



VILLAGE OF RIVERSIDE
BOARD OF TRUSTEES REGULAR MEETING

Minutes

I. Call to Order: The Regular Meeting of the Village of Riverside Board of Trustees was held in Room 4 of the Riverside Township Hall, 27 Riverside Road, Riverside, IL, on Thursday, July 15, 2021. President Ballerine called the meeting to order at 7:00 p.m.

II. Pledge of Allegiance

III. Roll Call: Present: President Ballerine
Trustee Gallegos
Trustee Marsh-Ozga
Trustees Hannon
Trustee Evans
Trustee Claucherty

Absent: Trustee Pollock

Also Present: Village Manager Frances
Village Attorney Malina
Village Clerk Haley

IV. President's Report

(This is an opportunity for the Village President to report on matters of interest or concern to the Village.)

A. Commission Appointments and Reappointments

1. Motion to appoint Kimber Coombes and Bridget Juister to the Landscape Advisory Commission, terms to expire 2024; and Kapil Kahanna to the Preservation Commission, term to expire 2024

President Ballerine expressed gratitude to the volunteers who have agreed to serve on the Landscape Advisory and Preservation Commissions.

Trustee Gallegos made a motion to confirm the appointments. **Trustee Marsh-Ozga seconded** the motion.

AYES: Trustees Gallegos, Marsh-Ozga, Hannon, Evans and Claucherty.

NAYS: None.

Motion passed.

Clerk Haley swore in Commissioners Coombes and Juister who were in attendance.

2. Motion to reappoint Gina Furey to the Historical Commission, term to expire 2024; Charlie Pipal to the Preservation Commission, term to expire 2024; Joel Marhoul to the Planning and Zoning Commission, term to expire 2026; Thomas Walsh to the Preservation Commission, term to expire 2024; Suzanne Kahle to the Economic Development Commission, term to expire 2024; Matthew Seymour to the Preservation Commission, term to expire 2024; Colleen Incandella to the Parks & Recreation Board, term to expire 2026; Colin Hughes to the Riverside TV Commission, term to expire 2024; John Matthews to the Planning Zoning Commission, term to expire 2026; Eric Sundstrom to the Riverside TV Commission, term to expire 2024

Trustee Evans made a motion to confirm the appointments. **Trustee Gallegos seconded** the motion.

AYES: Trustees Gallegos, Marsh-Ozga, Hannon, Evans and Claucherty.

NAYS: None.

Motion passed.

President Ballerine thanked everyone who has accepted a commission reappointment. He noted that the work done by village boards and commissions is important to the village and informs decisions made by the village board.

- B. An Ordinance authorizing issuance of a Class E Restaurant Liquor License to Connelly & Desai, Inc., D/B/A – The Sand Trap Grill & Tap at 31 Forest Avenue

Trustee Gallegos made a motion to approve the Ordinance. **Trustee Evans seconded** the motion.

AYES: Trustees Gallegos, Marsh-Ozga, Hannon, Evans and Claucherty.

NAYS: None.

Motion passed.

President Ballerine asked Public Works Director Tabb to provide an update on the Swan Pond Managed Natural Area. Director Tabb noted that over the past several meetings, the board has discussed whether or not Swan Pond should be mowed. At the May 20 meeting, the Board directed Staff to discontinue mowing the Swan Pond and to redirect efforts to dandelion management, allowing Swan Pond to go natural. During the June 17 meeting, the Board clarified that the intention was to have a “managed natural” as opposed to a “wild natural” area. Under this direction, Staff has put together a management plan in keeping with the desire for a “managed natural” restoration. As part of the plan, staff has engaged with restoration ecologists from Integrated Lakes Management to do spot treatments of invasive species using an herbicide approved by

the EPA for use in floodplains and aquatic areas. This treatment will occur twice per year in spring and fall. In addition to the fall treatment, if conditions and staff schedules allow, a prescribed burn will be conducted in Swan Pond. Prescribed burning favors native species and improves their competitive advantage among invasive species. No action would be taken over the winter months. During early spring, a refresh mow would be conducted to cut down everything that had grown the previous year. In approximately June, the spring spot treatment would be applied. During the duration of the growing season, paths would be mowed throughout Swan Pond to allow people to walk through and utilize the area. The aforementioned plan would be in conjunction with the currently managed, intentionally planted area, located in the swale that already receives 3-4 treatments annually. Staff will monitor Swan Pond over the course of the next year and report back to the Board on how the site is responding.

