



**MINUTES FOR PUBLIC HEARING FOR ANNEXATION OF PROPERTY
AND
VILLAGE OF PINGREE GROVE
BOARD OF TRUSTEES MEETING
Village Hall, 14N042 Reinking Rd, Pingree Grove, IL 60140**

**Monday, September 17, 2018
7:00 p.m.**

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

The Board recited the Pledge of Allegiance.

3. ROLL CALL

The Roll was called; answering present were President Wiedmeyer and Trustees: Spieker, Kubiak, Dulkoski, and Hirschbein. Trustees Thomas and Paszkiewicz were absent. Also present were: Police Chief Shawn Beane, Finance Director Karen Plaza, Public Works Director Pat Doherty, Village Attorney Dean Frieders, Village Planner Chris Heinen, and Village Clerk Dawn Grivetti.

4. SPECIAL PRESENTATION

A Life-Saving Award was presented to Austin Smith for saving the life of a resident of Pingree Grove. Chief Beane and members of the Fire Dept presented Mr. Smith with a certificate and thanked him for his selfless actions to society. President Wiedmeyer and members of the Board thanked him as well.

5. PUBLIC COMMENTS

Robert Vanni, 222 Easton Dr, Gilberts, IL, spoke to the Village Board about property in the Village he wants to purchase. He proposes to use the property for cold storage of agricultural equipment. Attorney Frieders commented that use would not meet design standards and zoning use of the property. It would require an amendment to the annexation agreement. Attorney Frieders will follow up with a more formal reply.

6. PUBLIC HEARING: Conduct of a Public Hearing to Consider a Request For Annexation Of Property Located Along the Eastern Side of US Rt 47 North of US Rt 72 and South of Reinking Rd

a. President Wiedmeyer opened the public hearing at 7:12pm.

b. Public Comments:

Lloyd Goebbert spoke in favor of the development and reiterated his concerns regarding drainage that runs from his property through the proposed development property.

Chris Lannert, Planning Consultant for Pioneer Landing development, gave a presentation to the Board regarding the proposed development and indicated they are interested in developing the commercial area first with residential to follow. Items of discussion included the nature of Daniel Blvd and how it intersects with Tyler Creek. Future traffic studies will determine traffic signs and devices on east/west and north/south roads throughout the development.

The Board discussed items within the annexation agreement including: impact fees, tap-on fees and capacity and contributions to the water and sewer system.

c. There being no further comments, President Wiedmeyer closed the public hearing at 7:46pm.

7. SPECIAL PRESENTATIONS / ITEMS

a. General Municipal Engineering Presentation by Fehr Graham Engineering & Environmental

Representatives from Fehr Graham Engineering spoke to the Board regarding their ability to represent the Village in all required capacities, as well as their current projects and other municipalities represented.

8. CONSENT AGENDA

Trustee Hirschbein made a motion, seconded by Trustee Kubiak to approve the Consent Agenda consisting of minutes from Village Board Meeting September 4, 2018 and the Warrant List from September 17, 2018 in an amount of \$229,631.47. Staff answered questions regarding expenses for Watch Guard and the Water Rate Study. A Roll Call vote determined Trustees: Hirschbein, Kubiak, Spieker, and Dulkoski answered aye. Trustees Thomas and Paszkiewicz were absent. Roll Call vote passed 4-0.

9. ITEMS FOR SEPARATE ACTION

a. Approval of Ordinance 2018-O-22, Annexing Certain Property, Approving of an Annexation Agreement for Pioneer Landing, Approving PD-R/C Zoning for Pioneer Landing, Approving a Preliminary Plat for Pioneer Landing and Approving Related Concept Plans for Pioneer Landing.

Attorney Frieders conveyed the Planning and Zoning Commission's positive, unanimous recommendation to the Board and stated all staff comments have been addressed thus far. The Board discussed current and future infrastructure needs and the construction quality of the proposed development.

Trustee Spieker made a motion, seconded by Trustee Kubiak to approve the Ordinance relating to Pioneer Landing. A Roll Call vote determined President Wiedmeyer and Trustees: Spieker, Kubiak, Dulkoski, and Hirschbein answered aye. Trustees Thomas and Paszkiewicz were absent. Roll Call vote passed 4-0.

b. Approval of Ordinance 2018-O-23, Approving an Amendment to Village Code Section 11-6-2, Home Occupations.

Attorney Frieders presented the Planning and Zoning Commission's positive, unanimous recommendation and summarized the proposed changes to the Zoning Code. He reported the DR Horton Cambridge HOA fully supports the Village's Zoning Code amendment. An affidavit submitted to the Village is required to operate a home based business.

Trustee Kubiak made a motion, seconded by Trustee Hirschbein to approve the Ordinance relating to home occupations. Following the motion, the Board discussed the prohibited use as a photography studio. Trustee Spieker made a motion, seconded by Trustee Kubiak to amend the ordinance removing the prohibited use as a photography studio. Trustees: Spieker, Kubiak, Dulkoski, and Hirschbein answered aye. Trustees Thomas and Paszkiewicz were absent. Roll Call vote passed 4-0.

