

VILLAGE OF LINDENHURST ILLINOIS  
2301 E. Sand Lake Road

REGULAR VILLAGE BOARD MEETING MINUTES

July 13, 2020

7:00 pm

**CALL TO ORDER**

Mayor Marturano called the Regular Village Board meeting to order at 7:00 pm.

**ROLL CALL**

Present were Trustees Bill Anderson, Pat Dunham, Patty Chybowski, Dawn Suchy, Dawn Czarny, Heath Rosten, and Mayor Dominic Marturano.

Also in attendance were Village Administrator Clay Johnson, Village Attorney Julie Tappendorf, Treasurer Art Neubauer, Operations Director Kevin Klahs, Police Chief Tom Jones, and Village Clerk Jody Stoughtenger.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE MINUTES**

Minutes from the Regular Board Meeting of June 22, 2020 were presented for approval.

Trustee Suchy made a motion, seconded by Trustee Dunham, to approve the minutes from the Regular Board Meeting of June 22, 2020 as presented.

**ROLL CALL**

Ayes – 6 Trustees Anderson, Dunham, Chybowski, Suchy, Czarny, and Rosten

Nays – 0

Motion carried.

**BILLS PRESENTED FOR PAYMENT**

Trustee Dunham made a motion, seconded by Trustee Anderson, to approve the first set of bills presented for payment in the amount of \$479,843.34 for invoices due on or before July 13, 2020.

**ROLL CALL**

Ayes – 6 Trustees Anderson, Dunham, Chybowski, Suchy, Czarny, and Rosten

Nays – 0

Motion carried.

### **TREASURER'S REPORT**

Trustee Dunham read the June 2020 Treasurer's Report. The total for all accounts on June 30, 2020 was \$8,460,436.20.

Trustee Dunham made a motion, seconded by Trustee Suchy, to approve the Treasurer's Report for June 2020 as read.

### **ROLL CALL**

Ayes – 6 Trustees Anderson, Dunham, Chybowski, Suchy, Czarny, and Rosten

Nays – 0

Motion carried.

### **BOARD & STAFF REPORTS**

Trustee Suchy shared a message of thanks and appreciation to everyone involved with the Grand Avenue Improvement Project. It is miraculous what has been accomplished to this point, and although there has been some disruption and inconveniences in the process, the residents, businesses and the Board are so excited to see the progress continue to unfold.

Trustees Suchy, Chybowski, Rosten and Mayor Marturano congratulated Trustee Dunham on his retirement from the United States Navy, recognizing his successful career, and thanking him for his service.

Trustee Dunham shared feelings of honor and gratitude for messages received from everyone in attendance at the retirement ceremony. Trustee Dunham expressed a sincere thank you to Village Administrator Johnson, Utility Systems Manager Hernandez, Operations Director Klahs, and Village Staff for their support with the planning and preparation of the ceremony. It was a very impressive event.

Village Administrator Johnson provided an update on the Financial Tracking report, highlighting details of the financial activity for the month of June. The potential impact to the budgeted revenue for FY2020-2021 is still unknown, however it is expected to go down.

Police Chief Jones reported on the following:

- July 4<sup>th</sup> holiday celebrations resulted in a higher call volume related to firework complaints.
- Officer Galarza is attending the Macon County Police Academy in Decatur, IL which recently reopened after being shut down due to COVID-19.
- Interviewing will begin with the Board of Police Commissions and lateral entry applicants, working to establish a lateral entry applicant list.

Operations Director Klahs reported on the following:

- Reoccurring meetings are scheduled with Berger Excavating for updates on the Grand Avenue Project. Operations Director Klahs agreed to share praise and words of support from the Board with Berger personnel.

- Updates were provided on the Motor Fuel Tax (MFT) Road Resurfacing Program, reporting that projects continue to be on schedule and are near completion. Thanks to all the funding received to support the program.

## **PUBLIC COMMENT ON AGENDA ITEMS**

None

## **NEW BUSINESS**

### **A. Resolution 20-7-2166R: Committing to Matching Funds for the Lake Shore/Sprucewood/Hawthorn Road Reconstruction Project for the Rebuild Illinois Grant**

At our last meeting, the Village Board approved Resolution 20-6-2165R as part of the Rebuild Illinois Grant total project cost for the Lake Shore Drive project. However, the cost did not account for previously incurred design costs. This resolution amends Resolution 20-7-2166R to include previously incurred design costs.