President Ballerine thanked Director Tabb for his report.

V. *Manager's Report*

(This is an opportunity for the Village Manager to report on matters of interest or concern to the Village.)

Manager Frances stated that the village ended the year with a surplus of \$596,000. She thanked staff for their efforts. She also noted that staff presented the board with a balanced budget for 2021 and revenues and expenses are right on target with projections.

Manager Frances also stated that the village is a member of the Intergovernmental Risk Management Association, (IRMA) and was recently recognized for have zero accidents in 2020 in the Police, Fire and Parks & Recreation Departments. She noted that there are 71 IRMA member communities. Of that number, 19 communities received this recognition, and only 5 of the 19 communities had two or more departments recognized. She and President Ballerine thanked Staff for their efforts.

VI. *Resident Comments – Non-Agenda Items*

(This is an opportunity for members of the audience to speak about matters that are not included on this agenda. Residents may speak to matters on the agenda as those items are brought up and they are recognized by the Village President.)

Resident Jim Petrzilka shared current Olmsted Society initiatives and projects with the Board and those in attendance. He stated that the group has resumed their walking tours, and will be partnering with Platinum Adventure Tours through Wintrust in the fall. Petrzilka said the Society hosted a tour group from Texas last week and they were reluctant to leave after the tour. He stated that tour guides always encourage visitors to patronize local businesses as a way to extend their stay in the village. The next walking tour is scheduled for July 25. Landscape Workdays have also restarted. The next Landscape Workday is July 31 in the Longcommon. The Olmsted Society has also partnered with local business *The Seed* on a project to collect seeds from native plants to be used in the creation of botanical boxes. Petrzilka also stated that the organization has established a Tributes and Trees program that will accept donations of any amount to be used in consultation with the

village forester to maintain and beautify the Riverside landscape. The group is also accepting donations for the Olmsted Overlook, a public nature space being planned for an area adjacent to the Swan Pond. Finally, Mr. Petrzilka called attention to the book "Plans and View of Communities and Private Estates," which features Riverside prominently. He noted that Riverside was the first of ten planned communities designed by Olmsted and the Druid Hills community near Atlanta was the last. There are copies of the book in the Library and at the Museum. The Olmsted Society has established a dialogue with representatives of the Druid Hills community and has drafted a proclamation extolling the many virtues and benefits of Olmsted's design. The Society would like the Village Board to review the proclamation and consider publishing it on the village website.

President Ballerine asked where one could purchase the book. Mr. Petrzilka stated that the book is available online.

President Ballerine then asked how the tour group from Texas found Riverside. Mr. Petrzilka stated that the group is from a community in Texas that was designed by one of Olmsted's sons and they found the Olmsted Society's tour information online. He noted that Society has hosted tour groups from all over the world.

President Ballerine thanked Mr. Petrzilka for his report and for all the work done by the Olmsted Society.

VII. *Consent Agenda*

(Matters on the Consent Agenda will be considered by a single motion and vote, because they have been fully considered by the Board at a previous meeting, or have been determined to be of a routine nature. Any member of the Board of Trustees may request that an item be moved from the Consent Agenda to Pending or New Business for separate consideration.)

President Ballerine asked to move New Business items X. A. – G. to the Consent Agenda. He then read the items aloud.

- A. Ratify Voucher List of Bills July 1, 2021
- B. Approve Voucher List of Bills July 15, 2021
- C. Approve Village Board of Trustees Regular Meeting Minutes June 17, 2021
- D. Review and file Landscape Advisory Commission Meeting Minutes May 11, 2021
- E. Review and File Fire, Police and Public Works Department June Monthly Reports
- F. Motion to approve a Special Event Application for the rescheduled Friends of Riverside Kayak Event with Paddle On Outfitters to be held on Sunday, July 18, 2021

And New Business Items X.A. – G.