A Roll Call vote to approve the ordinance relating to home occupations with the amendment determined Trustees: Kubiak, Hirschbein, Spieker, and Dulkoski answered aye. Trustees Thomas and Paszkiewicz were absent. Roll Call vote passed 4-0.

c. Approval of Resolution 2018-R-08, Approving an Investment Policy

Finance Director Plaza stated the resolution addresses internal controls of the financial program. Trustee Kubiak made a motion, seconded by Trustee Dulkoski to approve the Resolution approving an investment policy. A Roll Call vote determined Trustees: Kubiak, Dulkoski, Spieker, and Hirschbein answered aye. Trustees Thomas and Paszkiewicz were absent. Roll Call vote passed 4-0.

d. Approval of Engagement Letter with Foley & Lardner, LLP for Refinancing of General Obligation Bonds in an Amount Not to Exceed \$15,000

Finance Director Plaza reminded the Board the interest rate on the bonds for the Police Station has increased. This letter initiates the refinancing of those bonds to promissory notes to save the Village additional money.

Trustee Dulkoski made a motion, seconded by Trustee Kubiak to approve the engagement letter with Foley & Lardner, LLP, in an amount not to exceed \$15,000. A Roll Call vote determined Trustees: Dulkoski, Kubiak, Spieker, and Hirschbein answered aye. Trustees Thomas and Paszkiewicz were absent. Roll Call vote passed 4-0.

e. Approval of Agreement with Call One for Telecommunications Services

Chief Beane explained the agreement extends the contract for one year. Trustee Hirschbein made a motion, seconded by Trustee Kubiak to approve the agreement with Call One for telecommunications services. A Roll Call vote determined Trustees: Hirschbein, Kubiak, Spieker, and Dulkoski answered aye. Trustees Thomas and Paszkiewicz were absent. Roll Call vote passed 4-0.

f. Approval of Contract with Garage Coatings LLC for Re-Coating of Floors at WWTP and WTP in an Amount Not to Exceed \$6,034.50

Director Doherty stated this is a follow-up measure to the coating pilot program begun last year. Trustee Dulkoski made a motion, seconded by Trustee Kubiak to authorize Public Works Director Doherty to enter into a contract with Garage Coating LLC, for the re-coating of floors at the wastewater treatment plant and water treatment plant in an amount not to exceed \$6,034.50. A Roll Call vote determined Trustees: Dulkoski, Kubiak, Spieker, and Hirschbein answered aye. Trustees Thomas and Paszkiewicz were absent. Roll Call vote passed 4-0.

10. PRESIDENT'S REPORT

- a. Municipal Center Update – concrete footings are in; panels are expected this month. The well watermain has been relocated and will be flushed and chlorinated this week. The revised driveway grade at the intersection with Highland Ave is contemplated to benefit drainage and avoid relocation of multiple utilities.
- b. President Wiedmeyer met with DR Horton regarding future developments, and with Lou Morse, owner of commercial property at Reinking Rd and Rt 72 to maintain good relations.

11. STAFF REPORTS AND DISCUSSION

- a. Legal
Attorney Frieders stated the Village received notification from the IL Labor Relations Board regarding the possibility of forming a patrol officer union. He recommends the Village hire special counsel to negotiate collective bargaining.
- b. Police
Chief Beane had nothing to report.
- c. Finance
Director Plaza stated the audit went well.
- d. Public Works
Director Doherty reported he will be in class this week.
- e. Engineering
There was no engineering report. The Board discussed the presentation by Fehr Graham Engineering.
- f. Planning
Planner Heinen reported he will continue to work on the Rt 47 Corridor concept plan. The Board briefly discussed the boundary agreement with Gilberts.
- g. Clerk/Communications
Clerk Grivetti reported on a reduction in IEPA loan principal of \$128,000 due to the finalization of loan documents. The Ella Johnson Memorial Library has requested a book drop box be relocated to Village property from its current location at the old fire station. A ribbon cutting ceremony is planned this week for Cambridge Studio at

their new location. A review of utility accounts with 2-3 inch meters determined meter fees for such meters are not property billed to 10 accounts. Adjustments to billing rates will be made to these accounts for future billings.

12. OLD BUSINESS

13. NEW BUSINESS

Trustee Kubiak addressed the possibility of public transportation assistance. Attorney Frieders expounded on the issue from past discussions. Dial-A-Ride/ Ride in Kane services (referenced from December 2015), recommended partnering with the township or other municipal agencies.

14. EXECUTIVE SESSION

At 10:12 pm, Trustee Dulkoski made a motion, seconded by Trustee Spieker to convene an Executive Session of the Village Board for the purpose of discussing personnel pursuant to 5 ILCS 120/2(c)(1). A Roll Call vote determined Trustees: Dulkoski, Spieker, Kubiak, and Hirschbein answered aye. Trustees Thomas and Paszkiewicz were absent. Roll Call vote passed 4-0.

At 10:48 pm, Trustee Spieker made a motion to return to regular session, seconded by Trustee Dulkoski. President Wiedmeyer directed that a Voice vote be taken. All present answered aye, and President Wiedmeyer declared the motion passed.

15. ADJOURNMENT

Trustee Dulkoski made a motion to adjourn the meeting, seconded by Trustee Kubiak. President Wiedmeyer directed that a Voice vote be taken. All present answered aye, and President Wiedmeyer declared the motion passed; the meeting adjourned at 10:50 pm.