

VILLAGE OF NEW BERLIN  
BOARD MEETING MINUTES  
July 17, 2019

President Mike Krall called the meeting of the New Berlin Village Board to order at 6 p.m. on Wednesday, July 19, 2019 at the Village Hall. The Pledge of Allegiance was recited and roll call was taken.

**Attendees:** Mayor Mike Krall, Trustee Sharon LaFauce, Trustee Stephanie Snyder, Trustee Cindy Morris, Trustee Sue Spalding, Treasurer Angie Libben, Clerk Kelly Yates, Superintendents Garrett Kemp and Cody Morris, Police Chief Terry Nydegger and Attorney Jason Brokaw. Trustee Kris Neuman arrived late. Trustee Chelsea Sartore was absent.

**Audience:** Cameron Jones and Greg Hillis, both from Benton & Associates, Tom Lenz, Cindy Foote, CPA with Zumbahlen, Eyth, Surratt, Foote & Flynn Ltd., Linda Hughes, Reporter.

**CONSIDERATION OF THE CONSENT AGENDA AND MINUTES:**

**MOTION:** To approve consent agenda for building report, bills, treasurer's report, and meeting minutes from 6-19-19.

Moved by: Trustee LaFauce

Seconded by: Trustee Morris

Trustee Morris: Yes                      Trustee Neuman: Absent                      Trustee Sartore: Absent

Trustee LaFauce: Yes                      Trustee Spalding: Yes                      Trustee Snyder: Yes

Motion carried by roll call vote.

**CLERK:** There were no minutes for the Zoning Board of Appeals Meeting from June 26, 2019.

**AUDIENCE:** Cindy Foote, CPA presented FY19 Annual Audit and submitted a written report.

Tom Lenz, owner of Lenz Sales and Dist., Inc. approached the board with interest in purchasing 3.1 acres next to the Dollar General to relocate his current company from Jacksonville IL to New Berlin. His business specializes in sales and distribution of automotive refrigerants and HVAC refrigerants. Attorney Brokaw advised Mr. Lenz to forward submittals from an architect or engineer to Village Building Inspector, Mark Adams for a preliminary review and he will collaborate with the Village Board if needed.

**POLICE:** Written report submitted. Chief Nydegger wishes to remind residents that the Village of New Berlin requires a valid driver's license to operate golf carts on Village streets and drivers must abide by Illinois Vehicle Code at all times. Nydegger also asks residents to check the street address on their home to make sure it can be seen easily during the day and also at nighttime. This greatly assists non-local police and emergency responders to find residences in case of an emergency situation.

**TIF:** The TIF application window is now closed and top priority will be given to the two applications received, however TIF applications can be submitted at any time. Jim Blankenship submitted an application in the amount of \$14,568.00 for work that has already been completed at Blankenship Financial Planning Ltd. for termite damage repair, door, window and flooring

replacement and exterior painting. New Berlin Island Grove Fire Protection District also submitted an application for interior and exterior lighting, flooring and stair tread replacement. The total project cost is \$16,414.29; however, Ameren will pay for 50% of the cost for electrical reducing the amount requested to \$11,939.29. It was mentioned that Village Board Members that are business owners are not eligible for TIF funding. Property owned by Village Board Members is permanently removed from the TIF map.

## **COMMITTEE REPORTS**

**UTILITIES:** Written report submitted.

Cameron Jones from Benton and Associates updated the board on the ongoing projects:

Waste Water Treatment Plant Improvements- The Environmental Assessment was drafted today, which Jones expects to take approximately 45 days by the time he reviews, returns comments, the final is issued and published and a public hearing is held. We made one of the three lists necessary to get on the funded list, which Jones is shooting for January funding.

Birch Street Water Main Loop- Attorney Brokaw is drafting documents to obtain easements and is writing a letter to the railroad to get an extension on signing an agreement with the railroad due to the easement issues. A preliminary inspection of the hydraulics of the main showed a positive increase in water pressure on the south side without negatively affecting the rest of the Village. Also, the EPA permit requires us to declare if we are connected to the 10" line or the 4" line, which still needs to be determined.

Trustee Neuman voiced concern over the lack of funding so far for the Waste Water Treatment Plant. He reminded the Board that to date we have borrowed \$200,000 from the general fund to supply the sewer fund with revenue needed to pay engineering fees to Benton and Associates. Cameron Jones responded, reiterating what he told the board at the beginning of the project that he would bill the Village up to 75% and the remaining 25% of bills would be held until the loan is funded. Loan funding is dependent on getting the planner report approved, which is what everyone is working on now. January funding is hopeful, but worst case scenario could be July funding.

**ZONING:** A Zoning Board of Appeals Public Hearing was held on June 26, 2019 at 6 pm at the New Berlin Village Hall. The following two motions were based on the recommendations from Don Cravens, New Berlin's new Zoning Board of Appeals Hearing Officer:

**MOTION:** To adopt Ordinance 2019-09 authorizing variations on property commonly known as 600, 602, 606, & 608 Liana Avenue

Moved by: Trustee Morris

Seconded by: Trustee Neuman

Trustee Morris: Yes                      Trustee Neuman: Yes                      Trustee Sartore: Absent

Trustee LaFauce: Yes                      Trustee Spalding: Yes                      Trustee Snyder: Yes

Motion carried by roll call vote.