- A. A Motion to approve a Special Event Application for Riv-inia to be held in Guthrie Park on August 13, 2021
- B. A Motion to approve a Special Event Application for Cori's Kids Triathlon to be held at the Riverside Swim Club and on First Division roads on August 14, 2021
- C. A Motion to approve a Special Event Application for Curbside Cuisine events to be held in Centennial Plaza on August 14 and October 13, 2021
- D. A Motion to approve a Special Event Application for the Movie in the Park to be

held in Big Ball Park on August 27, 2021

- E. A Motion to approve a Special Event Application for Touch-A-Truck to be held on Pine Avenue on September 16, 2021
- F. A Motion to approve a Special Event Application for the RBHS Bulldog Invite Cross Country Meet to be held at Indian Gardens on September 18, 2021
- G. A Motion to approve a Special Event Application for Picnic Like It's 1869 to be held on the Swan Pond Bluff on September 19, 2021

With no requests to discuss individual agenda items and no objections to including New Business items X.A. – G. on the Consent Agenda, President Ballerine called for a motion and second to approve the Consent Agenda as amended.

Trustee Gallegos made a motion to approve the Consent Agenda. Trustee Marsh-Ozga seconded the motion.

AYES: Trustees Gallegos, Marsh-Ozga, Hannon, Evans and Claucherty.

NAYS: None.

Motion passed.

President Ballerine asked Parks & Recreation Director Malchiodi to provide some details regarding the upcoming special events. Director Malchiodi noted that the department has partnered with WSSRA to host the Riv-inia concert on August 13, which will feature the Nick Pontarelli Band. He thanked the Cori Sikich Foundation and the Riverside Swim Club for their ongoing support of Cori's Triathlon which will be held on August 14. He thanked Representative Mike Zalewski for his continued sponsorship of the Movie in the Park and noted that residents will be able to vote for the movie that will be shown that night with options posted on the department's Facebook page. He also noted that Touch-A-Truck will be an exciting event for all participants.

VIII. Board and Commission Reports

(This is an opportunity for Commissioners and Board Members to update the public and the members of the Village Board regarding items of interest or concern to the Village.)

A. Discussion regarding Groveland Floodwall Design

Village Manager Frances stated that this is a follow up to the Preservation Commission's discussions and recommendations as outlined in the memo dated April 30, 2021, from Preservation Commission Chairperson Charles Pipal. She provided a recap of the Preservation Commission's process to date. Manager Frances thanked the Preservation Commission for their diligence in reviewing the designs and providing recommendations for improvements. She will continue to provide updates as the process moves forward.

Trustee Hannon stated that he appreciates the collaboration of the Preservation Commission. He feels the commission's feedback has resulted in significant design improvements to the proposed floodwall. He noted that the current proposal includes plantings on the river side of the wall and wondered if it was possible to

estimate how long it would take to restore the area after a flood event.

President Ballerine inquired as to when surveying will be done so a string line can be put up. Manager Frances stated that there is no timeline for completion of the surveying yet. The Corps is currently backlogged with other projects, but she is hopeful that the string line can be put up at the same time that the surveying is done. This will give homeowners in the area and the community at large an idea of how tall the wall would be on each individual property. She will keep the Board updated on the details.

Trustee Marsh-Ozga noted that the surveying will be done prior to commencement of the Section 106 process. Manager Frances concurred that this was her understanding as well.

IX. Pending Business

(This agenda item includes discussion and/or action on matters previously presented to the Board of Trustees.)

A. An Ordinance providing for the Registration and Inspection of Rental Properties within the Village of Riverside

President Ballerine noted that this will again be a discussion, and no vote will be taken on the proposed ordinance this evening. He noted that public comment was welcome at any time, then opened the discussion to the Board.

Trustee Hannon asked for confirmation regarding inspection costs, noting that a multi-unit rental dwelling inspection would cost \$55 and a single family dwelling inspection would cost \$115. This would be a cost of about \$18 per unit per year for the triennial inspections of a multi-unit rental dwelling. Manager Frances concurred.

