

Minutes of the regular meeting of the Board of Local Improvements of the Fox River Water Reclamation District held on Monday, October 16<sup>th</sup>, 2017 at the Administration Building at 1957 North LaFox, South Elgin, Illinois. Present were President Bruce Corn, Vice President Benjamin Bernal, Clerk/Treasurer Gary Hyman, Trustee Arthur Malm, and Trustee Steve Rauschenberger.

Staff present included Executive Director Bob Trueblood, Technical Services Director Beth Vogt, Finance Director Nazer Uddin, Assistant Clerk Kim Narvaiz and Attorney Doug Scheflow.

President Corn called the meeting to order at 9:00 A.M.

**APPROVAL OF MINUTES SEPTEMBER 18, 2017**

Trustee Malm made a motion, seconded by Trustee Rauschenberger, to approve the minutes of the September 18, 2017 Board of Local Improvements as written. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger, Malm. Nays, none.

**PUBLIC COMMENT**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**MOTION TO APPROVE – MWRDGC PERMIT NO. 17-241 CERTIFICATION FOR IEPA PERMIT**

Trustee Corn made a motion, seconded by Trustee Rauschenberger, to authorize Executive Director Trueblood to sign the Certification by Owner of Waste Treatment Works for the Holiday Inn Express Sanitary Sewer Service Extension and Connection, MWRDGC Permit No. 17-241. The project, which is within the MWRDGC Poplar Creek Drainage Basin, must obtain a Certification by Owner of Waste Treatment Works from FRWRD to obtain an IEPA permit. Holiday Inn Express which will be located near the Southeast corner of Prairie Stone Parkway and Prantum Avenue in both Hoffman Estates and Streamwood is proposing to extend an existing 6”sanitary sewer service approximately forty seven feet to service their new building. The project will have an estimated flow addition to the system of 121 P.E. or 12,100 gallons per day.

There were no questions by board members on this agenda item. President Corn called for a vote. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger, Malm. Nays, none.

**MOTION TO APPROVE – REFUND OF UNUSED CONNECTION FEES AT  
1895 BIG TIMBER ROAD, ELGIN**

Trustee Bernal made a motion, seconded by Trustee Hyman, that staff be directed to refund Northern Timber, LLC, the property owner of 1895 Big Timber Road, Elgin for \$14,150 of unused Connection Fees. Trustee Malm indicated that he has never heard of speculative fees and would like to know more information about them as well as how many credits FRWRD may owe to other property owners. Technical Service Director Vogt explained that when a speculative Commercial or Industrial building is proposed in a Connection Fee area, staff collects a speculative fee of either \$10,000 or \$20,000, respectively, depending on the building size and projected use. For this building, a \$20,000 fee was collected in 2005. The building is now fully occupied. The fixtures added in the build outs used \$5,850 of the pre-paid speculative fee. An inventory of connections at the rates from our connection fee ordinance determined the used portion of the prepaid speculative fee.

TSD Vogt further responded that she would have to look up the exact number, but that there are roughly 12-15 properties that have a potential credit. She explained that a credit is only given when the building is fully occupied and staff inspects the property to confirm the number of connections. Executive Director Trueblood added that some cases some properties could still potentially owe money depending on the type of businesses that choose to occupy the space. Trustee Malm asked how staff keeps track of these credits. TSD Vogt responded that staff has all the information in tracking spreadsheets for each building.

As there were no further questions, President Corn called for a vote. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger, Malm. Nays, none.

**MOTION TO APPROVE – VARIANCE TO THE OUTSIDE GREASE SEPARATOR  
REQUIREMENTS FOR ST. CHARLES TRADING, INC. AT 1400 MADELINE LANE,  
ELGIN**

Trustee Malm made a motion, seconded by Trustee Bernal, to authorize Staff to issue a variance to the outside grease separator requirement in Ordinance Number 574, Section 200.011 for St. Charles Trading, Inc. at 1400 Madeline Lane, Elgin, Illinois based on the provision of an interior, grease and solids separator with cleaning every 60 days and service receipts sent to FRWRD for the first 2 years. TSD Vogt indicated that this set up is very similar to Morton Salt's test kitchen, where the board granted a variance as well. Trustee Malm asked if staff will be maintaining records. TSD Vogt replied yes. Trustee Corn asked if staff had an inventory of what type of kitchen equipment St. Charles Trading, Inc. plans on using. TSD Vogt responded that their plans include a stove, oven and microwave.

At the conclusion of the discussion, President Corn called for a vote. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger, Malm. Nays, none.

**TECHNICAL SERVICES DIRECTOR'S REPORT**

TSD Vogt reported that she provided the board members with the latest response from the attorney representing the Estes property regarding the capital recovery fees paid. Staff has met with Attorney Schefflow to discuss these charges and Schefflow plans to meet with the Estes Attorney again to try and resolve this matter. Staff believes that the capital recovery fee is due to FRWRD and no refund should be issued. TSD Vogt indicated that any refund of these fees would require Board authorization. TSD Vogt also reported that staff has provided comments on the draft agreement for the middle street pump station project which has been sent to the attorney for Bluff City. Trustee Malm asked about the Blue Heron Business Park Interceptor project and the status of the punch list that was provided to the contractors. TSD Vogt responded almost all items on the list have been addressed except the final manhole repairs. Trustee Bernal asked if there was an update from Elgin Estates. TSD Vogt responded that she hadn't heard anything more from them after their first call back. She will request an update from them.

**ADJOURN**

As there was no additional business, Trustee Hyman made a motion, seconded by Trustee Bernal, to adjourn the meeting at 9:13 A.M. The next meeting is scheduled for 9:00 A.M. Monday, October 30, 2017. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger, Malm, Nays, none.

Respectfully Submitted

Kim Narvaiz, Assistant Clerk

APPROVED:

Bruce R. Corn, President

Gary Hyman, Clerk-Treasurer