**MOTION:** To adopt Ordinance 2019-10 approving the Official Zoning Map

Moved by: Trustee Spalding

Seconded by: Trustee Neuman

Trustee Morris: Yes                      Trustee Neuman: Yes                      Trustee Sartore: Absent

Trustee LaFauce: Yes                      Trustee Spalding: Yes                      Trustee Snyder: Yes

Motion carried by roll call vote.

**STREETS AND PARKS:** Written report submitted.

Windrow Subdivision has cement dividers in the roads that are starting to deteriorate. Dividers will be removed over the next couple of years on an as needed basis.

Trustee Snyder reported a committee meeting was held at 5 pm prior to the board meeting on Wednesday, July 17, 2019. Greg Hillis from Benton & Associates was in attendance and presented an opportunity for application by the Village for an Open Space Land Acquisition & Development Grant (OSLAD). \$29 million grant funds were offered in FY2018 and \$35 million were requested. The same amount is available for FY2019 and possibly FY2020. The grant, which takes 6-9 months to get approved, opens for application on 7-1-19 and in order to apply for this 50% matching grant, the Village must have already obtained property by 8-19-19, the close date for grant applications. Benton and Associates would oversee the grant submission for a \$5000.00 fee, possibly paid with TIF funding, and if awarded the Village can use the proceeds that could be up to \$400,000 for one property only. Improvements to the North Park had been previously discussed but not yet budgeted which included a pavilion, new playground equipment and a splash pad and those items would qualify under the 50% matching grant. A 5 pm site visit was scheduled for Monday, July 22<sup>nd</sup> at North Park with Greg Hillis to create a wish list and a 6:30 special council meeting will be held on July 31<sup>st</sup> to authorize Mayor Krall to sign all legal documents for the grant application and to develop a resolution for available funding.

The new mural has been installed on the Village Hall and up lighting was discussed. National Night Out is Tuesday, August 6<sup>th</sup> at 6p.m. at North Park. This is a national event for the public to meet local first responders.

Fall garage sales were discussed. It was suggested to try and join 111 garage sales next year which starts in Waverly and extends south.

**MOTION:** To enter into an agreement with Benton and Associates for Engineering Services to proceed with the OSLAD Grant Application at the cost of \$5000.00.

Moved by: Trustee Snyder

Seconded by: Trustee Neuman

Trustee Morris: Yes

Trustee Neuman: Yes

Trustee Sartore: Absent

Trustee LaFauce: Yes

Trustee Spalding: Yes

Trustee Snyder: Yes

Motion carried by roll call vote.

**FINANCE:** A cell was inadvertently left blank in the Appropriation Ordinance. A motion is needed to correct the \$246,000 missing cell item in the TIF line item, The Utility System Repair and Maintenance listed as \$0.

**MOTION:** To approve Ordinance 2019-11 to correct Exhibit of Appropriation Ordinance.

Moved by: Trustee LaFauce

Seconded by: Trustee Morris

Trustee Morris: Yes

Trustee Neuman: Yes

Trustee Sartore: Absent

Trustee LaFauce: Yes

Trustee Spalding: Yes

Trustee Snyder: Yes

Motion carried by roll call vote.

**HEALTH AND SAFETY:** An issue of an individual living in a storage unit was discussed. Chief Nydegger reported that the previously discussed vehicle in the driveway of an abandoned house on Frank Street will be removed soon. Unlicensed vehicles parked on the right of way will be towed if not removed upon request.

**PERSONNEL:** No report.

**NEW BUSINESS:**

**MOTION:** To approve a Special Event Liquor License for the Ansar Shriners Sportsman's Raffle to be held August 31, 2019 at the Sangamon County Fairgrounds.

Moved by: Trustee Morris

Seconded by: Trustee LaFauce

Trustee Neuman: Abstain

Motion carried by voice vote.

**OLD BUSINESS:** Trustee Morris informed the board of an issue with the South Sangamon Water Commission and the loss of power to the plant due to a possible lightning strike. Because of the repairs being completed, a water deficit occurred, requiring Chatham to purchase water from CWLP. The Village of New Berlin has a backup plan in place and in the event of an emergency the Village would purchase water from Curran Gardner.

The Board is requesting sealed bids for remodel work to the interior of the Village garage and police car storage.

It was the consensus of the Board that an invoice sent to the Village of New Berlin was sent in error and will not be paid. A letter will be sent to the business owner stating this information.

**LIQUOR CONTROL COMMISSIONER:**

**EXECUTIVE SESSION:** No report.

**ADJOURN:**

**MOTION:** To adjourn at 8:59 p.m.

Moved by: Trustee Neuman

Seconded by: Trustee Morris

Motion carried.

Respectfully submitted,

Kelly Yates  
Village Clerk