Trustee Hannon also called attention to a provision in the ordinance calling for random inspections and it was noted that the board had previously decided against random inspections and this provision should have been struck from the ordinance.

Trustee Hannon then inquired about the provision calling for administrative search warrants and asked what other options were available to remedy violations and achieve compliance with village codes. Attorney Malina and Manager Frances stated that violations could go through an administrative adjudication process starting with issuance of a notice of violation. If a violation is not brought into compliance, a warrant can then be issued. Trustee Hannon stated that he would prefer to start the process administratively. Attorney Malina concurred that the least intrusive method of addressing violations is preferred at every step in the process.

President Ballerine asked what is considered a life safety issue. Attorney Malina stated that life safety issues can vary depending on the type of structure, but certainly concerns about fire or carbon monoxide are life safety issues. A discussion of the current adjudication and process ensued.

Property owner Connie Claver addressed the Board. She asked why the Board is only concerned with apartment buildings and not owner occupied homes. She asked what makes apartment buildings inherently unsafe and in need of inspection. She invited the Board to inspect her property and noted that she already pays for a yearly furnace inspection and has her fire alarm system connected directly to the Fire Department. She expressed frustration that the proposed ordinance would be intrusive for her tenants and an added expense for her. She urged the Board to focus on more important issues such as residential flooding.

Trustee Evans expressed support for the proposed ordinance and noted that Riverside is a community that values safe housing for all residents. She stated that the Board cannot prioritize what is convenient or economical for property owners without providing protections to the approximately 17% of residents who are renters. She believes the revised ordinance addresses concerns previously expressed by property owners while at the same time empowering tenants.

Trustee Marsh-Ozga stated that she understands Trustee Evans' perspective, but she thinks the ordinance might be overly broad. She suggested a possible waiver for owner occupied buildings or buildings with on-site management. She also inquired as to whether the size of the building should be a consideration and whether the Board is trying to do too much with this ordinance.

Trustee Claucherty concurred with Trustee Marsh-Ozga and noted that the scope of the ordinance seems overbroad. She noted that costs incurred by property owners will likely be conveyed to tenants eventually. She also expressed concern regarding staff's ability to conduct all the required inspections. She would be willing to explore an opt-out provision for owner occupied properties or limit the ordinance to larger buildings. She believes the ordinance needs to be more tailored to the specific concerns that need to be addressed.

Trustee Gallegos expressed concern that the Board may be overstepping their authority with the proposed ordinance. He understands the need for safety in common areas and asked if perhaps property owners should be required file a form annually with the village.

Trustee Hannon thanked his fellow Trustees for their comments. He stated that he sees the objective of the proposed ordinance as renter health and safety. He would support an exploration of exempting owner occupied properties. His main concern is single family homes that are being operated as rental properties. He is concerned

that these properties are not being operated and inspected by professional property managers. He feels that an inspection once every three years is reasonable and noted that the cost is not excessive. He believes this ordinance will address problems on a village wide basis which changes the dynamic to village vs. property owner instead of tenant vs. landlord. He believes ensuring all rental properties are safe is in everyone's best interest.

Trustee Claucherty asked if there was any data to support the assertion that single family rental properties in the village are unsafe. She also inquire as to why the village would have an interest in inspecting single family rental properties and not single family owner occupied properties.

Manager Frances stated that the analytics available are not great because the village has just transitioned to a work order tracking system. Her concern is that when Staff receives calls from tenants, and they ask the village to intervene, there is little that Staff can do if a tenant will not allow access to their unit. She believes this ordinance will be another tool that Staff can employ to support tenants.

Trustee Claucherty asked if Staff has considered tenant outreach and additional communication so tenants know what the village can and cannot do. She noted that once an ordinance is on the books, it is unlikely to be repealed.

Trustee Evans noted that residents know they can call the village to ask for help in certain situations, but she believes more outreach to renters would be beneficial. She does not feel that requiring inspections is unreasonable.

Trustee Hannon called attention to the registration provision of the ordinance and listed the information that property owners would be required to provide: property address, number of separate dwelling units, number of units currently occupied, full name, address, telephone number and working email address of every property owner, contact information of any owner representatives. This is a key component of the ordinance and Hannon views it as essential information for the village to have, especially in the event of an emergency.

