

Minutes of the regular meeting of the Board of Local Improvements of the Fox River Water Reclamation District held on Monday, July 20, 2020 at the Administration Building at 1957 North LaFox, South Elgin, Illinois. Present were President Bruce Corn, Vice President Benjamin Bernal, Trustee Steve Rauschenberger and Trustee Marty McCormack.

Staff present in the office included Executive Director Bob Trueblood, Technical Services Director Beth Vogt, Assistant Clerk Kim Narvaiz and Attorney Doug Scheflow.

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

**APPROVAL OF JUNE 15, 2020 BOARD OF LOCAL IMPROVEMENT MINUTES**

Trustee Rauschenberger made a motion, seconded by Trustee Bernal, to approve the minutes of the June 15, 2020 Board of Local Improvements as written. Ayes, Trustees Corn, Bernal, Rauschenberger, McCormack. Nays, none.

**PUBLIC COMMENT**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**MOTION TO APPROVE VARIANCE TO THE OUTSIDE GREASE SEPARATOR REQUIREMENTS FOR ELGIN CHARTER SCHOOL INITIATIVE, A/K/A ELGIN MATH & SCIENCE ACADEMY CHARTER SCHOOL (EMSA), GYMNASIUM RENOVATION, 1600 DUNDEE AVENUE**

Trustee Rauschenberger made a motion, seconded by Trustee Bernal, to authorize staff to issue a variance to the outside grease separator requirement in Ordinance Number 896, Exhibit B.004 for Elgin Charter School Initiative, a/k/a Elgin Math & Science Academy Charter School (EMSA), Gymnasium Renovation at 1600 Dundee Avenue in Elgin. Trustee Rauschenberger asked that staff made sure they are not going to be producing grease. Technical Services Director Vogt commented that they only have a convection oven on site.

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

**MOTION TO APPROVE REQUEST FOR 100% WAIVER OF THE TOTAL CONNECTION PERMIT FEE FOR ELGIN CHARTER SCHOOL INITIATIVE, A/K/A ELGIN MATH & SCIENCE ACADEMY CHARTER SCHOOL, (EMSA) GYMNASIUM RENOVATION PROJECT, 1600 DUNDEE AVENUE**

Trustee McCormack made a motion, seconded by Trustee Bernal, authorize staff to deny the waiver request by Elgin Charter School Initiative, a/k/a Elgin Math & Science Academy Charter School, (EMSA) Gymnasium Renovation at 1600 Dundee Avenue in Elgin. Executive Director Trueblood commented that he wanted to reiterate to the Board members that the recommendation is to deny the waiver request in accordance with Ordinance 886 which took effect January 1, 2020. Trustee Bernal commented that the Board made changes to phase out issuing of waivers and now they need to stick by it. Trustee Rauschenberger asked if this address falls within the Service or Connection area of the District. TSD Vogt responded it is located in the Connection area, which means the fee is based on a fixture count. As the previously installed fixtures had been waived, there are no credits that could be applied to reduce the fee for the project.

TSD Vogt continued that the Elgin Charter School's Attorney sent a letter to the District listing reasons why the permit fees should be waived. However, the reasons are listed do not meet the criteria in the Ordinance for waiving fees. Trustee Bernal asked if it is owned by the City. TSD Vogt responded it was, but staff understands that the City transferred the property to EMSA recently. ED Trueblood reiterated that it is staff's recommendation to deny the waiver request based on the current ordinance. If the school would like to submit an appeal to the Board, they can.

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

**MOTION TO APPROVE REFUND REQUEST PHASE 2 SERVICE FEE, LONE OAK-ELGIN, LLC - INDUSTRIAL BUILDING, 2601 MASON ROAD**

Trustee McCormack made a motion, seconded by Trustee Bernal, to direct staff to refund the Phase 2 Service Fee of \$115,134.61 to Lone Oak - Elgin, LLC c/o Reyes Holdings, LLC. Attorney Schefflow requested that staff ensure the refund is issued to the correct company as it was paid by Premier Design and Build Group, but the letter requesting the refund is from Reyes Holdings. TSD Vogt responded that staff will work to get documentation to prove the refund should go to Lone Oak prior to issuing the refund. Trustee Corn asked to be updated on this at the next Board meeting.

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

**MOTION TO APPROVE IEPA PERMIT APPLICATION FOR ELGIN RE, LLC / NEW PERSPECTIVE ELGIN 450 SOUTH RANDALL ROAD, ELGIN**

Trustee Rauschenberger made a motion, seconded by Trustee McCormack, that Executive Director Trueblood be authorized to sign the IEPA permit application for New Perspective Elgin at 450 South Randall Road in Elgin subject to payment of service fees.

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

**TECHNICAL SERVICES DIRECTOR'S REPORT**

Technical Services Director Vogt gave an update on development projects. Items to note include:

- New Perspective Senior Living Facility is being developed near Randall Road and South Street in Elgin. Staff is reviewing the engineering plans.
- The Middle Street Pump Station is almost complete. There was a small problem with a manhole in the driveway, but the issue has been resolved.
- Park Pointe Subdivision on the corner of Route 25 and Middle Street is moving along as the hold harmless letter from Lennar was accepted at the last board meeting and construction on Phase 1 consisting of 63 units has begun.

**ADJOURN**

As there was no additional business, Trustee Bernal made a motion, seconded by Trustee McCormack, to adjourn the meeting at 9:18 A.M. The next meeting is scheduled for 9:00 A.M. Monday, August 17, 2020. Ayes, Trustees Corn, Bernal, Rauschenberger and McCormack. Nays, none.

Respectfully Submitted

Kim Narvaiz, Assistant Clerk

APPROVED:

Bruce R. Corn, President

Gary Hyman, Clerk-Treasurer