

# Village of Richmond INCORPORATED 1872

MINUTES  
REGULAR VILLAGE BOARD MEETING  
Thursday, June 18, 2020, 7:00 PM

REMOTE ZOOM MEETING ID: 828 7302 6256

Village President Pro-Tem Terry Fulmer called the June 18, 2020 Board Meeting to order at 7:00 PM via Remote Web Meeting held on Zoom, in Richmond, Illinois.

## ROLL CALL:

**PRESENT REMOTELY:** Village President Pro-Tem Terry Fulmer; Trustees Robert Elliott, Frank Peiler, Tom Van Daele and Toni Wardanian.  
**ABSENT:** Village President Craig Kunz and Trustee Gina Garbis.  
**OTHERS PRESENT REMOTELY:** Police Chief Ciro Cetrangolo, Public Works Supervisor Jon Schmitt, Attorney David McArdle, and Village Clerk Karla Thomas.  
**PUBLIC IN ATTENDANCE REMOTELY INCLUDED:** John Milne and Attorney Nick Standiford.

**PUBLIC COMMENTS:** None

**CONSENT AGENDA:** The Board reviewed the items on the consent agenda.

- a. Approve Special Board Minutes for June 2, 2020 and Regular Board Minutes for June 4, 2020
- b. Authorization to Expend Funds for Warrant Fiscal Year 2020/21.02.01 in the amount not to exceed \$300,000.00
- c. Approve Extension of Intergovernmental Agreement between Richmond Township and the Village of Richmond pertaining to the Senior Transportation Program
- d. Approve the Continuation of the Local Disaster Emergency for the Village of Richmond
- e. Approve a Resolution Adopting a Revised Anti-Harassment Policy
- f. Approve recommendation from the Community Development Committee (CDC) regarding an Ordinance Amending Article 6.8 Signs, Section 6.8.13 Variations of the Richmond Unified Development Ordinance
- g. Approve an Ordinance Amending Chapter 5 Waterworks and Sewage System, of the Richmond Municipal Code

*Trustee Peiler moved, seconded by Trustee Wardanian to approve the Special Board Minutes for June 2, 2020 and the Regular Board Minutes for June 4, 2020; authorization to expend funds for Warrant Fiscal Year 2020/21.02.01 in the amount not to exceed \$256,019.22; approve Extension of Intergovernmental Agreement between Richmond Township and the Village of Richmond pertaining to the Senior Transportation Program and approve the Continuation of the Local Disaster Emergency for the Village Code; approve a Resolution Adopting a Revised Anti-Harassment Policy; approve recommendation from the CDC regarding an Ordinance Amending Article 6.8 Signs, Section 6.8.13 Variations of the Richmond Unified Development Ordinance; and approve an Ordinance Amending Chapter 5, Waterworks and Sewage System, of the Richmond Municipal Code as presented. ROLL CALL: AYES: ELLIOTT, PEILER, VAN DAELE and WARDANIAN. NAYS: NONE. ABSENT: GARBIS. ABSTAIN: NONE. The motion carried.*

**NEW BUSINESS:** The Board reviewed the bid recommendations from Baxter & Woodman regarding the South Water Tower Project. Supervisor of Public Works, Jon Schmitt explained the difference between Alternate #1 and #2. He recommended Alternate #1 and that the Board needed to determine whether to have the work completed in FY 2021 or FY 2022 due to concerns regarding the impact of COVID-19 on the FY 2021 budget. Per previous discussions, President Pro Tem Fulmer noted that the majority of the Board was interested to postponing the work until FY 2022. Supervisor Schmitt explained that the work being done is not due to structural concerns, but for normal maintenance and cosmetic reasons. He also noted that the Village is applying for the DCEO Rebuild Grant that if awarded, would provide \$100,000.00 for infrastructure work.

*Trustee Van Daele moved, seconded by Trustee Peiler to award the low bidder Era-Valdivia Contractors Inc. in the amount of \$360,000 for work to be performed on the South Water Tower in Fiscal Year 2022 with Alternate 1 as presented. ROLL CALL: AYES: PEILER, VAN DAELE, and WARDANIAN. NAYS: ELLIOTT. ABSENT: GARBIS. ABSTAIN: NONE. The motion carried.*

President Pro Tem Fulmer requested to move New Business item "c" up on the agenda, as Attorney Standiford representing 12/31 Partners, LLC and partner John Milne were in attendance. The Board concurred.

Atty. McArdle clarified the modifications made to the Off Premises Sign Permit Agreement. He explained that the changes were made with the approval of Attorney Standiford, who represents 12/31 Partners, LLC and partner John Milne, which they confirmed. Trustee Elliott reported that the Community Development Committee (CDC) had met with Mr. Milne on Monday evening and noted that Mr. Milne didn't want to sign anything.

*Trustee Elliott moved, seconded by Trustee Wardanian to approve the Off Premises Sign Permit Agreement between the Village of Richmond and 12/31 Partners, LLC as presented. ROLL CALL: AYES: ELLIOTT, PEILER, VAN DAELE and WARDANIAN. NAYS: NONE. ABSENT: GARBIS. ABSTAIN: NONE. The motion carried.*

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Trustee Elliott reported that the CDC reviewed the sign variance application for Your Life Protect Insurance Agency (Terrance Kloss) regarding multiple signs at 10307 N. Main St., Unit 1E. The committee recommends the variances permitting one (3' x 8') awning/canopy sign facing South at the front door and one (3' x 8') awning/canopy sign facing East on Route 12 with removal of the two existing window signs. The committee rejected the one proposed vertical wall sign at the alley.

