



**MINUTES FOR VILLAGE OF PINGREE GROVE
BOARD OF TRUSTEES MEETING
Municipal Center, 555 Reinking Rd, Pingree Grove, IL 60140
Second Floor, Board Meeting Room**

**Monday, August 2, 2021
7:00 p.m.**

1. CALL TO ORDER

President Wiedmeyer called the meeting to order at 7:00 PM.

2. PLEDGE OF ALLEGIANCE

Those in attendance recited the Pledge of Allegiance.

3. ROLL CALL

Clerk Gray called roll, answering present were President Wiedmeyer and Trustees: Dulkoski, Pearson, Hirschbein, Kubiak, Hall, and Lemus. Also, present were Police Chief Jeffrey Parsons, Finance Director Albert Walczak, Public Works Director Pat Doherty, Village Attorney Michael Smoron, Village Engineer Mick Gronewold, and Village Clerk Stephen Gray. Fire District Deputy Chief Chris Howell was in the audience.

4. PUBLIC COMMENTS

Jake Killinger of 1040 Carolina Ct addressed the Board expressing concerns regarding the draft annexation agreement. Mr. Killinger requested the Board not approve the agreement as presented.

Don Neri of 1190 Americana spoke regarding concerns for traffic and excess noise from construction activity. Mr. Neri shared his opinion that moving forward with the proposed annexation and development would not be fair to the residents of the Carillon.

Kathi Malone of 910 Fairmont signed in but did not wish to address the Board.

Susan Landais of 562 Autumn Circle addressed the Board citing a desire to produce a more balanced annexation agreement. She requested the staff and Board review the document thoroughly before taking action.

5. **SPECIAL PRESENTATIONS / ITEMS**

There were no special presentations.

6. **CONSENT AGENDA**

- a. Approval of Minutes from Village Board Meeting of July 19, 2021.
- b. Approval of Warrant List, August 2, 2021, in the Amount of \$314,529.00.

Trustee Kubiak made a motion, seconded by Trustee Hall, to approve the consent agenda.

A Roll Call vote determined Trustees: Hirschbein, Pearson, Dulkoski, Hall, Lemus and Kubiak answered aye. The Roll Call vote passed 6-0-0.

7. **ITEMS FOR SEPARATE ACTION**

There were no items for separate action.

8. **PRESIDENT'S REPORT**

President Wiedmeyer expressed his well wishes for Manager Cook, who is not in attendance due to a personal matter.

9. **STAFF REPORTS AND DISCUSSION**

- a. Manager
No report.

- b. Police
Chief Parsons provided an update on the completion of the Police Department HVAC project. He also reminded the Board and those in attendance that the Police Department will be hosting a National Night Out at the Police Department on August 3, 2021, from 6:00 – 8:00 PM.

- c. Finance
The Audit is nearing completion and Director Walczak advised a summary to present to the Board is forthcoming.

- d. Public Works
No report.

The Board discussed high water usage at the Fire Department, Deputy Chief Howell advised trainings and water testing's have been taking place. Director Doherty advised he was aware of the activity.

- e. Engineering

The final RJB pay application arrived and is expected to be available for approval at the next Village Board Meeting.

f. Legal
No report.

g. Planning
No Report.

h. Clerk
Clerk Gray advised the Board the Community Center food truck schedule was revised to host on September 7 in lieu of the originally scheduled date of September 9.

10. **OLD BUSINESS**

No Old Business.

11. **NEW BUSINESS**

a. D.R Horton draft annexation agreement discussion

Attorney Smoron summarized the process to review and approve an annexation agreement, noting the required public hearing prior to voting. He stated the purpose of discussion at this meeting is to gather feedback from the Board.

Board members discussed the time and resources necessary to work through the current draft document and cited preference for a more balanced starting point. Trustees favored revising the proposed agreement to reflect Village interests.

Attorney Smoron noted the document presented is a first draft presented to the Village and there is ample opportunity to negotiate its terms. He stated the revision process will begin the following day at a staff meeting scheduled with D.R. Horton representatives. Mr. Smoron discussed options available to the Board at this juncture.

President Wiedmeyer expressed concern regarding the content of the initial draft agreement and noted he is aware of the upcoming staff meeting to discuss the document with D.R. Horton.

Village Engineer Mick Gronewald discussed water and wastewater treatment capacity, the Village's expansion plans, and the role of connection fees. He continued describing details concerning permitted versus operational capacity. Mr. Gronewald noted there are provisions to the Village's favor with respect to connection fees and impact fees. He indicated recent revisions to the proposed plan include landscaped berms and walking paths, as requested by the Village.

The Board discussed language regarding possible signalization at Big Timber Road, to which Engineer Gronewald explained the determination on such an improvement rests with the Kane County Highway Department.

Adeline Lewis of 164 Gregory M. Sears Drive in Gilberts, Illinois addressed the Board and those in attendance, apologizing for missing the sign in sheet for public comments. She expressed concerns related to the Rutland Township office and invited attendance to the next Rutland Township meeting on Tuesday, August 10, 2021.

12. EXECUTIVE SESSION

There was no Executive Session.

13. ADJOURNMENT

At 7:59 PM, Trustee Kubiak made a motion, seconded by Trustee Lemus to adjourn the meeting. A Roll Call vote determined Trustees: Dulkoski, Lemus, Kubiak, Hall, Pearson and Hirschbein answered aye. The Roll Call vote passed 6-0-0.