Trustee Claucherty agreed. She supports a registration process which will facilitate improved communication.

President Ballerine expressed an interest in collecting tenant information in addition to requiring property owner information. Trustee Claucherty expressed reservations due to privacy concerns.

President Ballerine stated that the ordinance needs additional fine tuning. He believes the Board is in agreement that the goal of the ordinance should be ensuring life safety, not just for residents, but for first responders. Staff needs to

have confidence that a railing will not collapse if a fire fighter or police officer leans on it. Ballerine also believes it is important for Staff and the Board to understand where problems exist and to address them in a prompt and consistent manner while at the same time being respectful of renters and property owners. He proposed having the building inspector accompany the fire department on their annual inspections of common areas as a way to improve life safety. He noted that in order to address problems in individual apartments, tenants will need to call the village for help and then the adjudication process can begin.

Trustee Evans noted that over the winter, the village obtained a court order allowing access to every apartment in a specific building and there were issues that needed attention in each apartment that the village was not aware of previously. She is not convinced that inspecting common areas will lead to a significant improvement in life safety. She noted that inspecting common areas would not be likely to disclose an improper gas line connection or a rodent problem.

Trustee Marsh-Ozga noted that a resident recommended reviewing the rental property licensing system used by Oak Park which includes tiered licenses based on prior violations. Some property owners are only given a provisional license that is valid for six months and then another inspection is required. Manager Frances noted that Oak Park is a home rule community and Riverside may not be able to implement such a system because it is non-home rule.

Trustee Marsh-Ozga and Attorney Malina agreed that properties that have repeated violations should be inspected more often. The Oak Park ordinance allows a maximum window of three years between inspections for properties without violations.

President Ballerine noted that by having the building inspector accompany the Fire Department on inspections, the common areas of buildings would be inspected annually.

Trustee Hannon again expressed concern regarding the lack of information the village has regarding single family homes that are being used as rental properties. He asked what the common areas of a single family home would be. He believes the village should be making sure single family rental properties have working smoke and carbon monoxide detectors. He is concerned that a homeowner who is renting out a property may not have the same level of expertise and awareness regarding certain life safety matters that a professional property manager has.

Trustee Evans asked what building inspectors would be looking for that fire inspectors wouldn't see. President Ballerine stated that the two inspectors have different expertise.

President Ballerine stated that he shared Trustee Hannon's concerns regarding single family homes, but expressed support for enforcing the codes where problems are known to exist.

Trustee Hannon stated that "It only takes one fire where there's not adequate egress, and that's something that could have been prevented." President Ballerine stated that he did not disagree with Hannon.

Resident Dale Yates suggested consulting water billing records to help determine which single family properties are being rented. He recommended that the Board keep the focus of the ordinance on health and safety. He also recommended that owners pay a fee for a business license and self-certify compliance with certain life safety requirements annually. He stated that property owners have a vested interest in keeping tenants happy. Property owners lose money when tenants move out. He understands that there are some really bad landlords, and agrees that the village should address issues as they arise. He stated that there are already plenty of laws, both state and federal, regulating rental properties. He also expressed concern regarding the costs associated with inspections.

President Ballerine asked Attorney Malina if self-certification would be possible if Staff developed a list of requirements. Attorney Malina said that during the pandemic, this is in fact how some inspections have been handled. Trustee Hannon recommended that property owners be required to certify "under penalty of perjury".

Trustee Marsh-Ozga again expressed support for exploring a tiered licensure system with self-certification not available to property owners with a history of violations.

Trustee Evans expressed reluctance to use terms such as penalize and punitive. She is not interested in being punitive. Her concern is ensuring that renters in the community have safe housing.

It was noted that the Fire Department currently does annual inspections of properties with three or more units.

President Ballerine expressed concern regarding dedicating additional attorney time to draft further amendments without a clear idea of the Board's priorities.

Attorney Malina suggested polling the Board to see if there was consensus regarding a path forward. He suggested that Staff create a term sheet and get feedback from everyone. He suggesting the following as a starting point:

- Does the Board still feel that an ordinance is needed?

