

Village of Richmond

INCORPORATED 1872

MINUTES REGULAR VILLAGE BOARD MEETING Thursday, February 4, 2021, 7:00 PM

REMOTE ZOOM MEETING ID: 893 4172 9339

Village President Craig Kunz called the February 4, 2021 Board Meeting to order at 7:00 PM via Remote Web Meeting held on Zoom, in Richmond, Illinois.

ROLL CALL:

PRESENT REMOTELY: Village President Craig Kunz; Trustees Robert Elliott, TJ Fulmer, Frank Peiler, Toni Wardanian and Linda Weiss (arrived at 7:03 PM).

ABSENT: Gina Garbis.

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

PUBLIC IN ATTENDANCE REMOTELY INCLUDED: Adrienne Adams, Caroline Czaplicki, Scott Drabant, Roy Wulffen and Eric Zhang.

UNFINISHED BUSINESS: President Kunz reviewed the sole bidder's terms received for the purchase of property located at 11106 US Route 12. The Board discussed whether to accept or reject the bid. It was noted that a bid notice would be re-published if the bid was rejected. It was announced that there are two potential bidders. The Board directed President Kunz to contact them and let them know that there were other interested bidders.

Trustee Peiler moved, seconded by Trustee Elliott to reject the sole bid received for the purchase of property located at 11106 US Route 12 and authorize re-publication for sealed bids and proposals as presented. ROLL CALL: AYES: ELLIOTT, FULMER, PEILER, WARDANIAN and WEISS. NAYS: NONE. ABSENT: GARBIS. ABSTAIN: NONE. The motion carried.

PUBLIC COMMENTS: None.

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

- a. Approval of Regular Board Minutes for January 21, 2021

Trustee Fulmer moved, seconded by Trustee Peiler to approve the Regular Board Minutes for January 21, 2021 as presented. ROLL CALL: AYES: ELLIOTT, FULMER, PEILER, WARDANIAN and WEISS. NAYS: NONE. ABSENT: GARBIS. ABSTAIN: NONE. The motion carried.

NEW BUSINESS: Mr. Zhang presented his business concept for an Asian Café with video gaming, Asian appetizers, bubble teas and Asian craft beer to be located at 10007 Main St., Unit C in the BP Amoco Plaza. He explained that the (6) video gaming machines currently located inside of the BP Amoco Gas Station Store are going to be relocated to his new business location. Mr. Zhang anticipates seating for ten to fifteen people in the 1,200 sf. unit and expressed excitement in becoming part of the village's business community. There was a consensus of the Board regarding the business plan presented. President Kunz requested that Mr. Zhang start the liquor license process by contacting the Village Clerk, which will require fingerprinting and a background check. The approval of the Liquor License will take place upon completion of the application process.

President Kunz explained that action taken at the last Board meeting to sell Memorial Hall, due to lack of public attendance, warranted him to ask the Board to formally vote on a final decision to not establish a Memorial Hall Committee. The Board members stated that they would like to abort the committee and sell the building. Scott Drabant commented on an email he had sent to the village expressing his appreciation to the Board for listening to his concerns regarding the potential sale of the building and interest in participating in the possible committee. At the Board meeting he attended, he was left with the expectation that a notice would be included with the January water bills and an eblast sent out to form a volunteer committee. This did not take place. Several Board members explained that the building, although iconic and sentimental/historical in nature, has become too expensive for the village to keep for its current use. A viable business will make money. Roy Wulffen voiced concerns that the village may need the building to move the current Village Hall back to, due to mold. It was clarified that past mold issues had been remediated, no mold exists in the current Village Hall and the upper exterior discoloration is caused by oxidation not mold. Caroline Czaplicki expressed her expectations of seeing information, such as, a survey with the water bills. It was noted that wording questions on a survey can be very complicated and can be problematic. Several Board members expressed their concerns that there would be a lack of support by a majority of the residents to establish a committee. Additionally, it was discussed that for the village to keep Memorial Hall, residents would have to be willing to pay more in property taxes to offset the expense of the building. Most of the Board did not believe residents would be receptive to paying more property taxes.

Trustee Elliott moved, seconded by Trustee Peiler to not form a Memorial Hall Committee as discussed. ROLL CALL: AYES: ELLIOTT, PEILER, WEISS and KUNZ. NAYS: FULMER and WARDANIAN. ABSENT: GARBIS. ABSTAIN: NONE. The motion carried.

COMMITTEE/DEPARTMENT REPORTS:

FINANCE: Trustee Wardanian reported that the committee has begun the budget process.

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COMMUNITY DEVELOPMENT: None.

POLICE: The Chief reported that he had nothing to report for the Police Department. On the Administrative side, he reported that progress is being made with the phone system and part-time position.

PUBLIC WORKS: President Kunz reported that the Supervisor of Public Works continues to work on recruitment for the vacancy in the Public Works Department. He also noted that the Public Works Department is doing a good job on snowplowing.

ENGINEERING: None.

VILLAGE CLERK: None.

ATTORNEY: Atty. McArdle reported that he is working on the title for Memorial Hall.

PRESIDENT'S COMMENTS: President Kunz congratulated the Police Department staff on meeting compliance on the Federal Use of Force.

President Kunz also reported that he and Administrator/Chief Cetrangolo had met with (4) gentlemen involved in the proposed development of the Orsolini property located at the Southeast corner of Rte. 12 and Rte. 31. They are talking with Mr. Orsolini on lease terms and working on a concept plan for Board presentation.

TRUSTEE COMMENTS: Trustee Elliott asked the Board members if they had changed their minds on Dollar General's proposed development. He polled the Board and only he was still interested in Dollar General building in the village. The Board would like to see another developer for the property.

With no further business, Trustee Peiler moved to adjourn the February 4, 2021, Regular Board meeting held remotely on Zoom, seconded by Trustee Wardanian. ROLL CALL: AYES: ELLIOTT, FULMER, PEILER, WARDANIAN and WEISS. NAYS: NONE. ABSENT: GARBIS. ABSTAIN: NONE. The motion carried.

Meeting adjourned at 8:19 PM.

Respectfully submitted,



Karla L. Thomas, Village Clerk