

REGULAR MEETING OF THE VILLAGE BOARD MINUTES: August 20, 2018

The Regular Meeting of the New Baden Village Board met Monday, August 20, 2018, at New Baden Village Hall, 1 East Hanover Street. Mayor Picard called the meeting to order at 7:00 p.m.

Present and answering to roll call: Mayor Picard; Trustees Jerry Linthicum, Jordan Pettibone, Taylor Zurliene, and Randy Joe Linthicum. **Absent:** Trustees Bill Malina and Bob Oster. **Staff Members Present:** Village Clerk Teri Crane; Village Administrator Mike Hemmer; Attorney Doug Gruenke of Bruckert, Gruenke & Long, P.C.; Chief of Police Scott Meinhardt; Commissioner of Public Works Ronald V. Renth; EMS Director Allen Gilbert; and Jerry Green, Chief Building & Zoning Official.

Next Board Meeting

Clerk Crane reminded Board Members that the next meeting of the Board will be on Tuesday, September 4, 2018, due to the Labor Day Holiday.

Don Schomaker of Kokomo Joes

Don Schomaker, owner of Kokomo Joes, was present to provide more details on his remodel/ site plan for his existing building. The plan will combine the existing store with the old laundromat making it a much larger store. There will be a designated area for the video gaming terminals. A fence will be erected along the west side of the property where it abuts to a private residence. The garbage dumpster will be enclosed (per Village Code) on his property (removing it from the current location on an adjacent property). The parking lot will be extended to the west side where it is currently grass.

Budget Officer Report

Using the previous Treasurer's Report, Budget Officer Hemmer provided a summary report of the First Quarter of the current fiscal year.

Plan Commission Advisory Report from August 14, 2018

Board members reviewed the Advisory Report from the Plan Commission meeting held on August 14, 2018. This includes a Special Use Permit renewal for a Bed and Breakfast at 101 N 3rd St and for the proposed Northtowne Estates, a setback variance for certain lots and the Preliminary Plat. All are Agenda items to be discussed later in the meeting.

Citizen's Address the Board

Michelle Wessel and Chris & Angie Herndon, residents of the Country Lake Estates Subdivision (located outside of the Village's Corporate limits) were present to give their opinions in regards to the Northtowne Estates Preliminary Plat. These property owners are NOT in favor of North 9th St in the proposed Northtowne Estates connecting to Willowbrook Dr in Country Lake Estates, either as an actual road or as dedicated greenspace. One main concern is that they do not want added traffic into their subdivision. They also stated they have no plans to ever annex into the Village of New Baden. It was also stated that the roads in Country Lake Estates were not built to the Village standards at the time, there are no sidewalks and no streetlights within the subdivision. Ron & Debbie Kalmer, developer of Northtowne Estates, also spoke against the connector.

Maurice Zurliene, resident of New Baden, addressed the Village Board in reference to the purchase of a new police vehicle. He stated he understands that the vehicle needing to be replaced in 10 years old, but the Board needs to make sure that they are clear that the money that is available to pay for these items comes from the Village of New Baden taxpayers. He also thanked Trustees Randy Joe Linthicum and Jerry Linthicum for speaking out on behalf of residents.

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Consent Agenda

A motion was made by Trustee J. Linthicum and seconded by Trustee Zurliene to approve the Consent Agenda, which includes the of payment of current invoices and Minutes from the July 16 and August 6, 2018, regular meetings.

Ayes: J. Linthicum, Pettibone, Zurliene, R. Linthicum.

Nays: None.

Absent: Malina, Oster.

A majority of the Board voting aye, the motion carried.

Ordinance 2018-08-20-A: Granting a Special Use Permit for a Bed & Breakfast Establishment

The Plan Commission recommends the approval of the Special Use Permit based on their public hearing held on August 14, 2018. There were additional concerns stated regarding lack of off-street parking at this location. In October 2017, Ms. Swank was granted a variance to have zero (0) off-street parking spots; that variance expired with the previous Special Use Permit. Chief Building & Zoning Official Green states that four (4) off-street parking spots are required for her 3 rooms available and one (1) for herself; he would be happy if she would have at least two (2) dedicated off-street spots on her property. Ms. Swank will apply for an Area Bulk Variance which will go to the Zoning Hearing Officer.

A motion was made by Trustee Pettibone and seconded by Trustee J. Linthicum to approve amended Ordinance 2018-08-20-A: Granting a Special Use Permit for 101 North 3rd Street to be Used as a Bed and Breakfast Establishment by applicant Patricia Swank. The Ordinance was amended during the meeting to state the Special Use Permit will expire upon sale of the home, that it cannot perpetually remain a Bed and Breakfast.

Ayes: J. Linthicum, Pettibone, Zurliene, R. Linthicum.

Nays: None.

Absent: Malina, Oster.

A majority of the Board voting aye, the motion carried.

