

MINUTES OF VILLAGE BOARD MEETING
Tuesday, May 24, 2022

Village President, Ric Offerman, called the meeting to order at 6:30 p.m. followed by the Pledge of Allegiance. Trustees present: Terry Houchens, Barry Thompson, Dennis Martin, Dick Parrish and Robin White. Trustees Absent: Gabriela Martinez. Also present: Dan Duffy-Village Administrator, John Harrington-Finance Director, Police Chief-Justin Meyer, Village Clerk-Orsola Evola and Public Works Superintendent Assistant-Sabrina Soloy.

Public Forum: Mayor Offerman opened the forum at 6:31 p.m. Resident J. Sindula asked the board if they would consider allowing golf carts in Minooka. It is permitted in Channahon and he enjoys taking the family around in them. He has had no issues in Channahon and would like for it to be permitted in Minooka. Administrator Duffy mentioned they would bring it to the Public Safety and Ordinance Committee for discussion.

President Offerman read the following:
National Safe Boating Week Proclamation
State Farm Proclamation

No one else spoke. Forum closed at 6:39 p.m.

Changes to Agenda –None

Review of the Village Board meetings on April 26, 2022

Trustee Houchens moved to approve the minutes, Trustee Parrish seconded the motion to approve the Village Board Minutes from April 26, 2022.

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

Bills and Transfers

Trustee Martin moved, Trustee Thompson seconded the motion to approve the Bills and Transfers.

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

Treasurer's Report

Trustee Martin moved, Trustee White seconded the motion to approve the Treasurer's Report.

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

Consent Agenda

- Resolution approving LED Street Name Sign purchase from Traffic Control and Protection-\$24,714.00 (2022R-3330)

- Resolution awarding the Water Conditional Bulk Rock Salt Bid Contract to Midwest Salt LLC (2022R-3331)
- Resolution approving a 7.5% increase for USIC (2022R-3332)

Trustee Thompson moved, Trustee Parrish seconded the motion to approve the items on the consent agenda as presented.

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

Unfinished Business

Public Hearing of a Proposed Annexation Agreement for property located at the County Line Road and Holt Road-Conor Project

Trustee Martin motioned to continue public hearing, Trustee Houchens seconded the motion to continue Public Hearing at 6:41 p.m.

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

Administrator Duffy gave an overview. The project is located at 224 Holt Road as the Conor Project- Holt Road and County Line Road. It is currently zoned agricultural. Conor is requesting a 1.2 million sq. foot spec building for logistic purposes. The project has been through planning and zoning with positive recommendations. A draft has been made available to residents with no comments received. Staff recommends the annexation and rezoning after we close the public hearing.

No comments or questions from residents.

Trustee Martin motioned to close the public hearing, Trustee White seconded the motion to close the public hearing at 6:45 p.m.

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

New Business

Ordinance Authorizing the execution of Annexation Agreement (Conor Commercial)

Trustee Martin moved to accept Ordinance on the condition that we are not waiving building permit fees, Trustee Thompson seconded the motion to approve Ordinance 2022-18 Authorizing the Execution of Annexation Agreement (Conor Commercial)

Ayes: White, Thompson, Martin, Houchens, Parrish, President Offerman

Nays: None

Absent: Martinez

Motion carried.

Chris Spesia gave an overview. He mentioned Exhibit G in the Recapture Agreement has an error in it. There is not to be a waiver of building permit fees and sewer tap on fees. He recommends the motion would include on the condition on removing that whereas paragraph in the recapture agreement. The developer will pay 50% of the building permit fees. The board has gone through this in detail. The sewer and water tap on fees are to be paid.

Trustee Martin made a motion to amend the motion to correct and include that full payment of water and sewer tap on fees and 50% of building permit fees will be required; Trustee White seconded the motion.

Ayes: White, Thompson, Martin, Houchens, Parrish, President Offerman

Nays: None

Absent: Martinez

Motion carried.

