

Village of Richmond

INCORPORATED 1872

MINUTES REGULAR VILLAGE BOARD MEETING Thursday, January 21, 2021, 7:02 PM

REMOTE ZOOM MEETING ID: 830 7324 5235

Village President Craig Kunz called the January 21, 2021 Board Meeting to order at 7:02 PM via Remote Web Meeting held on Zoom, in Richmond, Illinois.

ROLL CALL:

PRESENT REMOTELY: Village President Craig Kunz; Trustees Robert Elliott, TJ Fulmer, Gina Garbis, Frank Peiler, Toni Wardanian and Linda Weiss.

ABSENT: None

OTHERS PRESENT REMOTELY: Administrator/Police Chief Cetrangolo, Attorney David McArdle and Village Clerk Karla Thomas.

PUBLIC IN ATTENDANCE REMOTELY INCLUDED: None.

PUBLIC COMMENTS: None.

CONSENT AGENDA: The Board reviewed the item on the consent agenda.

- a. Approval of Regular Board Minutes for January 7, 2021
- b. Authorization to Expend Funds for Warrant Fiscal Year 2020/21.09.01 in the amount not to exceed \$300,000.00

Trustee Elliott requested a correction under New Business, 2nd sentence to remove the language "which resulted in a loss of \$190,741.00.

Trustee Wardanian moved, seconded by Trustee Elliott to approve the Regular Board Minutes for January 7, 2021 as amended and authorize the expenditure of funds for Warrant Fiscal Year 2020/21.01.01 in the amount of \$106,707.56 as presented. ROLL CALL: AYES: ELLIOTT, FULMER, GARBIS, PEILER, WARDANIAN and WEISS. NAYS: NONE. ABSENT: NONE. ABSTAIN: NONE. The motion carried.

NEW BUSINESS: President Kunz reported that he, Administrator Cetrangolo and Trustee Wardanian met with Mr. Jiaras to discuss the bid he submitted for the Magnolia property located at 11106 US Rte. 12. He pointed out that the meeting was not for the purpose of negotiation, but for clarification of his bid. It was suggested that since two Board members are realtors, they meet to set non-negotiable parameters. It was noted that there is an IML grant for blighted property that the village could apply for that would cover 80% of the demolition, but there is no guarantee that we would receive funding. Additionally, the village would be required to hold the property for a period of 5 years. The matter was tabled until the next meeting.

The Board discussed the establishment of a Memorial Hall Cost Neutrality Research and Recommendation Committee, along with possible guidelines/responsibilities, number of people needed, chair shall be a Board member, deadline for the committee to meet its goals, written detailed reports to the Board on progress, grant writing, etc. The Board could not agree upon several issues regarding the establishment of the committee and discussed selling the property.

Trustee Elliott moved, seconded by Trustee Weiss to grant authority to Kevin Kaplan with Premier Commercial Realty to list Memorial Hall for sale based upon the agreed upon Marketing Plan discussed on December 17, 2020. ROLL CALL: AYES: ELLIOTT, GARBIS, PEILER, and WEISS. NAYS: FULMER and WARDANIAN. ABSENT: NONE. ABSTAIN: NONE. The motion carried.

COMMITTEE/DEPARTMENT REPORTS:

FINANCE: Trustee Wardanian reported that the committee is gearing up for the budget process.

COMMUNITY DEVELOPMENT: None.

POLICE: None.

PUBLIC WORKS: President Kunz noted that everyone has received the Supervisor of Public Works Report.

ENGINEERING: None.

VILLAGE CLERK: Clerk Thomas reported that a business proposal was received for an Asian Café that would serve Asian appetizers, Bubble tea and Craft beer with video gaming at 10007 Main St., Unit C. The owner of the BP Amoco would be eliminating the video gaming from his unit; therefore, no additional gaming terminals would increase within the village.

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ATTORNEY: None.

PRESIDENT'S COMMENTS: President Kunz responded to Trustee Elliott's email concerning the status of multiple business properties that seemed to have slowed down, stopped completely or never began. President Kunz reported that Lucky Girl was not moving forward with their proposal and instead the property has been leased to a group proposing a restaurant/bar tentatively named Whisker Corner. A meeting is scheduled with the partners on Wednesday, January 27, 2021 at 10 AM in Antioch. The Village President and Village Administrator will represent the village to hear their concept plan for the property. President Kunz reported that there is nothing new to report on the old Sugar House property, it is under new ownership, which may not be a restaurant. The old Cubbyhole building was bought by Heaney Properties for the proposed video gaming establishment. In regards to Dollar General, Warren at Fire Safety spoke with a representative on October 27, 2020. The village informed the representative of engineering review fees required to be deposited with the village. There has been no further communication and no transfer of ownership of the property that was to be developed. It was noted that the majority of the Board was not in support of the development, which was conveyed to the representative. After the presentation of the concept plan, on October 15, 2020, by the Architect for Dunkin' Donuts, the village contacted him regarding the engineering review fees required to be deposited the next day. There has been no further communication from Dunkin' Donuts. The proposed property site has not changed ownership. Lou Haussmann, with Baxter & Woodman has had no contact from either Dollar General or Dunkin' Donuts. The Magnolia property was discussed at the previous Board meeting were a bid opening took place. President Kunz commend Trustee Elliott for his suggestion that each Board member get involved to help get these projects going or back on track. He also suggested various new businesses that should be pursued, such as, a Drug Store, New Car Dealership, Recreational Facility and sit down Chinese and Mexican Restaurants. Trustee Garbis reported that due to COVID-19 lending issues for restaurants has become difficult. Trustee Peiler suggested a form letter be drafted that could be sent to businesses. The Village's Economic Developer will be directed to contact Dunkin' Donuts and should begin recruitment of businesses, by consensus of the Board.

President Kunz responded to Trustee Elliott's email regarding the Village phone system and reported that the Police Chief, who has many duties including IT Manager and Village Administrator is working more than 50 hours per week was also responsible for purchasing, programming and installing the phone system. There was a consensus of the Board to hire someone to assist him with this.

TRUSTEE COMMENTS: Trustee Elliott responded to a comment made at the previous Board meeting by a resident that stated "that Memorial Hall needs to be kept clean, especially during events". Trustee Elliott noted that the Public Works Department was doing a good job keeping the bathrooms and main floors clean. He noted that every time the village held an event the building was very clean.

With no further business, Trustee Peiler moved to adjourn the January 21, 2021, Regular Board meeting held remotely on Zoom, seconded by Trustee Wardanian. ROLL CALL: AYES: ELLIOTT, FULMER, GARBIS, PEILER, WARDANIAN and WEISS. NAYS: NONE. ABSENT: NONE. ABSTAIN: NONE. The motion carried.

Meeting adjourned at 8:57 PM.

Respectfully submitted,



Karla L. Thomas, Village Clerk