- Does the Board still support registration? Malina believes it must be called registration, not licensing, because the village is non-home rule.
- Does the Board still want to require regular inspections of private areas?

Once there is consensus on these and other issues, discussions can continue.

Manager Frances noted that the ordinance as currently drafted requires information regarding property owners, not renters. She asked if this is still the preference of the Board.

Trustee Hannon expressed support for a “laundry list” approach and asked that the Village Manager put together a list for the Board to discuss at the next meeting.

Attorney Malina noted that once an ordinance has been drafted, filler language is added in order to cover certain legal requirements. He believes it will be helpful for the Trustees to get back to the essence of what the Board hopes to accomplish with the ordinance by using the term sheet approach.

Consensus: Manager Frances and Attorney Malina will prepare a Term List for the Board to discuss at the next meeting.

B. An Ordinance authorizing certain fee waivers for new businesses

Village Manager Frances noted that in May of 2020 and February of 2021, the Board approved certain fee waivers for local businesses as COVID-19 relief measures. In May, Manager Frances asked if the Board would be interested in approving additional waivers to assist in attracting new businesses to the village. The waivers would include fire inspection, health inspection, business license, liquor license and outdoor dining fees. She also called attention to several different scenarios demonstrating the financial implications of the fee waivers proposed in the ordinance and thanked Trustee Evans for suggesting the staff investigate ways to attract new businesses.

Trustee Hannon asked for clarification regarding the duration of the waivers and whether they would apply to all fees in perpetuity or only the initial fees. Manager Frances and Attorney Malina indicated that the intent of the ordinance is to waive initial fees only.

Trustee Gallegos made a motion to approve the ordinance. **Trustee Claucherty seconded** the motion.

AYES: Trustees Gallegos, Marsh-Ozga, Hannon, Evans and Claucherty.

NAYS: None.

Motion passed.

Attorney Malina stated that he will amend the ordinance by inserting the word “initial” prior to each of the fees listed in the ordinance to provide clarity.

X. *New Business – Items X.A. – G. were previously approved as part of the Consent Agenda.*
(This agenda item includes discussion and/or action on matters not previously presented to the Board of Trustees.)

- A. A Motion to approve a Special Event Application for Riv-inia to be held in Guthrie Park on August 13, 2021
- B. A Motion to approve a Special Event Application for Cori’s Kids Triathlon to be held at the Riverside Swim Club and on First Division roads on August 14, 2021
- C. A Motion to approve a Special Event Application for Curbside Cuisine events to be held in Centennial Plaza on August 14 and October 13, 2021
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- E. A Motion to approve a Special Event Application for Touch-A-Truck to be held on Pine Avenue on September 16, 2021
- F. A Motion to approve a Special Event Application for the RBHS Bulldog Invite Cross Country Meet to be held at Indian Gardens on September 18, 2021
- G. A Motion to approve a Special Event Application for Picnic Like It’s 1869 to be held on the Swan Pond Bluff on September 19, 2021

- H. A Resolution authorizing the Village Manager to execute a contract in the amount of \$559,622 with A Lamp Concrete Contractors, Inc., for the Swan Pond Walking Path Reconstruction Project, the Swim Club sidewalk, and the 2021 Sidewalk Replacement Program

Public Works Director Tabb stated that a public bid opening was held at the Riverside Public Works facility at 10:00 a.m. on July 1. Five bids were received, opened and read aloud. Of those bids, A Lamp Concrete Contractors was the apparent low bidder at \$559,622. This price includes \$426,337 in costs associated with the Swan Pond Walking Path Reconstruction Project, \$22,995 for the Swim Club Sidewalk and \$110,290 for the 2021 Sidewalk Replacement Program. The bid included multiple projects to take advantage of volume pricing of concrete. Director Tabb stated that Christopher B. Burke Engineering has reviewed the bid documents and verified that A Lamp Concrete Contractors, Inc. was the low bidder and has checked the contract documents and recommends awarding the projects to A Lamp. Tabb further noted that although the Swim Club sidewalk project was included in the bid, the Swim Club will be paying 100% of the cost associated with this work. However, because the sidewalk is located in the public right-of-way, the Village will be responsible for maintenance of the sidewalk once it has been installed.

