

Minutes of the regular meeting of the Board of Local Improvements of the Fox River Water Reclamation District held on Monday, May 13, 2019 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 Steve Rauschenberger and Trustee Marty McCormack.

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 9:04 A.M.

**APPOINTMENTS FY 2019/2020**  
**BOARD OF LOCAL IMPROVEMENTS**

Trustee Rauschenberger made a motion, seconded by Trustee McCormack, to appoint Bruce Corn as President, Benjamin Bernal as Vice President, Gary Hyman as Clerk-Treasurer and Steve Rauschenberger and Marty McCormack as Trustees to the Board of Local Improvements. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger, and McCormack. Nays, none.

**ASSISTANT CLERK**

Trustee Rauschenberger made a motion, seconded by Trustee McCormack, to reappoint Kim Narvaiz as Assistant Clerk for the Board of Local Improvements for fiscal year 2020. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger, and McCormack. Nays, none.

**ATTORNEY**

Trustee Rauschenberger made a motion, seconded by Trustee McCormack, to reappoint Doug Scheflow as Attorney for the Board of Local Improvements for fiscal year 2020. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger, and McCormack. Nays, none.

**APPROVAL OF MINUTES APRIL 15, 2019**

Trustee Hyman made a motion, seconded by Trustee McCormack, to approve the minutes of the April 15, 2019 Board of Local Improvements as written. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger and McCormack. Nays, none.

**PUBLIC COMMENT**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**MOTION TO APPROVE ANNEXATION PETITION BY IGLESIA APOSTOLICA DE LA FE EN CRISTO JESUS, 280 FRANKLIN BLVD, ELGIN**

Trustee Rauschenberger made a motion, seconded by Trustee McCormack, for Attorney Schefflow prepare an annexation ordinance for Iglesia Apostolica de la Fe en Cristo Jesus at 280 Franklin Blvd in Elgin for approval at a subsequent board meeting with a waiver expiration date of December 31, 2019. TSD Vogt reported that Attorney Heinburg who is representing the petitioners is present and available to answer any questions the board may have. ED Trueblood commented that staff is looking for some clarification on the agreed elimination of waivers from board members for this annexation. At this time the church has no intentions of connecting to the sewer, only water, so staff is wondering how the waiver gets applied. Attorney Heinburg commented that his clients are not expecting the fees to be waived if they were to decide to connect to the sewer in the future. Trustee Hyman asked Attorney Schefflow his opinion. Attorney Schefflow responded that his interpretation is that if they do not connect to the sewer before the end of the year, then no waiver is given. Trustee Bernal agrees with Attorney Schefflow's interpretation and commented if we make this exception we may open the door to others.

There were no further questions; President Corn called for a vote. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger and McCormack. Nays, none.

**MOTION TO APPROVE IEPA PERMIT APPLICATION BY FULL CIRCLE COMMUNITIES, INC. FOR 1212 LARKIN, A PROPOSED 12 BUILDING MULTI-FAMILY DEVELOPMENT, ELGIN**

Trustee McCormack made a motion, seconded by Trustee Rauschenberger, to authorize Executive Director Trueblood to sign the IEPA permit applications for the Full Circle Communities, Inc. at 1212 Larkin development in Elgin. Trustee Corn asked if this was the Larkin Home. ED Trueblood responded yes

There were no further questions; President Corn called for a vote. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger and McCormack. Nays, none.

**MOTION TO APPROVE IEPA PERMIT APPLICATION BY FRED-WEST DUNDEE, LLC FOR A PROPOSED MULTI-FAMILY DEVELOPMENT, VILLAGE OF WEST DUNDEE**

Trustee Rauschenberger made a motion, seconded by Trustee McCormack, to authorize Executive Director Trueblood to sign the IEPA permit applications for the FRED – West

Dundee, LLC, Proposed Multi-Family Development, in the Village of West Dundee. Trustee Rauschenberger asked if there is any indication on whether the flow will be sent to FRWRD or to East Dundee. TSD Vogt responded that there is no real way to know but it would be within the allowed amount.

There were no further questions; President Corn called for a vote. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger and McCormack. Nays, none.

