

***August 6, 2018***

**Open Time:** The Board of Trustees of the Village of Dupo, Illinois, met for a regular board meeting on the 6<sup>th</sup> day of August at the Dupo Village Hall. The meeting was called to order at 7:00 P.M. Pledge of allegiance was conducted.

**Roll Call:** Trustees answering roll call for the meeting were: Kenner, Basinski, Foster, Ragsdale, and Phillips. Trustee(s) Absent: Smith. There being a quorum present, President Wilson declared the meeting open for business. Others in attendance: Clerk Nadler, Attorney Swartwout, Treasurer Holzhauer, Chief Smith, Janice Zaricor, Blake Johnson, Doris Schanuel, Kevin Schanuel, Ken Schanuel, Bill Haun, Kathi Vaughn, Gil Cooper, Angie Jeffery, Billy Lamber, Nathan Stefanski, Leslie Sopp, Josh Stefanski, Gary Lambert, Jenny Bennet, Mick Kenner, Cory Gillan, D. Kimbrel, Robert Berth, Serrie Cooper, Joni Hosty, Jule Levin, Jeremy Kreamalmeyer, Sandy Pyle, Stefanie Kreamalmeyer, Lindsey Kenner, Lori Lewis, John Kenner, Bart Kenner, Jen Cooper, Chuck Eilens Gary Willis, Sheila Case, Melissa Bolle, Erion McGee, C. Eilus, Valerie Howell, and Charles Carner.

Trustee Basinski motioned, and Trustee Foster seconded for the Board to excuse Trustee Smith. Trustees voting “Aye”, Kenner, Basinski, Foster, Ragsdale, and Phillips. Trustees voting “Nay”, none. After an affirmative vote, the motion carried.

**Communications:** None.

**Approve Minutes of Previous Meeting:** Trustee Foster motioned, and Trustee Ragsdale seconded for the Board to approve the regular and executive session minutes from the regular meeting of July 16, 2018, as presented. Trustees voting “Aye”, Kenner, Basinski, Foster, Ragsdale, and Phillips. Trustees voting “Nay”, none. After an affirmative vote, the motion carried.

**Bills:** Discussion was held regarding holding the CLS Inc. bill for \$8,505 until the sprinkler can be confirmed as in service. Trustee Ragsdale motioned, and Trustee Phillips seconded for the Board to approve the bills, as presented. Trustees voting “Aye”, Kenner, Basinski, Foster, Ragsdale, and Phillips. Trustees voting “Nay”, none. After an affirmative vote, the motion carried.

**Public Address Board:** Bill Haun addressed the board regarding interest

in reopening a garage that ownership was transferred to Columbia Golf Course recently. He is interested in what the Village would consider as an appropriate use of the property. He has people interested in doing automotive repair type business.

Jule Levin addressed the board regarding the rezoning recommendation on the agenda and his opposition to the projects due to water retention and runoff, and unsightliness. He also addressed the board regarding storm water concerns and threatened lawsuits to follow if a committee isn't formed to address.

Lindsey Kenner distributed an updated petition against the rezoning of properties in her neighborhood and addressed the board regarding her concerns with the proposed businesses unsightliness, water retention concerns, and traffic safety with trucks (around school buses, school routes, and around children).

Joni Hosty addressed the board regarding the rezoning recommendation on the agenda and her opposition to the projects due to the current use and proposed use with concerns of noise, light intrusion, odor and other concerns.

Jeremy Kreamalmeyer addressed the board regarding the rezoning recommendation on the agenda and his opposition to the projects due to street width, water retention and runoff, unsightliness, and other available properties better suited.

Gary Willis addressed the board regarding water retention concerns in the proposed rezone area.

Lori Lewis addressed the board regarding property value and safety concerns with the proposed rezone.

Erion McGee from the Jehovah Witness church addressed the board regarding impacts to the church property use on tax status.

