

**VILLAGE OF BURLINGTON
P.O. BOX 205
BURLINGTON, IL 60109-0205
VILLAGE CLERK – CHRISTINE JONES
PHONE: 847-683-2283**

**(Rescheduled) Village Board Meeting
Meeting Location – Village Hall, 175 Water Street
Remote (Call In: 877-309-2073, Access Code: 145-231-853)
July 22, 2024, 7:00 p.m.**

Present: Village President Mary Kay Wlezen, Village Clerk Christine Jones, Deputy Clerk Natalie Meisner, Public Works Director Mark Wilkison, Village Engineer/Zoning Officer John Whitehouse, Village Engineer/Zoning Officer Kyle Welte, Village Attorney Pete Wilson, and Village Treasurer Melissa Wellendorf.

Open the Meeting: President Mary Kay Wlezen opened the meeting at 7:00 p.m.

Roll Call: Trustees: Jim Daffron, Amanda Stephens, and Mike Szydlo were present. Ryan Wasson arrived at 7:08 p.m.

Absent: Deb Twenhafel and Jean Micklevitz

Guests: Ken Hale and Ray Zuberbier

Remote: None

Approval of Elected Officials remote attendance. Jim motioned to approve. Mike seconded. Ayes: Szydlo, Daffron, Stephens. 3 Ayes, 2 Absent, motion carried.

Welcome guests: Ray Zuberbier and Ken Hale.

Approval of the bills to be paid as presented on Warrant-6 FY 2025, Dated July 15, 2024, in the amount of \$25,389.76. Amanda motioned to approve. Jim seconded. Ayes: Szydlo, Daffron, Stephens. 3 Ayes, 2 Absent, motion carried.

Approval of June 3, 2024, Village Board Meeting Minutes. Jim motioned to approve. Amanda seconded. Ayes: Szydlo, Daffron, Stephens, 3 Ayes, 2 Absent, motion carried.

Approval of June 17, 2024, Village Board Meeting Minutes. Mike motioned to approve. Amanda seconded. Ayes: Szydlo, Daffron, Stephens. 3 Ayes, 2 Absent, motion carried.

Board Discussion on the lease of ground space with American Towers LLC.

John reported an inquiry from Tower Alliance LLC, an authorized vendor of American Towers LLC, regarding the lease of ground space. They propose handling the leasing of the parcels owned by the Village and collecting the rental income on behalf of Burlington. Tower Alliance LLC is interested in making a one-time cash payment of \$300,000 for a 1,000-square-foot area, with a 5-year option to buy out the existing leases Burlington currently has on the property. The area has been granted up to 4 special-use areas with up to 4 providers on the tower. The Village would receive \$350 per month and a 3% annual escalator from any lessor of the area.

John expressed concerns that the Village would need to relinquish control of the property, and he noted that the proposal would not be financially beneficial to the Village. Additionally, the Village would not know who would occupy the land. John and Pete will review the context of the existing agreements and report back to the Board with specifics.

Board Discussion on emergency drainage repair quote from Stark and Son Trenching. John reported that the storm drain on Old Plank Road is 84 years old and has become impossible to fix due to years of wear and tear. He explained that the tile was clogged with tree roots and crushed in several spots. Stark and Son Trenching submitted proposal #2035 for \$46,125.00 to complete the repair. John informed the Board that obtaining additional bids would take significant time and cost, almost equaling the amount of the proposal from Stark and Son Trenching.

Mary Kay reported that following the significant storm damage, the Kane County Office of Emergency Management (OEM) advised the Village to submit all incurred costs. OEM will request assistance from the Federal Emergency Management Agency (FEMA) on Burlington's behalf to cover the repair expenses.

Melissa informed the Board that she inquired with Old Second Bank regarding the specifics of a loan in the amount of \$50,000. If obtained, the Village's monthly payment would be under \$1,200.00 for a term of four years. She added that if FEMA grants the Village the funds, the loan can be paid off early.

John said if a project is over \$25,000.00 competitive bidding must be waived to accept any proposals. Jim made a motion to Waive Competitive Bidding to Accept Stark and Son Trenching's proposal #2305 in the amount of \$46,125.00. Ryan seconded. Ayes: Wlezen, Szydlo, Daffron, Stephens, Wasson, Wlezen. 5 Ayes, 2 Absent, motion carried.