**MOTION TO APPROVE IEPA PERMIT APPLICATION BY SCANNELL PROPERTIES # 368, LLC (ELGIN) 1755 BRITANNIA DRIVE LOTS 6 & 7 IN THE SLOUGH BUSINESS CENTER SUBDIVISION, PHASE 2, ELGIN**

Trustee Bernal made a motion, seconded by Trustee Rauschenberger, to authorize Executive Director Trueblood to sign the IEPA permit applications for Scannell Properties # 368, LLC (Elgin) 1755 Britannia Drive Lots 6 & 7 of the Slough Business Center Subdivision, Phase 2 in Elgin. Trustee Corn asked where this subdivision is located. ED Trueblood responded behind the 7-11 on Randall Road just south of I-90.

There were no further questions; President Corn called for a vote. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger and McCormack. Nays, none.

**MOTION TO ACCEPT HOLD HARMLESS LETTER FOR SCANNELL PROPERTIES # 368, LLC (ELGIN) / 1755 BRITANNIA DRIVE, LOTS 6 & 7 IN THE SLOUGH BUSINESS CENTER SUBDIVISION, PHASE 2, ELGIN**

Trustee Bernal made a motion, seconded by Trustee Hyman, to accept the Hold Harmless Letter for the Scannell Properties # 368, LLC (Elgin) /1755 Britannia Drive Lots 6 & 7 of the Slough Business Center Subdivision, Phase 2 in Elgin.

There were no questions; President Corn called for a vote. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger and McCormack. Nays, none.

**MOTION TO ACCEPT HOLD HARMLESS LETTER FOR SCANNELL PROPERTIES # 356, LLC (ELGIN) / 2451 BATH ROAD INDUSTRIAL, 2451 BATH ROAD, ELGIN**

Trustee Hyman made a motion, seconded by Trustee Bernal, to accept the Hold Harmless Letter for the Scannell Properties # 356, LLC (Elgin) / 2451 Bath Road Industrial, 2451 Bath Road in Elgin. Trustee Bernal asked if they have paid all their permit fees. TSD Vogt responded yes.

There were no further questions; President Corn called for a vote. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger and McCormack. Nays, none.

**MOTION TO ACCEPT HOLD HARMLESS FOR CONOR GLOBE ELGIN III,  
LLC/MCSHANE CONSTRUCTION CO. (NORTHWEST POINTE III) 2700-2751  
GALVIN DRIVE, ELGIN**

Trustee McCormack made a motion, seconded by Trustee Rauschenberger, to accept the Hold Harmless Letter for Conor Globe Elgin III, LLC/McShane Construction Co. (Northwest Pointe III) 2700-2751 Galvin Drive in Elgin.

There were no questions; President Corn called for a vote. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger and McCormack. Nays, none.

**TECHNICAL SERVICES DIRECTOR'S REPORT**

Technical Services Director Vogt reported that Bartels Farm at Mason Road and Alft Lane is expected to be developed into a 3-lot industrial subdivision. As noted at that time, the developer wishes to move forward with preparing to annex to FRWRD, but not complete the annexation until after the City of Elgin annexation is completed and the applicant finalizes purchase of the property. TSD Vogt also reported that the Middle Street Pump Station design is moving along and the engineering firm called and indicated that Bluff City plans to begin placing orders for equipment as a lot of the items take months to get. Trustee Rauschenberger asked if staff has approved a final submitted design from Bluff City. TSD Vogt responded that it is close to being final, there are still some minor items to change like drainage and grading, but nothing major. The engineer will also need to provide an IEPA permit for approval. Attorney Scheflow asked if the District has the signed agreement for the pump station. TSD Vogt responded it was approved by the board and she would check if the final signed version was returned by Bluff City.

Technical Services Director reported that the Patton Mills project is progressing. During installation of the remaining sanitary sewer, the underground contractor encountered an error with an invert elevation. This error led to the replacement of additional footage in order to achieve the correct slope for the sanitary sewer. This additional footage included a section of sewer that was identified as a section requiring repair so it ended up being fixed at no cost to the District. Lastly, Trustee Rauschenberger asked if the Fox River Crossing development is still planned for construction on Lawrence and Route 31 as it is such a tight corner. ED Trueblood responded, yes he believes they have already broke ground.

May 13, 2019

**ADJOURN**

As there was no additional business, Trustee Rauschenberger made a motion, seconded by Trustee Hyman, to adjourn the meeting at 9:38A.M. The next meeting is scheduled for 9:00 A.M. Monday, June 17, 2019. Ayes, Trustees Corn, Bernal, Hyman Rauschenberger, and McCormack. Nays, none.

Respectfully Submitted

Kim Narvaiz, Assistant Clerk

APPROVED:

Bruce R. Corn, President

Gary Hyman, Clerk-Treasurer