

Village of Richmond

INCORPORATED 1872

Village President Peter Koenig called the September 10, 2015 Special Joint Board Meeting with RBCHS District#157 School Board and Richmond School District#2 School Board to order at 7:00 PM, 8311 Route 31, Richmond, Illinois.

ROLL CALL:

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

ABSENT: Trustees: Scott Drabant.

OTHERS PRESENT: Village Clerk Karla L. Thomas, Members of Nippersink District 2 and RBCHS District 157 Boards.

Everyone in attendance rose for the Pledge of Allegiance.

PUBLIC COMMENTS: Kim Meier owner of KLM Builders distributed statistics pertaining to two developments he is currently building in; Richmond—Sunset Ridge and in Spring Grove—Thousand Oaks. The report for the last three years provided addresses, subdivision, and age demographics, total of children impacting both school districts, dates of closing, projected real estate tax bills, and total annual school income for property tax. Kim's report indicated that in the Sunset Ridge Subdivision most purchasers are empty nesters and a net total of two children were added to the school districts.

Gary Tiritilli presented figures that both school districts had significant investment fund per their audits. He noted that per District#2 audit document it is projected that there will be a substantial decrease in enrollment of students. He stated that he supported the Village of Richmond in waiving the school impact fees for (1) year with a review year-to-year thereafter.

NEW BUSINESS: Dr. Dan Oest stated that Mr. Tiritilli was reading the audit figures incorrectly; District#2 has \$12.7 million in the bank and their annual budget is \$14 million. Mobile classrooms are still being used.

School Board members from District #157 voiced concerns on how they would know if Mr. Meier would reduce the price of homes purchased by the waived impact fee. Mr. Meier stated that if the board looked at the KLM Builders website today and then after the Village voted to waive impact fees they would see the reduction. Mr. Meier reported that there were (70) vacant lots in Sunset Ridge and (35) vacant lots in Thousand Oaks. Dr. Oest noted that the classroom additions were funded through impact fees collected and that impact fees can be used to fund technology, building expansion and land acquisition.

School Board members from District #2 voiced concerns that even though current purchasers are empty nesters, future owners may change impact. Mr. Meier was asked how many homes he anticipates selling if the Village waived the school impact fee; he responded double the number of homes. After being asked, Mr. Meier reported that he had built (3) spec homes over the last (3) years. He also reported that his biggest competition was from foreclosures and neighboring Wisconsin communities. Mr. Meier reported that he will begin developing in the subdivision on Hill Road outside of the Village. He was asked if he would be pursuing McHenry County for waiving of fees, which he confirmed that he would be going to them next. District#2 Board President stated that he would not support waiver of impact fees; however, that the Village Board has a couple of options; do nothing or waive the impact fees and see if development improves or not, and if not review the matter again.

Village Trustee Olson stated that upon researching on the web both schools, District#157 ranked (70) and District#2 ranked (191) out of 787 districts. She stated that she was proud of that fact and this helps to sell homes. Principal Lind stated that there are several ranking lists; however, the one used by the school indicates that the High School is in the top 7% nationally (40th in State).

Both school boards thanked Village Officials for the opportunity to be heard on the subject.

President Koenig stated that the Board could possibly act upon or further discuss the waiving of school impact fees at the next Board meeting scheduled for Thursday, September 17, 2015 at 7:00 PM.

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With no further business, Trustee Bardy moved to adjourn the September 10, 2015 Special Board Meeting, seconded by Trustee Kunz. Motion approved by voice vote.

Meeting adjourned at 8:06 PM.

Respectfully submitted by Karla L. Thomas, Village Clerk