the Village's accounting software and would be used by the Village Clerk's Office and Police Department.

Trustee Drabant moved, seconded by Trustee Nelson to approve the expenditure of budgeted funds for software not to exceed \$5,986.00. ROLL CALL VOTE: AYES: BARDY, DRABANT, KUNZ, NELSON, OLSON and WARDANIAN. NAYS: NONE. ABSENT: NONE. ABSTAIN: NONE. The motion carried.

The Police Chief requested approval to expend funds budgeted for computer related equipment not to exceed \$20,033.00. He explained that the purchases were for three computers, a new server, and other miscellaneous computer components including software.

Trustee Kunz moved, seconded by Trustee Drabant to approve the expenditure of budgeted funds for computer equipment not to exceed \$20,033.00. ROLL CALL VOTE: AYES: BARDY, DRABANT, KUNZ, NELSON, OLSON and WARDANIAN. NAYS: NONE. ABSENT: NONE. ABSTAIN: NONE. The motion carried.

The Police Chief requested approval to expend funds budgeted for miscellaneous Police equipment not to exceed \$6,000.00. He explained that he would be purchasing two ballistic shields and two Taser units.

Trustee Wardanian moved, seconded by Trustee Kunz to approve the expenditure of budgeted funds for Police equipment not to exceed \$6,000.00. ROLL CALL VOTE: AYES: BARDY, DRABANT, KUNZ, NELSON, OLSON and WARDANIAN. NAYS: NONE. ABSENT: NONE. ABSTAIN: NONE. The motion carried.

The Police Chief requested approval to expend funds budgeted for a new Police vehicle not to exceed \$39,000.00. He reported that equipment that can be removed from unit 241 will be transferred and installed into the new vehicle. The vehicle will be purchased through State bid.

Trustee Wardanian moved, seconded by Trustee Kunz to approve the expenditure of budgeted funds for a new Police vehicle not to exceed \$39,000.00. ROLL CALL VOTE: AYES: BARDY, DRABANT, KUNZ, NELSON, OLSON and WARDANIAN. NAYS: NONE. ABSENT: NONE. ABSTAIN: NONE. The motion carried.

The Board reviewed an Ordinance to amend Chapter 12, Nuisances, Section 12.05 of the Richmond Municipal Code. It was noted that language was changed in Section 12.05 (a) and (b) and 12.05 (d) was added to create a violation sub-section.

Trustee Drabant moved, seconded by Trustee Nelson to pass Ordinance#2016-12; An Ordinance Amending Chapter 12, Nuisances, Section 12.05 of the Richmond Municipal Code as presented. ROLL CALL VOTE: AYES: BARDY, DRABANT, KUNZ, NELSON, OLSON and WARDANIAN. NAYS: NONE. ABSENT: NONE. ABSTAIN: NONE. The motion carried.

The Board reviewed an Ordinance to add Section 12.05(d) to Appendix B, Fees Payable to the Village. After some discussion, it was decided that mowing charges would be \$100.00 for 1 acre or less and more than 1 acre at the Village's actual cost.

Trustee Drabant moved, seconded by Trustee Nelson to pass Ordinance#2016-13; An Ordinance Adding Section 12.05(d) to Appendix B, Fees Payable to the Village, of the Richmond Municipal Code as amended. ROLL CALL VOTE: AYES: BARDY, DRABANT, KUNZ, NELSON, OLSON and WARDANIAN. NAYS: NONE. ABSENT: NONE. ABSTAIN: NONE. The motion carried.

The Board reviewed an Ordinance to amend Chapter 19, Hotel or Motel Occupancy Tax, Section 19.02 of the Richmond Municipal Code. A sub-section (e) was added regarding length of stay, which would prohibit a person from staying at a motel/hotel for more than 30 days at any one time.

Trustee Nelson moved, seconded by Trustee Drabant to pass Ordinance#2016-14; An Ordinance Amending Chapter 19, Hotel or Motel Occupancy Tax, Section 19.02 of the Richmond Municipal Code as presented. ROLL CALL VOTE: AYES: DRABANT, KUNZ, NELSON and WARDANIAN. NAYS: BARDY and OLSON. ABSENT: NONE. ABSTAIN: NONE. The motion carried.

The Board reviewed an Ordinance amending Section 6.8.4, Exempt Signs and 6.8.6, Prohibited Signs and Practices, Article 6.8 Signs, of the Village of Richmond Unified Development Ordinance. It was noted that in Section 6.8.4, Exempt Signs the word "banners" was being removed and in Section 6.8.6, Prohibited Signs and Practices, sub-section (P) was being added as follows: "No signage advertising or otherwise making known the availability of video gaming within the licensed establishment may be visible from the exterior of the building in which the video gaming terminals are located." Trustee Drabant reported that this language came directly from the City of Crystal Lake's Ordinance. Attorney McArdle suggested that the CDC reconsider the language being proposed and provide for a gradual removal of up to two years. Trustee Drabant stated that the ordinance will be tabled and sent back to the CDC for further discussion and modification.

Discussion of annexation took place, no action was taken.

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COMMITTEE/DEPARTMENT REPORTS:

FINANCE: Trustee Bardy reported that the committee was unable to meet with a representative from Chase Bank due to scheduling conflicts and they reviewed bills.

Trustee Bardy moved, seconded by Trustee Olson to authorize the expenditures on Warrant#2016/17.01.02 in the amount of \$76,556.62 as presented. ROLL CALL VOTE: AYES: BARDY, DRABANT, KUNZ, NELSON, OLSON and WARDANIAN. NAYS: NONE. ABSENT: NONE. ABSTAIN: NONE. The motion carried.