Trustee Chybowski made a motion, seconded by Trustee Dunham, to approve Resolution 20-7-2166R: Committing to Matching Funds for the Lake Shore/Sprucewood/Hawthorn Road Reconstruction Project for the Rebuild Illinois Grant.

### **ROLL CALL**

Ayes – 6 Trustees Anderson, Dunham, Chybowski, Suchy, Czarny, and Rosten  
Nays – 0

Motion carried.

### **B. Resolution 20-7-2167R: Natural Gas Pipeline Easement Agreement for the Briargate Development**

A gas pipeline easement runs through the Briargate property, including what will eventually become public right-of-way. The contractor needs the ability to construction near and within this easement to complete the development as designed. The owners of the pipeline require an encroachment agreement to include Northern Plains, LLC as an owner, Pulte as an owner, and the Village who will own and maintain the public infrastructure and right-of-way. The encroachment agreement is prescriptive of the obligations assigned to each party including notices, inspections, construction, and indemnity.

Trustee Suchy made a motion, seconded by Trustee Anderson, authorizing the execution of agreements associated with the gas pipeline easement within the Briargate development.

### **ROLL CALL**

Ayes – 6 Trustees Anderson, Dunham, Chybowski, Suchy, Czarny, and Rosten  
Nays – 0

Motion carried.

**C. Approval: Briargate Phase 1 Transferee Assumption Agreement**

A section was added to the final zoning approval ordinance which directly defines the obligations between Northern Plains, the property owner, Pulte as the Purchaser of the property, and the Village. The agreement states that Northern Plains will not be responsible for obligations or conditions that may be considered in the final zoning ordinance for the portions of the property sold to Pulte.

Trustee Suchy made a motion, seconded by Trustee Chybowski, to approve the Briargate Phase 1 Transferee Assumption Agreement.

**ROLL CALL**

Ayes – 6 Trustees Anderson, Dunham, Chybowski, Suchy, Czarny, and Rosten  
Nays – 0

Motion carried.

**D. Approval: Briargate Public Infrastructure Inspections Proposal – Manhard Consulting - \$105,000**

Manhard Consulting has submitted a proposal totaling \$105,000 to inspect the grading and public improvements for Phase 1 of the Briargate Development. Payment will be made with escrowed funds and will not affect the regular operating budget.

Trustee Dunham made a motion, seconded by Trustee Suchy, to approve the proposal from Manhard Consulting for Phase 1 public infrastructure inspection services in an amount not to exceed \$105,000.

**ROLL CALL**

Ayes – 6 Trustees Anderson, Dunham, Chybowski, Suchy, Czarny, and Rosten  
Nays – 0

Motion carried.

**E. Discussion: Tax Increment Financing (TIF) Feasibility Study Request for Proposals – Grand Avenue Commercial Corridor**

An outcome of the 2020 Strategic Plan was a focus on Business Recruitment and Retention. Through the goal setting workshop, the Village Board identified the need to explore a Tax Increment Finance (TIF) district to assist in the redevelopment of the Grand Avenue commercial corridor was considered a high priority.

Staff presented a Request for Proposals (RFP) to begin the process of determining if a TIF district is right for the community. Goals outlined in the RFP include the support of existing businesses, recruitment of new businesses, creation of centralized gathering spaces, and opportunities to enhance visual appeal. The RFP also provides a proposed TIF district that includes much of the commercial property on the north and south side of Grand Avenue, from Village Hall to Munn Road. No residential property is included in the RFP. After discussion, it was the consensus of the Board to proceed with issuing the RFP.

**PUBLIC COMMENT**

None

**EXECUTIVE SESSION**

None

**ADJOURNMENT**

Trustee Chybowski made a motion, seconded by Trustee Dunham, to adjourn the meeting.

**ROLL CALL**

Ayes – 6 Trustees Anderson, Dunham, Chybowski, Suchy, Czarny, and Rosten

Nays – 0

Motion carried.

The meeting was adjourned at 8:52 pm.

Date Approved \_\_\_\_\_

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**Dominic Marturano, Mayor**

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**Jody Stoughtenger, Village Clerk**