

VILLAGE OF HINCKLEY
REGULAR BOARD MEETING - MINUTES
AUGUST 10, 2020
7:00 PM

CALL BOARD MEETING TO ORDER: Meeting was called to order by Village President Nancy Nelson at 7:03 PM. Roll call was taken showing the following:

Present: Trustees Lou Manivong, Daniel Roop, Walter Rainford, and Mike Constant. Quorum Established.

Absent: Trustee Chuck Riforgiate.

Also Present: Village Clerk Elizabeth Losiniecki, Chris Ott (EEI), Dale Youngers, Attorney Roxanne Sosnowski (via telephone), and Members of the Public.

PLEDGE OF ALLEGIANCE: The pledge to the flag was recited.

PUBLIC COMMENT on Agenda Items Scheduled for Action Only

Resident Larry Menz commented regarding the potential donation of the building located at 142 W. Lincoln Hwy. He stated that the Village should make sure there isn't a "no sale" clause in the contract that would prohibit the Village from selling the property later. Village President Nelson stated that the agenda item is only to determine whether to accept the donation of property. Mr. Menz stated that the Village should have a plan before accepting the donation.

GENERAL BUSINESS

• **Agenda item for discussion/approval:** Regular Board Meeting Minutes from July 27, 2020
Trustee Rainford moved to approve the July 27, 2020 Regular Board meeting minutes as presented and Trustee Manivong seconded the motion. Roll call vote: Manivong-Aye, Constant-Aye, Roop-Aye, Rainford-Aye. Motion carried.

• **Agenda item for discussion/approval:** *Payment of Invoices Due*
Trustee Manivong moved to approve the invoices as presented Trustee Roop seconded the motion. Roll call vote: Rainford-Aye, Roop-Aye, Constant-Aye, Manivong-Aye. Motion carried.

GUEST PRESENTATION – Lauterbach & Amen, Annual Audit Report

Village President Nelson stated that this item will be moved to the August 24, 2020 meeting due to storm damage in the suburban areas.

PRESIDENT'S REPORT

• **Agenda item for discussion/approval:** *Appointment of Steven Kreitzer to the Planning Commission/Zoning Board of Appeals*

Village President Nelson stated that she had been approached by Steven Kreitzer, who indicated an interest in being on the Planning Commission. Kreitzer will fill the seat vacated by Joe Edmeier. Trustee Constant asked what the term will be and Attorney Sosnowski stated that it will be to fill the unexpired term. Trustee Manivong moved to approve the appointment of Steven Kreitzer to fill the unexpired term of Joe Edmeier on the Planning Commission and Trustee Roop seconded the motion. Roll call vote: Rainford-Aye, Roop-Aye, Constant-Aye, Manivong-Aye. Motion carried.
Village President Nelson administered the Oath of Office.

•**Agenda item for discussion:** *Progressive Energy Rates*

President Nelson stated that she had received confirmation from Progressive Energy that AEP came in with the lowest rates and will be the energy provider for the next twelve months. The rate is 0.06595 per kWh.

•**Agenda item for discussion:** *Acceptance of donation of property at 142 W. Lincoln Avenue*

Village President Nelson stated that Dr. Marwaha (building owner) wants a decision tonight. She stated that Trustees Constant and Riforgiate had sent emails out with their thoughts about the prospect. Trustee Manivong asked Chris Ott (EEI) if the phase 1 environmental study would dig through the concrete slab and Ott stated that it would not. Trustee Constant stated that since there are no inspection reports available, he is not in a position to vote. Trustee Roop stated that cost estimates for required work are needed. Nelson stated that Trustees need to decide whether or not to move forward. She stated that Riforgiate is not in favor of any expenditures related to this donation. Constant stated that the property would be exempt from property taxes. Roop stated that he would be willing to vote yes tonight to move forward with the phase 1 environmental study but not to commit to accepting the donation. He stated that he is not in favor of accepting the donation without the proper inspections. Rainford stated that the Village needs to be able to “back out of the agreement” if something arises from the phase 1 environmental study. Constant stated that that doesn’t answer the doctor’s demand for a decision tonight. He also stated that he will not vote without the inspection information. Manivong stated that the doctor wants to “offload” the property before the end of the year. Manivong stated that he is in favor of accepting the donation.

Discussion continued with Constant reiterating that Marwaha wants a decision tonight as to whether or not the Village will accept the donation. Roop, Constant and Rainford agreed that there were not willing to accept the donation without the necessary inspections having been performed. Rainford suggested telling Marwaha that the Village will accept the donation contingent upon the results of the phase 1 environmental study. Sosnowski suggested a “due diligence” clause to allow the Village to rescind acceptance of the donation based on the phase 1 environmental study.

Discussion continued regarding the contents of the building, including the medical records and medical supplies. Constant stated opposition to the Village handling the document shredding or disposal of the medicines/supplies. Trustee Manivong moved to accept the donation of the building at 142 W Lincoln Hwy based on the results of the phase 1 environmental study. Attorney Sosnowski suggested alternate wording such as, “motion to approve moving forward with phase 1 environmental study and a ninety-day due diligence period with attorney approval.” Trustee Roop stated that that is where we were at after the last meeting. Constant stated, no motion, no vote. No decision can be made unless and until there is a ninety-day due diligence period. Consensus agreement was reached.

Village President Nelson stated that she will contact Dr. Marwaha to inform him of the decision. She will report back to the Board of Trustees via email. Chris Ott asked that Nelson let EEI know regarding phase 1 requirements.

ATTORNEY REPORT

No report.

COMMITTEE REPORTS

Personnel

None.

Finance and Economic Development

- **Agenda item for discussion/approval:** *FY2020 Audit Report*

This item has been moved to the August 24, 2020 agenda. No report.

Public Safety

President Nelson stated that Ceneca Wagner is out clearing storm damage. No report.

Streets & Alleys

- **Agenda item for discussion/approval:** *Patch and Sealcoat 6 locations*

Trustee Manivong asked if this expense comes out of the MFT budget and Chris Ott (EEI) stated that it does not. Ott stated that the Samblin quote is a pretty good price. Trustee Constant moved to approve the quote from Samblin to patch and sealcoat 6 locations, not to exceed \$4925.00. Trustee Manivong seconded the motion. Roll call vote: Rainford-Aye, Roop-Aye, Constant-Aye, Manivong-Aye. Motion carried.

Buildings, Grounds & Parks

- **Agenda item for discussion/approval:** *Tree Removal Quotes*

President Nelson stated that Ceneca had quotes for stump grinding, limb removal and tree removal, totaling \$3975.00. Trustee Constant suggested adding extra money to the approval to cover the storm damage from today. Trustee Manivong moved to approval tree removal costs, not to exceed \$6000.00 and Trustee Rainford seconded the motion. Roll call vote: Rainford-Aye, Roop-Aye, Constant-Aye, Manivong-Aye. Motion carried.

Water & Sewer

None.

PUBLIC COMMENT

None.

OPEN DISCUSSION

None.

ADJOURNMENT

Motion: Trustee Constant moved to adjourn the meeting at 8:07pm. Trustee Manivong seconded the motion. Roll call vote: Rainford-Aye, Roop-Aye, Manivong-Aye, Constant-Aye. Motion carried. The next Regular Board Meeting will be held on August 24, 2020.

Nancy Nelson, Village President

Elizabeth Losiniecki, Village Clerk