

Village of Richmond

INCORPORATED 1872

MINUTES REGULAR REMOTE VILLAGE BOARD MEETING Thursday, April 1, 2021

REMOTE ZOOM MEETING ID: 843 1183 8546

Village President Craig Kunz called the April 1, 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.

ABSENT: Trustee Gina Garbis.

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

PUBLIC IN ATTENDANCE REMOTELY INCLUDED: Mimi Hill-Bierman, Allison Kessel Clark, Earl Clark, Scott Drabant, Heather Everly, Amy Fulmer, Rosemary Kessel, Midwest Dental, Adam Metz, Lauri Olson, Richmond Township, Tim Snopek and Beth/Eric Yost.

PUBLIC COMMENTS: Clerk Thomas read three emailed Public Comments submitted by Ron/Tammy Kay, Peter Gussie and Rosemary Kessel. The Kays stated that they support the sale of Memorial Hall as Village Residents and Taxpayers and would like to see the funds raised from the sale used to fix our infrastructure, such as, roads and water/sewer lines. Mr. Gussie expressed that people oppose the sale of Memorial Hall and requested that a vote to remove the building for sale, be placed on the next Board agenda until a broader discussion can take place between the Village, Residents, Business Owners and other Concerned Parties. He also requested that the Memorial Hall Committee made up of six residents be opened up to the public for interested members and a wider cross section of the community. Mrs. Kessel requested that Memorial Hall be given the opportunity to be the town centerpiece, as it was a "gift to our community" and has not been promoted, advertised, or maintained as it should have been.

Allison Kessel Clark requested that the Board not sell the family heirloom, remove Memorial Hall from the sales listing and allow the committee to take action.

Scott Drabant requested that the Board put a motion on the next agenda to remove Memorial Hall from the sales list.

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

- a. Approval of Regular Board Minutes for March 18, 2021
- b. Proclamation#2021-02; Fair Housing Month April 2021

President Kunz read the Fair Housing Proclamation.

Trustee Fulmer moved, seconded by Trustee Weiss to approve the Regular Board Minutes for March 18, 2021 and the April 2021 Fair Housing Month Proclamation as presented. ROLL CALL VOTE: AYES: ELLIOTT, FULMER, PEILER, WARDANIAN and WEISS. NAYS: NONE. ABSENT: GARBIS. ABSTAIN: NONE. The motion carried.

NEW BUSINESS: President Kunz announced that the owners of Richmond Cafe located at 10321 Main Street have requested a Class A Liquor License. There were no questions for the owners, Beth and Eric Yost, from the Board.

Trustee Fulmer moved, seconded by Trustee Elliott to approve the Class A Liquor License for Richmond Cafe located at 10321 Main Street as presented. ROLL CALL: AYES: ELLIOTT, FULMER, PEILER, WARDANIAN and WEISS. NAYS: NONE. ABSENT: GARBIS. ABSTAIN: NONE. The motion carried.

President Kunz announced that the owner, Tim Snopek, of Cubby Café has purchased the old Sugar House property located at 8609 US Hwy 12. Mr. Snopek stated that he intends to move his existing business to the new location within the next month and would begin food service within 2 months. He is requesting a Class B Liquor License to serve Mimosas and Bloody Marys, which are in high demand on Sundays. Mr. Snopek also intends to provide video gaming at the location.

Trustee Elliott moved, seconded by Trustee Peiler to approve the Class B Liquor License for Cubby Cafe at 8609 US Hwy 12 as presented. ROLL CALL: AYES: ELLIOTT, FULMER, PEILER, WARDANIAN and WEISS. NAYS: NONE. ABSENT: GARBIS. ABSTAIN: NONE. The motion carried.

President Kunz announced that he would like to appoint Ciro Cetrangolo the Development Administrator of the Richmond Unified Development Ordinance and fill the two vacancies on the Plan Commission with Rev. Tim Oswald and Robert Schafer. It was noted that Ciro Cetrangolo's appointment is effective until April 31, 2021 and that the Plan Commission appointments expire in April 2023 and April 2025.

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Trustee Fulmer moved, seconded by Trustee Wardanian to approve the appointment of Ciro Cetrangolo as Development Administrator of the Richmond Unified Development Ordinance and Rev. Tim Oswald and Robert Schafer as Plan Commissioners as presented. ROLL CALL: AYES: ELLIOTT, FULMER, PEILER, WARDANIAN and WEISS. NAYS: NONE. ABSENT: GARBIS. ABSTAIN: NONE. The motion carried.