Trustee Hannon inquired about the budgeted vs actual costs of the project. Director Tabb explained that this aspect of the project actually came in under budget. The overall cost of the Swan Pond project increased due to the Board’s

decision to include the limestone ledge rock shoreline stabilization and river access point features.

President Ballerine asked for insight into the differing engineering costs for the projects. Director Tabb noted that the engineering work for the Swim Club sidewalk was more detailed and involved, thus the engineering costs are proportionally higher.

Trustee Evans asked how Staff determines which sidewalks get replaced. Director Tabb stated that the Department of Public Works is responsible for the maintenance of 47 miles of sidewalk within the Village. When the department receives a call or email about a sidewalk issue, they attempt to make the repair in house. If that is not possible, it goes on a list of sidewalk squares that need repair or replacement. Staff tries to coordinate sidewalk replacement projects with street and sewer replacement projects.

Manager Frances noted that sidewalk improvements are also accomplished with mud jacking or saw cutting.

Trustee Gallegos made a motion to approve the resolution. **Trustee Evans seconded** the motion.

AYES: Trustees Gallegos, Marsh-Ozga, Hannon, Evans and Claucherty.

NAYS: None.

Motion passed.

- I. A Resolution authorizing the submittal of an application for Illinois Environmental Protection Agency Section 319 Grant Funds for the Reconstruction of Parking Lot 8 with porous pavers

Finance Director Johns stated noted that the Board directed Staff to apply for an IEPA Section 319 Grant for Parking Lot 8 at the June 17 meeting. If the resolution is approved, Staff will work with the village engineer to get the grant application submitted by the July 31 deadline and include the item in the 2022 Budget as Grant Contingent.

President Ballerine asked if Staff had reached out to First American Bank regarding their interest in participating in the cost share for this project as required by their long term lease of parking spaces. Director Johns stated that she and Director Tabb met with bank representatives and they are evaluating the number of spaces they truly need. They may be willing to relinquish some spaces.

Trustee Gallegos made a motion to approve the Resolution. **Trustee Marsh-Ozga seconded** the motion.

AYES: Trustees Gallegos, Marsh-Ozga, Hannon, Evans and Claucherty.

NAYS: None.

Motion passed.

J. Discussion of Future Capital Funding for Water and Sewer Fund

President Ballerine quipped that the Board had saved the best for last. Finance Director Johns thanked him for his enthusiasm on the topic. She then directed the Board's attention to Water Sewer Infrastructure Plan A. She noted that the village's water meter replacement project was originally scheduled to start in 2021; however, that process will not begin until 2022. She also noted that during the Board's initial discussions, the assumption was made that residents would be charged for the cost of new water meters, in keeping with past practice. She asked if the Board still supports that decision.

President Ballerine inquired as to the cost of a new water meter and whether accumulated infrastructure fees could be used to offset some or all of the cost. Public Works Director Tabb stated that the cost of a new meter and external reader is approximately \$250 - \$300 depending on the size of the meter, but larger meters for commercial buildings and schools could cost upwards of \$1,000. Director Johns stated that the estimated cost of subsidizing the water meter replacement project would be \$900,000. She and Director Tabb noted that the Coonley Water Main Replacement project and the Railroad Water Shed project were both accomplished using infrastructure fees.

Trustee Hannon expressed a strong preference for spending infrastructure fees on projects that would help alleviate flooding from sewer backups as soon as possible as opposed to subsidizing the cost of new water meters.

President Ballerine called attention to year 2025 and noted that the plan calls for issuing bonds to complete the Olmsted Corridor Sewer Separation Project.

Trustee Claucherty asked if there was any way to get the sewers separated sooner by adjusting the infrastructure fee or making other financial adjustments. Director Johns stated that both plans have been formulated to maintain a consistent debt service level. The plans also try to minimize increases to user fees.