*Trustee Elliott moved, seconded by Trustee Van Daele to approve the recommendation of the CDC granting variances permitting an increase in the size of the Your Life Protect Insurance Agency awning/canopy signs, one facing South at the front door and one facing East on Route 12 with removal of the two existing window signs and denying the north vertical wall sign located at 10307 N. Main St., Unit 1E as presented. ROLL CALL: AYES: ELLIOTT, PEILER, VAN DAELE and WARDANIAN. NAYS: NONE. ABSENT: GARBIS. ABSTAIN: NONE. The motion carried.*

Trustee Elliott reported that the owners of two Off Premises Signs one for Caravelle Lighting and the other being the Mobil Gas Station still have not complied with the Village's Off Premises Sign regulations. Trustee Wardanian reported that she had met with the owner of Caravelle Lighting on Tuesday evening to provide him with the new simplified sign variance paperwork for his Off Premises Sign. Mr. Kroupa intends to complete and file the paperwork. Trustee Elliott asked when the paperwork would be submitted and noted that the extended deadline for filing paperwork was June 1<sup>st</sup>. He expressed frustration at the lack of cooperation by businesses to conform to Village regulations. As the Mobil Gas Station sign is on Metra's property and Metra has not responded to notification of the regulations and deadline for removal, Trustee Wardanian will contact Mr. Laurine, the owner of the Off Premises Sign and provide him with regulations and paperwork.

*Trustee Elliott moved to take down the Off Premises Signs for Caravelle Lighting and the Mobil Gas Station immediately; however, due to a lack of a second the motion failed.*

*Trustee Wardanian moved, seconded by Trustee Van Daele to table the matter until the next Board Meeting. ROLL CALL VOTE: AYES: PEILER, VAN DAELE, and WARDANIAN. NAYS: ELLIOTT. ABSENT: GARBIS. ABSTAIN: NONE. The motion carried.*

Trustee Wardanian reported that the Finance Committee intended to discuss FY 2021 Budget Amendments due to the COVID-19 crisis, but the Finance Clerk did not have the most recent numbers. Clerk Thomas reported that April revenues will not be available until July and May revenues will not be available until August. President Pro Tem Fulmer stated that he would provide further information on this matter under President's Comments.

President Pro Tem Fulmer explained the water/sewer bill situation for the property located at 10211 West Street. He reported that the Finance Committee recommends that a water/sewer lien be filed against the property, as a safety precaution, in case of property is sold.

*Trustee Wardanian moved, seconded by Trustee Peiler to approve the recommendation by the Finance Committee to place a lien on the property located at 10211 West Street as presented. ROLL CALL: AYES: ELLIOTT, PEILER, VAN DAELE and WARDANIAN. NAYS: NONE. ABSENT: GARBIS. ABSTAIN: NONE. The motion carried.*

### COMMITTEE/DEPARTMENT REPORTS:

FINANCE: None

COMMUNITY DEVELOPMENT: Trustee Elliott reported that he had been in contact with Dollar General and they intend to come before the Board in July or August with a presentation for a 10,000 sf. building. The Board agreed to proceed with this matter. He also reported that the committee would like to see a sidewalk installed on the north side of the Village and something done with the old Magnolia property. Trustee Wardanian reported that the Village needs to have the property appraised. She reported that a local business owner has shown interest in the property for a Gas Station/Dunkin Donuts.

POLICE: Chief Cetrangolo reported that the protest was peaceful. President Pro Tem Fulmer thanked him for managing the situation.

PUBLIC WORKS: None

ENGINEERING: None

VILLAGE CLERK: The Clerk provided information to the Board regarding the acquisition of property by Openlands. She also reported that on June 16<sup>th</sup>, the Governor signed Public Act 101-0642 declaring November 3, 2020 as a State holiday; therefore, all Village offices will be closed. She noted that this new law is limited to the 2020 General Election and does not affect the April 2021 Consolidated Election.

ATTORNEY: Atty. McArdle questioned who was handling the no build Bypass/RAMS matter. The Board directed Atty. McArdle to call President Kunz.

PRESIDENT'S COMMENTS: President Pro Tem Fulmer reported that the Finance Clerk had prepared graphs indicating that the Village's financial situation is not as dire as previously reported. Budgets have grown, as have staffing, but indications show that over spending began and continued to increase each year, this trend cannot continue. He suggested that a Special Board Meeting be scheduled to discuss the matter and resolve the issue. President Pro Tem Fulmer noted that the Village raised rates, but will need to consider increasing the tax levy and another fees. He also suggested a mid-

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year review of the budget and make Dept. Heads stay within budgeted figures. The Board concurred. Additionally, he reported that although COVID-19 hit in March revenues were not too bad.

**TRUSTEE COMMENTS:** Trustee Van Daele inquired into the Village's future plans for Memorial Hall, as figures provided to him by the Finance Clerk indicate substantial losses. It was noted that the building was appraised a couple of years ago; however, a second appraisal should be performed.

*With no further business, Trustee Van Daele moved to adjourn the June 18, 2020 Regular Board meeting held remotely on Zoom, seconded by Trustee Wardanian. The motion was approved by unanimous voice vote.*

Meeting adjourned at 8:03 PM.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Karla L. Thomas, cmc".

Karla L. Thomas, Village Clerk