

VILLAGE OF CAPRON
Committee Meeting Minutes
June 22, 2015 @ 7 p.m.

Meeting Location is at the Capron Village Hall - 250 W. Main Street

Pledge – 7:00 P.M.

Call to Order by President JoAnn Cavaliere

Roll Call – Ken Hawes, Kim Gazda, Steve Cavaliere, Elizabeth Kopacz, Linda Nelson, JoAnn Cavaliere, Laura Pisarcik, Aaron Szeto present. Anna Kuzmiak, Nick Arps, Nancy Jones absent.

Approval of Agenda – Motion to approve agenda with addition of Klien Annexation under Aaron Szeto by Ken Hawes, 2nd by Kim Gazda. Voice vote: all ayes, motion passed.

Audience Comments – Those who wish to address the board must sign in at the beginning of the meeting and will have **5 minutes** to speak.

Treasurer- Laura Pisarcik - Auditors coming tomorrow. Also wanted board to be aware of Property Tax Freeze. Hoping it doesn't happen, can't request any more money.

Village Maintenance Report –

Water & Sewer - Ken Hawes

- a. Discuss sidewalk repair - Village's responsibility from hydrant repair. (140 N. 5th Street) B&K Concrete from Caledonia doing some work at the grade school so would be in Capron anyway. \$450. Consensus of the board was to go ahead and get it done. Put on Business Meeting agenda for approval.

Streets & Sidewalks- Nancy Jones - Absent

Finance & Personnel – Steve Cavaliere – Nothing at this time.

Planning & Development – Anna Kuzmiak - Absent

Zoning & Ordinance – Kim Gazda

- a. Discuss Dumpster Enclosures for Multi-Family/Commercial Properties. We already have an Ordinance in place. It was the consensus of the board to start enforcing this Ordinance.
- b. Discuss Connection Fees for Commercial/Multi-Family Properties – Kim Gazda did some research of surrounding area to see what they charge for commercial/multi-family hook on fees. The fees were broken down by the number of bedrooms for some. She passed out a couple price sheets to show the fees. Something to look into for separate fees the Village should charge. Residential single family homes hookup fees are \$3000 for water, \$3000 for sewer. Commercial/Multi-family Properties fees should be higher. This will be revisited in the future after more research.

Code Enforcement – Robert Lukes

- a. Code Enforcement Status Report – Robert Lukes went thru his case list and reported open cases and closed cases. For the most part people are complying, others are ignoring and more notices need to be sent out. Bob

also has a list of properties in violation of long grass that needs to be mowed and trimmed. Dave is being notified as to what properties he can mow and we will then put the fees on owners w/s accounts for payment, and a lien will be placed on the property.

Ad-Hoc Community Events – Robert Lukes

- a. Discuss Raffle at Farmers Market/Flea Market – Discussion as to whether or not the Village wishes to waive the Raffle Permit Fee. Consensus of the board was to waive fees. To be voted on at next Business meeting.

Health & Community Relations – Elizabeth Kopacz – Nothing at this time.

Village Engineer – Nick Arps - Absent

Village Attorney - Aaron Szeto

- a. Discuss/Update on Condemned Properties. Property at 127 W Main had someone pay 2 years of back taxes, then discovered it is in really bad shape and trying to get out of it. We will move forward by next meeting. Properties should still be taken down this construction cycle.
- b. Discuss Klien Annexation – Originally Dawn Klien purchased 20 acres. She lived in one house and wanted to build another house on the property, then tear the older home down. Fell on bad times. Would like to pre-annex property, subdivide to a 2 acre lot for house, 6 acre lot for new house, and remaining 12 acres to sell for farmland. Bank foreclosing on her at present time. Does the board want to go forward with annexation and maybe help her out in this situation? Boone County will not let her subdivide. Aaron is just looking for some direction as to whether to get more info and decide to move forward. Annexing helps protect our borders. Agreements last 20 years. The board felt Aaron could look into further.
- c. Discuss Conservation District North Street Project 50 Year License. Agreements are drawn up and signed.
- d. Discuss Text Amendment to Section 10-7A-2 of the Village of Capron Zoning Code Regarding Permitted Uses in the C-1 Central Business District Zoning Classification to include Automobile Service Stations. Filed by the Village of Capron. Ordinance drawn up to approve at next Business Meeting to allow gas stations on C1 or C2. To be voted on at next Business Meeting.
- e. Discuss Text Amendment to Village of Capron Zoning Code Regarding Permitting Metal Storage Containers within the Village. Filed by the Village of Capron. The felt the recommendation by ZBA was fine, some questioned whether need to be “tied” down. Units weigh 6,000 lbs. but for safety the board decided to keep that in the Ordinance. To be voted on at next Business Meeting.
- f. Discuss Application for a zoning map amendment from the Single-Family (R-1) zoning district to the Light Industrial (I-2) zoning district for the property located at 335 Wooster Street, Capron, Illinois, Boone County and with PIN No. 04-02-301-023 (the “Property”). Filed by Boone Township. Ordinance drawn up to be approved at next Business Meeting

- g. Discuss Text Amendment to Section 10-11-3 of the Village of Capron Zoning Code Regarding Dumpster Regulations. Filed by the Village of Capron. Still some discussion as to whether dumpsters should be permitted for residential properties other than doing construction projects. The board feels the Ordinances states dumpsters are “temporary” and only allowed for 90 days while doing construction projects. If not finished in the 90 days, one can apply for an extension “up to” 90 days. To be voted on at next Business Meeting.

Village President – JoAnn Cavaliere

- a. Discuss remodeling of bathrooms to make Handicap Accessible. We have 2 quotes: Hartwig \$11,000 and Mid-West \$4,200. These quotes are for plumbing only. Still have to figure in the tear out and put walls back up. Aaron suggested we make sure they are using prevailing wage. To be discussed again at next Committee Meeting.
- b. Discuss payment 230 S. 6th. Condemned 12-12-12. Receives min. bill each month plus late fees on property with no meters, no service since condemned. Discuss payment of his accounts. All properties, whether anyone is there or not, are charged the min. fee as there is water/sewer connected to the property. Possibly look into removing late fees/penalty fees but other than that, no deals. To look at again at next Committee Meeting.
- c. Discuss W/S fees for vacant property. – Min. charge monthly, no deals.
- d. Discuss Strand Engineering – Looing to get their opinion and costs to convert the Water/Sewer Treatment plant to UV or Chlorine. The board suggested JoAnn and Ken Hawes make an appointment to speak with Ryan from Strand.
- e. Discuss Bids for Main Street Project. - Bids came in higher than projected. Going to discuss with Nick Arps at next Business Meeting but project may be placed on hold as we don’t know what will happen with our Bond.

Audience Comments – Those who wish to address the board regarding the material discussed at this meeting will have **5 minutes** to speak.

Unfinished Business - Nothing

New Business- Poplar Grove bank has a property that the toilet was running and they didn’t know it because it was un-occupied and they sent a letter requesting to pay for water only and waive the sewer fee. Some were for it, some against.....to be voted on at next Business Meeting.

Adjournment – Motion to adjourn by Ken Hawes, 2nd by Steve Cavaliere. Voice Vote: all ayes. Motion passed. Meeting adjourned at 8:37 p.m.

Minutes taken and transcribed by _____ Date _____