Ordinance Annexing certain territory to the Village of Minooka (Conor Commercial)

Trustee Thompson moved, Trustee Houchens seconded the motion to approve Ordinance 2022-19 Annexing Certain Territory to the Village of Minooka

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

Ordinance Rezoning Land (Map Amendment) Located in the Village of Minooka- (Conor Commercial)

Trustee Parrish moved, Trustee White seconded the motion approving Ordinance 2022-20 Rezoning Land (Map Amendment)

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

Resolution to Approve Site Development Permit for Conor Project

Trustee Thompson moved to approve subject to Engineering and Legal review, Trustee White seconded the motion to approve Resolution 2022R-3333 to approve Site Development Permit for Conor Project

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

Public Hearing of Proposed Annexation Agreement for property located at the northwest corner of Minooka Road and Grainger Way-Unlimited Carrier

Trustee Thompson moved, Trustee White seconded the motion to open Public Hearing at 6:51 p.m.

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

Administrator Duffy gave an overview. This project consists of a 90-acre parcel zoned agricultural. They are requesting to annex and rezone to M2. The project represents employment opportunities. Staff is still working on final improvements. The project has been recommended by the Planning and Zoning Commission. Staff recommends keeping the public hearing open.

Unlimited Carrier representative mentioned they wanted to close on June 8. They are requesting a special board meeting prior to June 8 to approve the Annexation Agreements. President Offerman asked if June 7

would work. Trustee Houchens advised Unlimited Carrier that they would have to pay the costs for a special meeting. They agreed to that.

Trustee Martin made a motion to continue the public hearing to the special meeting on June 7 at 6:30 p.m., Trustee Thompson seconded the motion.

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

Re-Appointment to Police Commission-George Lindemulder for a three-year term

Trustee Parrish moved, Trustee Thompson seconded the motion to approve re-appointment to police commission

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

Resolution approving the Final Plat of Minooka Ridge Business Center Unit 3 (Molto Properties)

Trustee Thompson moved, Trustee White seconded the motion to approve Resolution 2022R-3334 approving the Final Plat of Minooka Ridge Business Center Unit 3 (Molto Properties)

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

Resolution Approving the Site Development Permit for Minooka Ridge Business Center (Molto Properties)

Trustee Thompson moved to approve subject to Engineering and Legal review, Trustee White seconded the motion to approve Resolution 2022R-3335 approving the Site Development Permit for Minooka Ridge Business Center (Molto Properties)

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

Resolution Authorizing Approval of an Agreement for Abatement of Real property taxes (MP Minooka Ridge Industrial LLC Building 1) (Molto)

Trustee Thompson moved, Trustee White seconded the motion to approve Resolution 2022R-3336 authorizing approval of an agreement for abatement of real property taxes

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

Resolution Authorizing Approval of an Agreement for Abatement of Real Property Taxes (MP Minooka Ridge Industrial LLC Building 2) (Molto)

Trustee Thompson moved, Trustee Houchens seconded the motion to approve Resolution 2022R-3337 authorizing approval of an agreement for abatement of real property taxes

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

A Resolution Authorizing the Approving Departure from Village of Minooka Ordinance Section 5-9-6 (Minimum Standards of Parking Spaces, Aisles, Parking Bays) to Allow Aisle Width Within Car Parking Lots to be a Minimum of Twenty-Four Feet (24')

Trustee Thompson moved, Trustee White seconded the motion to approve Resolution 2022R-3338 Authorizing the Approving Departure from Village of Minooka Ordinance Section 5-9-6 to allow Aisle Width Within Car Parking lots to be a minimum of Twenty-Four Feet.

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

A Resolution Authorizing the Approving Departure from Village of Minooka Ordinance, Section 5-9-6(B) (Off Street Loading) to Allow Truck Loading Dock and Trailer Parking Stalls Twelve Feet (12') in Width

Trustee Thompson moved, Trustee White seconded the motion to approve Resolution 2022R-3339 authorizing the approving departure from Village of Minooka Ordinance 5-9-6(B) to allow truck loading dock and trailer parking stalls Twelve Feet in Width

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

A Resolution Authorizing the Approving Departure from Village of Minooka Ordinance, Section 4-8-7(f)(2) (Design Criteria, Standards and Methods) to Allow the Wet Basin Shoreline Slope to Be 3:1 (Horizontal to Vertical)