Janice Zaricor addressed the board regarding concerns with property values, unsightliness, and safety concerns with the proposed rezone. She also addressed the board regarding a public safety concern with no stop signs on the Dupo Fuel Mart property.

**Old Business:** Discussion regarding contracts and personnel were tabled for executive session.

Discussion was held regarding the American Tower contract renewal and

language concerns the board had brought up at the last meeting. The concerns were passed back to Tower Alliance and we are waiting to hear back from them on final language.

**New Business:** Discussion was tabled regarding contract and litigation pending executive session.

Discussion was held regarding Zoning Board of Appeals recommendation 2018-01-ZA to deny the request of F&B Development LLC to rezone property on Falling Springs Road from SR-1 to I-1.

Trustee Kenner motioned, and Trustee Foster seconded for the Board to accept the Zoning Board of Appeals recommendation 2018-01-ZA to deny the request of F&B Development LLC to rezone certain property from SR-1 to I-1. Trustees voting “Aye”, Kenner, Basinski, Foster, Ragsdale, and Phillips. Trustees voting “Nay”, none. After an affirmative vote, the motion carried.

Discussion was held regarding Zoning Board of Appeals recommendation 2018-02-ZA to deny the request of TGC Logistics to rezone property on Falling Springs Road from SR-1 to I-1.

Trustee Kenner motioned, and Trustee Foster seconded for the Board to accept the Zoning Board of Appeals recommendation 2018-02-ZA to deny the request of TGC Logistics to rezone certain property from SR-1 to I-1. Trustees voting “Aye”, Kenner, Basinski, Foster, Ragsdale, and Phillips. Trustees voting “Nay”, none. After an affirmative vote, the motion carried.

Keith Moran from Moran Economic Development presented to the Village Board the Dupo Business District redevelopment plan & project proposal. The proposal included a map of the business district, qualifications and rules for establishing, potential uses for funds generated, benefits for the Village, general explanation of how the business district works, types of sales where the 1% sales tax would be applied, and the lifespan of 23 years for the district. The next steps for the Village would be to hold a public hearing on 8/27/2018, and then put on the agenda for potentially adopting in September. Questions were asked regarding exemptions, and clarification of the district boundaries.

Trustee Basinski motioned, and Trustee Kenner seconded for the Board to approve Ordinance 18-10 setting a special public hearing for 8/27/2018 at 6:30 PM for presenting the Dupo Business District redevelopment plan and project. Trustees voting “Aye”, Kenner, Basinski, Foster, Ragsdale, and Phillips. Trustees voting “Nay”, none.

After an affirmative vote, the motion carried.

Trustee Kenner motioned, and Trustee Ragsdale seconded for the Board to approve the business license for Allan Middendorf and The Middendorf Companies for a truck trailer sales and service business at 700 Cottonwood Lane, pending receipt of his background check. Trustees voting “Aye”, Kenner, Basinski, Foster, Ragsdale, and Phillips. Trustees voting “Nay”, none. After an affirmative vote, the motion carried.

Discussion was held regarding the TIF payment request for Leesman Funeral Home, the process of rebating TIF money and the schedule for distribution.

Discussion was held regarding the USDI Safety Compliance Program and proposed benefits.

Trustee Phillips motioned, and Trustee Kenner seconded for the Board to accept the USDI Gas Safety Compliance program and purchase the map data maintenance program for \$4,200 per year, to be paid from Gas. Trustees voting “Aye”, Kenner, Basinski, Foster, Ragsdale, and Phillips. Trustees voting “Nay”, none. After an affirmative vote, the motion carried.

Discussion was held regarding the St. Clair County Community Action Agency non-regulated Vendor Agreement with IGD for participating in the LIHEAP program.

Trustee Phillips motioned, and Trustee Ragsdale seconded for the Board to authorize the mayor to sign the St. Clair County Community Action Agency non-regulated Vendor Agreement with IGD for participating in the LIHEAP program. Trustees voting “Aye”, Kenner, Basinski, Foster, Ragsdale, and Phillips. Trustees voting “Nay”, none. After an affirmative vote, the motion carried.