Trustee Drabant moved, seconded by Trustee Nelson to reconvene the meeting to Thursday, May 26th at 7:00 PM. The motion was approved by unanimous voice vote.

The meeting was recessed at 9:55 PM.

President Koenig called to order the reconvened Special Board Meeting of Tuesday, May 24, 2016 on May 26, 2016 at 7:07 PM, 5600 Hunter Drive, Richmond, Illinois.

ROLL CALL:

PRESENT: Village President Peter Koenig; Trustees: Dennis Bardy, Scott Drabant, David Nelson, Lauri Olson and Ramsin Wardanian.

ABSENT: Trustee Craig Kunz.

OTHERS PRESENT: Village Clerk Karla Thomas, Police Chief Ciro Cetrangolo, Village Engineer Sean Murphy and Village Attorney David McArdle.

NEW BUSINESS: Attorney McArdle explained the updated ordinance for the proposed Special Use Permit for a Planned Development by the petitioner Full Circle Communities. The Board discussed parking and parking signage; they asked that residential stickers and visitor passes be issued by the petitioner. Ms. Haines explained that she had been working with the Village for approximately 1-1/2 years, beginning with a discussion with the Community Development Committee, the Village Attorney's office, Village Engineering reviews, scheduling of the Plan Commission Public Hearing and finally presentation to the Village Board.

Trustee Olson moved, seconded by Trustee Bardy to pass Ordinance#2016-15: An Ordinance Granting a Special Use Permit for a Planned Development for the Construction of a Three-Story Multiple Family Apartment Building for Persons 55 Years and Older on Property Commonly Known as 5615 Liberty Street as amended. ROLL CALL VOTE: AYES: BARDY, OLSON, WARDANIAN and KOENIG. NAYS: DRABANT and NELSON. ABSENT: KUNZ. ABSTAIN: NONE. The motion carried.

COMMUNITY DEVELOPMENT (CDC): Trustee Drabant reported that he had emailed the art teacher at RBCHS and was unable to make contact. He reported that the committee approved a sign for Watlow, discussed weeds, hotel/motel occupancy and that Dot Krawczyk presented information regarding a motorcycle event she and Sam Kelly are working on to be held August 20, 2016. She requested the closure of east Broadway for a beer truck and bikes and west Broadway for approximately 40 arts and craft booths. Artists/Crafters would be charged \$40.00 per booth and any profit would be used for CDC or Memorial Hall. The booths would be removed before 3:00 PM. He also reported that the committee would like to have Dot Krawczyk and Rosie Reid co-share the event coordinator position. Trustee Drabant has spoken with the Village Attorney about making the position a consultant instead of an employee of the Village. The committee discussed the proposed off premise wall sign located on the Mitchell building for Paisano's/Panino's. He reported that the UDO has no off premise wall sign regulations. The Board discussed creating a sign permit agreement which would permit an 8' x 8' off premise sign on the Mitchell building for a period of 5-years with no other attachments and when the sign becomes faded or falls into disrepair Mr. Gilardi would be required to come back to the Village Board to enter into a new agreement. President Koenig stated that he would contact Mr. Mitchell and Mr. Gilardi regarding the matter. Attorney McArdle will prepare the document.

ENGINEERING: Engineer Murphy reported that the Wastewater Treatment Plant (WWTP) sludge disposal permit is pending; Supervisor Price is looking for a location to dump the processed waste. He reported that the NPDES permit has been submitted and received. He also reported that the parking lot behind Panino's requires a Stormwater permit.

PUBLIC WORKS: President Koenig reported that the sidewalk work budgeted for is in the process of being completed. President Koenig stated that he would get a list of the Public Works summer projects for the Board.

POLICE: None

VILLAGE CLERK: The Village Clerk asked if the Trustees wished to continue receiving copies of the memo with all the committee minutes attached. She noted that as soon as minutes are provided to her, she posts them to the Village website. The Board agreed that they no longer needed to receive copies. The Clerk reported that the final grading, seeding and installation of erosion control were completed at the Pete's Paint Works location. She also reported

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that the Hunter Country Club property has been mowed and a message was left for Mr. Wonderlic to mow the property he owns by the Route 12 entrance of Hunt Club Estates. Additionally, she reported that the PTAX-300 form has been filed with the McHenry County Assessor for the newly acquired property located along Route 12 which will make the property tax exempt.

PRESIDENT'S COMMENTS: President Koenig stated that the article posted online by the Chicago Tribune reporting that the Village of Richmond's lead levels in the water were abnormally high was incorrect. The Village is not on a watch list. After speaking with the reporter any reference to the Village of Richmond was removed from the newspaper version. President Koenig explained that the IEPA selected ten random locations to be tested for lead levels every three years, two of the locations are the Village wells and the others are homes and businesses. All lead water results are below the IEPA required standards. He pointed out that several older homes have lead water supply lines and replacement of those lines is the responsibility of the homeowner from the house to the Village main.

Attorney McArdle reported that he has completed his portion of the work regarding the demolition of the Nippersink property. Engr. Murphy stated that he would prepare the bid documents. Attorney McArdle noted that the Village needs to gather the total figures expended for the demolition project to determine what the selling cost would be, as the Village does not want to own the property.

TRUSTEE COMMENTS: Trustee Nelson reported that the manhole by the old Hotel needs repair. The Village President will let the Supervisor of Public Works know.

CLOSED SESSION: None.

ACTION RESULTING FROM CLOSED SESSION: None.

With no further business, Trustee Bardy moved to adjourn the May 24, 2016 Special Board meeting, seconded by Trustee Olson. The motion was approved by voice vote.

Meeting adjourned at 8:33 PM.

Respectfully submitted,

Karla L. Thomas, Village Clerk