Trustee Thompson moved, Trustee Houchens seconded the motion to approve Resolution 2022R-3340 authorizing the approving departure from Village of Minooka Ordinance 4-8-7(f)(2) to allow wet basin shoreline slope to be 3:1

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

Resolution Authorizing the Village of Minooka to Enter Into a Jurisdictional Boundary Line Extension Agreement with the Village of Channahon, Illinois

Trustee Thompson moved, Trustee Martin seconded the motion to approve Resolution 2022R-3341 authorizing the Village of Minooka to enter into a jurisdictional boundary line extension agreement with the Village of Channahon

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

Resolution Approving the Release of Letter of Credit SB185290041 for the Twin Rail Unit #2 Project (Montemayor Construction)

Trustee Thompson moved, Trustee Parrish seconded the motion to approve Resolution 2022R-3342 approving the Release of LOC SB185290041 for the Twin Rail Unit #2 Project

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

Resolution Approving the Release of Bond for Nicor for the Wetland Restoration Work

Trustee Thompson moved, Trustee White seconded the motion to approve Resolution 2022R-3343 approving the release of bond for Nicor for the Wetland Restoration Work

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

Resolution approving Intergovernmental Agreement with Troy Township to tar and chip County Line Road

Trustee Thompson moved, Trustee White seconded the motion to approve Resolution 2022R-3344 approving the Intergovernmental Agreement with Troy Township to tar and chip County Line Road

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

Resolution Authorizing the Renewal of the Village Business Insurance for Property and Liability Insurance

Trustee Martin moved, Trustee Thompson seconded the motion to approve Resolution 2022R-3345 authorizing the renewal of the Village Business Insurance for Property and Liability

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

Resolution Authorizing the Purchase and Acquisition of a Permanent Public Utility Easement and a Temporary Construction Easement On, Over, Across, and Through Certain Property (PIN: 09-35-200-005)(Khater)

Trustee Thompson moved to approve pending Legal and Engineering review, Trustee Houchens seconded the motion to approve Resolution 2022R-3346 authorizing the purchase and acquisition of a permanent public utility easement and temporary construction easement on, over, across and through certain property (Khater)

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

A Resolution Authorizing the Acquisition of a Permanent Public Utility Easement and a Temporary Construction Easement On, Over, Across, and Through Certain Property (PIN: 09-35-200-004) (Drente)

Trustee Thompson moved to approve pending Legal and Engineering review, Trustee Houchens seconded the motion to approve Resolution 2022R-3347 authorizing the purchase and acquisition of a permanent public utility easement and temporary construction easement on, over, across and through certain property (Drente)

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

Resolution to approve award for Twin Rail Drive PCC patching and crack sealing project

Trustee Thompson moved, Trustee Parrish seconded the motion to approve Resolution 2022R-3348 to approve award for Twin Rail Drive PCC patching and crack sealing project

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

Acceptance of Police Pension Fund Summary 22-23

Trustee Parrish moved, Trustee Thompson seconded the motion to approve Acceptance of Police Pension Fund Summary 22-23.

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

Liquor Commission Report- Trustee Thompson mentioned that the Liquor Commission met tonight and recommend Pete's Public House Class A3 Liquor License. No board action needed.

Annexation Committee Report-none

Executive Session-President Offerman advised there was a need to go into executive session.

Trustee Thompson moved, Trustee White seconded the motion to go into Executive Session at 7:14 p.m.

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

Return to regular session

Trustee Thompson moved, Trustee White seconded the motion to return to regular session at 7:33 p.m.

Ayes: White, Thompson, Martin, Houchens, Parrish

Nays: None

Absent: Martinez

Motion carried.

Action from Executive Session-none

As Appropriate- President Offerman mentioned an invite from Kendall County Power in June. Trustee Thompson mentioned the Memorial Day Parade at 10:00 a.m. on May 30.

Trustee Thompson moved to adjourn, Trustee White seconded the motion to adjourn. Adjourned at 7:35 p.m.

Orsola Evola, Village Clerk

Approved: June 7, 2022