Trustee Marsh-Ozga asked if there have been any adjustments to the infrastructure fee since it was implemented. Director Johns advised that it has remained flat. Trustee Marsh-Ozga expressed support for incremental increases to the infrastructure fee over time to accelerate the pace of sewer separations. She also recommended offering assistance to residents who have a demonstrated financial need.

Trustee Hannon concurred. He favors offering targeted support to the elderly, disabled veterans and low income residents. He also asked that the Board defer a decision on subsidizing the water meters until everyone has had more time to think about the possible financial ramifications. Trustee Evans concurred.

Director Tabb stated that the plans presented have been formulated to coordinate water, sewer, street and sidewalk improvements as much as possible. The availability of IDOT funding also plays a role in the timing of some projects. Staff will also reach out to Nicor, ComEd and other utilities regarding their upcoming infrastructure improvement plans. Director Tabb also noted that prior to commencement of any project, sewers must be televised, pre-construction engineering must be completed and residents with water and sewer lines connecting to the village infrastructure to be replaced need to be notified and given the opportunity to plan for replacing their own lateral water and sewer lines before repaving starts.

Director Johns then directed the Board's attention to Plan B, which includes the Longcommon Corridor Sewer Separation and Vault project and would require an additional bond issue and increasing the infrastructure fee to \$45. This increase could be done incrementally. She asked the Board to provide guidance.

Director Tabb noted that Plan B as presented contemplates a water storage vault under the Longcommon/Downing Triangle. He noted that the Board may want to consider a larger vault under Big Ball Park, but the expense of the larger vault would be significantly greater. He noted that locating the vault beneath the park could possibly unlock grant funding; however, use of the park would not be possible while the vault was being constructed.

Director Johns asked if the Board would be interested in discussing a larger vault if grant funding could be found to help alleviate the additional expense. Trustee Claucherty stated that she would be interested in having that discussion if funding was available. Trustees Hannon and Evans concurred. Trustee Hannon felt certain that people would understand if the park area was offline for a year if the outcome was the elimination of residential sewer backups.

Consensus: The Board supports Plan B. Staff is directed to look into grant funding for a larger underground water storage vault to be located beneath Big Ball Park. Plan for incremental increases to water and sewer fees and the infrastructure fee. Plan to charge residents for new water meters, but develop a process to provide financial relief for those who need it. Manager Frances stated that staff will develop a policy and procedure for this.

President Ballerine would like to see the Board consider waiving permit fees for green infrastructure improvements on private property as a way to encourage residents to remove non-permeable surfaces, install dry wells and take other steps to keep storm water out of the combined sewer system. He also recommended the board consider adopting an ordinance requiring disconnection of downspouts from the combined sewer system.

XI. Trustee Reports and Communications

(This is an opportunity for Trustees to inform residents of events or items of special interest.)

Trustee Gallegos reported that 2020 was a difficult year for many local businesses and the Riverside Chamber of Commerce. The Chamber is regrouping and recruiting new members. Cruise Nights will be back in 2022. The annual Person of the Year Dinner will be held on September 23 and Peter Boutsikakis is this year's honoree, so save the date and watch for tickets to go on sale.

President Ballerine commended residents for their cooperation and determination during the pandemic. He noted that Riverside has one of the highest vaccination rates in the Chicago area with over 90% of residents partially vaccinated and 76% of residents fully vaccinated. He thanked everyone who has taken the pandemic seriously.

Trustee Evans thanked Friends of the Fourth, the Parks & Recreation, Police and Fire Departments for providing residents a safe and fun 4th of July. She also thanked the Olmsted Society and other volunteers for who participated in the recent Landscape Workday at Patriots Park and stated that the park looks beautiful as a result of their efforts.

XII. Adjournment

With nothing further to discuss, President Ballerine called for a motion and second to adjourn the Regular Meeting. **Trustee Gallegos made a motion to adjourn. Trustee Marsh-Ozga seconded** the motion.

AYES: Trustees Gallegos, Marsh-Ozga, Hanon, Evans and Claucherty.

NAYS: None.

Motion passed.

President Ballerine declared the meeting adjourned at 9:22 p.m.

Respectfully submitted:

Village Clerk Haley

Date Approved

XIII. Executive Session – None.