**Committee Reports:**

Sewer Committee Chairperson Foster discussed the proposed increase for Sewer rates pending filing in the rates, publishing of rates to the public, and recording with the county.

Discussion was held regarding ongoing repairs to the 1999 sewer truck and the need to replace due to the ongoing repairs. Further research on cost of a new truck will be completed.

Discussion was held regarding a new EPA resource that has been on

location multiple times questioning the current design and writing up non-issues. The Sewer engineer, Andy Curry, has come on site to assist with explanations of the operations.

Discussion was held regarding ongoing maintenance and repair needs requiring the rate increases.

Finance/Ordinance Committee member Kenner had nothing to report.

Water Committee Chairperson Basinski 4 recent water line breaks, findings while doing the repairs that require additional work, over-time needed as several breaks have been off-hours, status of other scheduled maintenance and replacement work, board and other pump repair needs at the plant, status of installing radio-read meters on the route across the bluff, and status of the Grant request.

Gas/Parks Committee Chairperson Phillips discussed status of work on the regulating station repairs and replacements, Ordinance changing the Gas charge liability to align with Water and Sewer language.

Trustee Phillips motioned, and Trustee Kenner seconded for the Board to approve Ordinance 18-11 amending Chapter 17 of Village code clarifying the gas charge liability language. Trustees voting "Aye", Kenner, Basinski, Foster, Ragsdale, and Phillips. Trustees voting "Nay", none. After an affirmative vote, the motion carried.

Discussion was held regarding receiving the approval to proceed with the Splash Pad installation, and hopes to have open before the end of the year, Mom on a Mission activity at the Village Park, and update on Movie at the Park.

Public Safety Committee Chairperson Kenner discussed part time police secretary pay increases. Chief Smith presented the July public safety report, gave more information on Narcam cost and usage, and clarified a recent burglary report.

Trustee Kenner motioned, and Trustee Phillips seconded for the Board to increase the part-time police secretary by \$0.50 per hour to \$12.50 per hour. Trustees voting "Aye", Kenner, Basinski, Ragsdale, and Phillips. Trustees voting "Nay", none. Trustees voting "Abstain", Foster. After an affirmative vote, the motion carried.

Street Committee Chairperson Ragsdale discussed status of potential IDOT resurfacing of Main Street, status of culvert and storm sewer work, status of water line replacement on Louisa and road work after the

replacement, holding a Street committee meeting to review, and status of work orders being completed.

**Zoning/Planning Board:** Gil Cooper discussed a public hearing next week to finalize the Zoning request for a gaming parlor on Main Street.

**Other Business:** Trustee Kenner motioned, and Trustee Ragsdale seconded for the Board to enter into Executive Session to discuss personnel, contracts, and possible litigation per 5 ILCS 120/2 {c}{1}/{6}/{11}. Trustees voting “Aye,” Kenner, Basinski, Smith, Foster, Ragsdale, and Phillips. Trustees voting “Nay,” none. After an affirmative vote, the motion carried. Executive Session began at 8:15 P.M.

Trustee Phillips motioned, and Trustee Foster seconded for the Board to return to Open Session. Trustees voting “Aye,” Kenner, Basinski, Smith, Foster, Ragsdale, and Phillips. Trustees voting “Nay,” none. After an affirmative vote, the motion carried. Executive Session concluded at 9:16 P.M.

**Adjournment Time:** With nothing further to come before the board, Trustee Ragsdale motioned, and Trustee Foster seconded for the Board to adjourn the meeting. Trustees voting “Aye,” Kenner, Basinski, Smith, Foster, Ragsdale, and Phillips. Trustees voting “Nay,” none. After an affirmative vote, the motion carried. Meeting adjourned at 9:17 P.M.

***Mark Nadler, Clerk***