Northtowne Estates Preliminary Plat

Board members reviewed an revised version of the Preliminary Plat for Northtowne Estates, as developed by RWK Building & Remodeling, based on recommendations of the Plan Commission at that August 14, 2018, meeting. As noted in the Plan Commission Advisory Report, there were several changes proposed to the Plat, of which most are now included. The proposal from Village staff to dedicate property to the Village for greenspace located directly south of Willowbrook Drive was heavily discussed. The revised Plat does not have greenspace dedicated and the Plan Commission was split on the matter, but they did approve the Preliminary Plat in all other respects. The Village Board has 30 days from this meeting to approve or deny the Preliminary Plat. Trustees asked various questions regarding this subdivision, mainly pertaining to drainage and the connector to Country Lake Estates. Board members can speak to Administrator Hemmer about any additional concerns. No action taken. The Preliminary Plat of Northtowne Estates will be presented for consideration by Ordinance at the next meeting.

Northtowne Estates Setback Variance

This is also included in the Plan Commission Advisory Report. The variance request from RWK Building & Remodeling is for a 5-foot front yard setback variance for lots 30-37 of the Preliminary Plat of Northtown Estates to go from a 30-foot front yard to a 25-foot front yard. The Plan Commission recommended approval of this variance. Consensus of Board members agreed to this setback. No action taken. It will be accepted with the Preliminary Plat is approved at the next meeting of the Board.

REGULAR MEETING OF THE VILLAGE BOARD MINUTES: August 20, 2018

SLM Water District
Appointment

A motion was made by Trustee J. Linthicum and seconded by Trustee Zurliene to authorize the appointment of Public Works Commissioner Ronald V. Renth as the Village's representative to the Summerfield, Lebanon, & Mascoutah Water District for a 6-year term.

Ayes: J. Linthicum, Pettibone, Zurliene, R. Linthicum.

Nays: None.

Absent: Malina, Oster.

A majority of the Board voting aye, the motion carried.

Sanitary Sewer
Improvements CIPP
Lining Project: Bid
Advertisement

A motion was made by Trustee Zurliene and seconded by Trustee Pettibone to authorize bid advertisement for the Sanitary Sewer Improvements Cured in Place Pipe (CIPP) Lining Project. The construction cost amount in the Maintenance to Utility System line item for the Sewer Fund budget is \$82,250. The increase of \$30,838.25 is due to the recent addition of lineal footage along East Cedar Street. Administrator Hemmer discussed the budget overage with Commissioner Renth, and Mr. Renth agreed that about \$22,000 of projected sewer capital expenses could be delayed until next year. This leaves an overage of about \$8,800 if bids come in on the cost estimate. Bids are to be opened at 10 am on September 12, 2018, at Village Hall.

Ayes: J. Linthicum, Pettibone, Zurliene, R. Linthicum.

Nays: None.

Absent: Malina, Oster.

A majority of the Board voting aye, the motion carried.

Status of New Police
Vehicle & Police Fleet

Chief of Police Meinhardt is currently obtaining estimates on a new police vehicle, primarily the outfitting and equipment estimates. The in-car cameras have been installed in all Police vehicles. Trustee Pettibone, Public Safety Committee chair, will call a committee meeting in the near future to discuss the fleet and the new police vehicle. The 2008 Ford Explorer recently had the starter replaced for about \$300.

New Baden Jaycees:
Use of Park
Basketball Court

The New Baden Jaycee's have requested to reserve and use the Basketball Court in the Park on September 22, 2018, for a 3 on 3 Basketball Tournament. As this is an event not held in the Park before and a procedure is not in place for the "rental" of the basketball court, Administrator Hemmer felt this should be addressed by the Board. The Jaycees hope to have 20 teams and will sell concessions (food and non-alcoholic beverages). The tournament will start at 9 am. There are Park & Rec soccer games scheduled for that day, so there may be some parking conflict, depending on attendance. Proceeds of the tournament will go to the YMCA to assist children in basketball programs. The Village will require the Jaycees to provide proof of insurance. Trustee Randy Joe Linthicum asked if the proceeds will be to only the YMCA basketball programs or to the YMCA basketball program hosted at the New Baden Civic Center. Administrator Hemmer will check with the Jaycees.

County Line Ditches

Trustee Jerry Linthicum asked about the ditches on North County Line Road that have not been maintained in the right-of-way. Public Works Commissioner Renth reported that the weeds were recently roughly chopped down.

Height Restrictions
for Trucks

Kathy Craig, resident, asked about height restrictions on trucks on side streets of the Village, in reference to the power outage a few months ago due to a truck taking down a low hanging line. Jerry Green, Chief Building & Zoning Official, reported that it is 17-feet from ground.

REGULAR MEETING OF THE VILLAGE BOARD MINUTES: August 20, 2018

There being no further business to be brought before the Village Board, a motion was made by Trustee Pettibone and seconded by Trustee R. Linthicum to adjourn the meeting.

Ayes: J. Linthicum, Pettibone, Zurliene, R. Linthicum.

Nays: None.

Absent: Malina, Oster.

A majority of the Board voting aye, the motion carried, and the meeting adjourned at 8:33 p.m.

Teri L Crane, Village Clerk
Approved: October 1, 2018