Board Discussion on Potential Loan from Old Second Bank to cover costs. Ryan motioned to approve securing a loan for \$50,000.00 from Old Second Bank to cover the costs of the emergency drainage repair. Mike seconded. Ayes: Wlezen, Szydlo, Daffron, Stephens, Wasson. 5 Ayes, 2 Absent, motion carried.

Village Board Consent to the appointment of Dan Russell as Plan Commission Member for the term of one year expiring July 16, 2025. Mike motioned to approve. Amanda seconded. Ayes: Wasson, Szydlo, Daffron, Stephens. 4 Ayes, 2 Absent, motion carried.

Village Board Consent to the appointment of Dan Russell as Zoning Board of Appeals Member for the term of one year expiring July 16, 2025. Ryan motioned to approve. Amanda seconded. Ayes: Wasson, Szydlo, Daffron, Stephens. 4 Ayes, 2 Absent, motion carried.

"Mott's Lounge Day" in Burlington July 27th Proclamation. Mary Kay read aloud the Proclamation and declared July 27, 2024, as "Mott's Lounge Day" in all of Burlington. She said on July 27th Mott's will close North Main Street at 4:30 p.m. and reopen at midnight. She announced there would be a special presentation to honor and recognize Mott's 100th birthday. Representatives from the Federal, State, and Kane

County Governments will attend the event at 6:15 p.m. in front of Mott's. All are welcome to attend. The Board briefly discussed the celebration, band, and street closure.

Public Works/Water Plant Report. Mark reported that he has been very busy over the past couple of weeks dealing with additional repairs beyond his regular work. He also completed and passed the required Environmental Protection Agency (EPA) classes.

Village Treasurer's Report. Melissa said the annual audit will take place from July 29th through July 31st. She is currently addressing an issue with the Illinois Department of Unemployment. They mistakenly charged the Village for someone's unemployment benefits.

Village Attorney's Report. Pete said that Serosun Investments was served a summons on June 29th. They have 30 days to respond, or a default judgment will be issued against them.

Village Engineer's Report. John reported that WBK Engineering completed its review of the illegally filled wetlands. The report has been forwarded to the resident and his wetland consultants. Additionally, the consultants will present their findings to WBK Engineering for further review. John stated that he would review the report and make recommendations for the restoration of the wetlands.

John also reported that Nexamp's request to allow the grazing of goats on their solar field has been approved by Burlington's Fire District and the Kane County Department of Transportation. The Village's inspectors at SAFEbuilt are currently reviewing their plans.

John said Commonwealth Edison will announce the Powering Safe Communities Grant recipients at the end of July.

Village Zoning Enforcement Officer's Report. John reported he had a couple of zoning inquiries regarding the property at 122 S Main Street.

Village President's Report. Mary Kay reported the Fireworks event went well and raised over \$2,200 by charging five dollars per car. She said Burlington will have more deputies present at next year's event due to safety issues involving speeders, vehicles doing burnouts, and damage caused to Village property.

Mary Kay said there have been residents performing work without obtaining permits. She suggested the Plan Commission investigate ways to prevent this by possibly implementing a change in the Village code.

Village Clerk's Report. Christine informed the Board that the first day to circulate petitions for candidates seeking election in the 2025 Consolidated Election is August 20th. Christine said she, Natalie, and Mary Kay will be at the Ella Johnson Library on July 25th from 4-6 p.m. for a children's career day event.

She also reported that the Metro West Council of Government's 20th Anniversary party will be held at Riverlands Brewery in St. Charles on August 1st. She briefly spoke about the program at the Clerk's Summer Seminar and said it went well.

Deputy Clerk's Report. Natalie reported water bill payments have improved since the implementation of monthly billing and minimal late notices were sent out.

Presentation and Review of Water Billing Memo. June 2024 Receipts were \$15,806.74. Security Deposits were \$0.00. Aged Receivables due at the end of June 2024 were \$3,523.75. June 2024 Water Billing was \$13,943.76.

Public Comments: Mr. Zuberbier inquired about the rules regarding all-terrain vehicles and expressed his safety concerns. The Board advised that if anyone is seen violating traffic rules, please call the Kane County Sherriff.

Mr. Hale asked a question regarding permitting to fix a slope in his yard.

New Business: None.

Adjournment. Ryan motioned to adjourn. Mike seconded. All Ayes. The meeting adjourned at 8:15 p.m.

Respectfully Submitted,

Christine Jones