President Kunz reported that he was approached by Patrick Heuer, a long-time business owner in Richmond, to acquire several kitchen items in the old Magnolia building. He will be required to sign a Waiver and Release of Claims and make a donation to the food pantry for the items requested. It was noted that the items have been in the building since 2006, which has not been heated and may not operate. The Board agreed that the items should be removed immediately.

Trustee Wardanian moved, seconded by Trustee Fulmer to approve the transfer of surplus property at 11106 US Hwy 12 in exchange for the execution of the proposed Waiver and Release of Claims and donation to the food pantry as presented. ROLL CALL: AYES: ELLIOTT, FULMER, PEILER, WARDANIAN and WEISS. NAYS: NONE. ABSENT: GARBIS. ABSTAIN: NONE. The motion carried.

President Kunz explained that a contract submitted and reviewed included a clause regarding hazardous material/asbestos testing/abatement for the property located at 11106 US Hwy 12. After speaking with the potential purchaser, it was agreed that the Village would pay for an asbestos inspection of the structure, the purchaser will pay for abatement. The contract has been amended to reflect this language. President Kunz presented proposals from two companies for asbestos inspection services and asked the Board, which company they would prefer to perform the work. He noted that both proposals include the entire inspection cost.

Trustee Fulmer moved, seconded by Trustee Elliott to approve the proposal for asbestos inspection services at 11106 US Hwy 12 at a cost not to exceed \$2,500.00 as presented. ROLL CALL: AYES: ELLIOTT, FULMER, PEILER, WARDANIAN and WEISS. NAYS: NONE. ABSENT: GARBIS. ABSTAIN: NONE. The motion carried.

COMMITTEE/DEPARTMENT REPORTS:

FINANCE: Trustee Wardanian reported that the committee is wrapping up the budget process and will provide a budget for approval at the next Board meeting.

COMMUNITY DEVELOPMENT: None.

POLICE: None.

PUBLIC WORKS: President Kunz reported that the Public Works Department has hired a new individual who will start in two to three weeks. He also reported that one employee has voluntarily resigned; therefore, the Supervisor of Public Works will be looking to fill this position.

ENGINEERING: President Kunz reported that Baxter and Woodman will be assisting and completing the IEPA NPDES Permit Application process at a cost of \$10,000.00. The current NPDES permit expires in November and has a five-year term. This expense will be included in next year's budget.

VILLAGE CLERK: Clerk Thomas informed the Board that an individual has contacted her and is interested in the flag pole at the old Magnolia property. The individual is willing to make a monetary donation to the Food Pantry. She will have the individual sign a Waiver and Release of Claims document, if the Board is interested in his offer. The Board agreed to accept the offer.

ATTORNEY: Afty. McArdle announced that the Board needs to go into closed session this evening for the purpose of Setting the Sale Price for Village Property (5 ILCS 120/2(c)(6)). No action will be taken; therefore, the Board will adjourn directly from leaving closed session.

PRESIDENT'S COMMENTS: President Kunz reported that he had spoken with Mr. Bellucci who wants to build an indoor baseball diamond, a golf simulator, an indoor walking track and small restaurant on the property he owns, which is just north of his current business located on Rte. 12 and Prospect Street. He will make a presentation at the next Board meeting.

President Kunz reported that he had mailed a letter, as well as, emailed a copy to Mr. Rios with IDOT regarding a possible bypass lane by the State Weight Station and concerns regarding the railroad train truss concrete issue.

TRUSTEE COMMENTS: Trustee Elliott wished to recognize, Alvira Raupp, a long-time resident of Richmond who passed away at the age of 95 on April 15, 2020, for her extensive community involvement and volunteerism. Due to COVID-19, a Celebration of Life was postponed until recently. She was an inspiration to everyone that knew her and will be greatly missed.

CLOSED SESSION: President Kunz announced that the Board needed to go into closed session for the purpose of Setting the Sale Price for Village Property (5 ILCS 120/2(c)(6)).

Trustee Fulmer moved, seconded by Trustee Weiss to go into closed session for the purpose of Setting the Sale Price for Village Property (5 ILCS 120/2(c)(6)). ROLL CALL VOTE: AYES: ELLIOTT, FULMER, PEILER, WARDANIAN and WEISS. NAYS: NONE. ABSENT: GARBIS. ABSTAIN: NONE. The motion carried.

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The Board went into closed session at 7:48 PM and adjourned in closed session at 8:16 PM.

Respectfully submitted,



Karla L. Thomas, Village Clerk