

CALL TO ORDER:

Trustee VanOstenbridge calls to order the Village of East Dundee Committee of the Whole meeting at 7:01 p.m.

ROLL CALL:

Trustees Gorman, Miller, Lynam, Cichowski and VanOstenbridge. Trustees Ruffulo and President Bartels were absent.

Motion to appoint Trustee VanOstenbridge as President Pro Tem by Lynam/Miller.

Roll: Ayes – 4 – Trustees Gorman, Lynam, Miller and Cichowski. Nays – 0. Motion carries.

Also in attendance: Village Administrator Bob Skurla, Village Attorney Pat O'Connor, Chief of Police Terry Mee and Village Clerk Jennifer Rehberg.

PUBLIC PARTICIPATION:

Motion to amend the agenda by moving up New Business Item C by Miller/Lynam.

Roll: Ayes – 5 – Trustees Gorman, Lynam, Miller, Cichowski and VanOstenbridge. Nays – 0. Absent – 2 – Trustee Ruffulo and President Bartels. Motion carries.

C. Expansion of the Dundee Crossings BDD Western Boundary for the IGA Building

Village Administrator Skurla updated the Board on a possible buyer for the IGA building. There is a tentative agreement on the purchase price. Mr. Steve Bednarz, Vice President of Tovar Snow Removal Specialists spoke to the Board. They employ approximately 85 full time people out of 5 different locations. They are interested in making the building their corporate headquarters. There would be 40 people working out of the location on a daily basis. Within the next 2-4 years, they may add another 20 employees. They are also looking at a property in Elgin that would work well for them. Skurla asked the difference between the 2 properties. The Elgin location is furnished compared to the IGA building. They are in a 45 day timeline. The IGA building will need some exterior work, although structurally it is sound. Skurla stated there are things the Village can do within the 45 day period. Skurla stated that if the Board would like to move forward with this, he suggests creating an inducement resolution for next week's Board Meeting. Trustee Gorman asked if they have any retail sales within their business. Mr. Bednarz stated they do not. They subcontract out during the snow removal season and focus on sales and new customers during the rest of the year. Skurla stated the building is not in the TIF but the BDD is an option. He stated if we include the building within the TIF, he would like to add other buildings in the area. NAPA and The Manor would probably not be included. Skurla explained how he approaches businesses regarding BDD and TIF additions. Trustee Gorman explained the risks for both the business and the Village by moving forward with this. Miller asked if the renovations will increase the property value. The asking price has dropped dramatically and the negotiated price will drop the value. They are requesting to be added into the BDD. Nick Cinquegrani stated there is approximately \$230,000 in the Dundee Crossings BDD fund at this time, with 40% designated. Gorman would not have a problem with the inducement resolution prior to more discussion. Consensus is to move forward with the inducement resolution to come before the Board next week at the Village Board meeting.

OLD BUSINESS:

A. Dick Calendo Building/Bank Attraction

Skurla stated the Board wanted him to put some numbers together and list detailed funding for this project which would be coming out of the BDD. Trustee Lynam commented that he feels banks follow

businesses, not businesses follow banks. He thinks we should poll all of those in the BDD to see if they are in favor of spending the BDD funds on a bank. He states that he does not think this property will bring any money into the Village. Skurla stated the request was for \$65,000 from the Village with \$150,000 total. Trustee Gorman stated there are no financial benefits to the Village for having a bank in the property. Skurla explained all of the changes proposed in the building. Gorman feels that we need to provide a policy as to how we want to spend BDD funds in the future. Skurla thinks it is a good idea to bring businesses into the Village in order to draw other businesses. Skurla reminded the Board that if a Village does not have TIF funds committed within 3 year, they will probably be requested by the school district. Miller recommended that the Board also sets a budget for the TIF and BDD funds every year. Gorman asked if it is possible to put together a policy group. Gorman will not vote on anything until there is a plan. He is fine with the inducement resolution. Cichowski is OK with the inducement resolution. Lynam is not OK with the inducement resolution. Miller agrees with the resolution but feels the Board needs to know exactly how the funds are to be spent. Skurla stated he will take the dollar amount out of the resolution. Consensus from the Board is to move forward.

B. Administrative Tow Fee – Increase Recommendation

Chief Mee suggests the Village increase the tow fee from \$250 to \$500. He stated \$500 is the standard fee for other municipalities. Chief Mee clarified this is for criminal offenses, not parking violations. The consensus from the Board is to approve this and move forward to change the legislation.

C. Interim Finance Director Issue

Village Administrator Skurla stated he spoke to a couple of recently retired finance directors. Nick Cinquegrani has time to complete the duties for a short time, but Skurla would like to move forward in hiring a replacement soon. Consensus from the Board is to move forward in finding a replacement.

D. Memorandum of Understanding with the McGraw Foundation

Village Administrator Skurla stated there is no update on this issue. President Bartels has tried connecting with McGraw on the Memorandum of Understanding. Trustee Lynam does not agree with the memorandum being submitted and given to McGraw and listed all of his reasons. He would like the process to be aborted.

E. Integrated Police Departments Report

Village Administrator Skurla stated most of the Board attended the meeting. He gave a brief overview of the presentation. Trustee VanOstenbridge would like to invite the police department to a meeting to hear their thoughts. Trustee Gorman likes the concept of consolidating the police departments for savings purposes. He would like a "to be" vision. Chief Mee stated the police are extremely skeptical. He mentioned there are many ways to do this. Mee reminded that it was not mentioned how much it will cost to go forward with this program and what happens if Sleepy Hollow does not participate. Mee stated it is like a metro approach. There will have to be an oversight authority governing the process. Sgt. Dale White spoke to the Board about research he has done on this and he has found towns on the east coast will consolidate with the counties. Miller is concerned that they did not include the future operating costs. VanOstenbridge feels we need to have more discussion with the other Board members and also police officers. Gorman feels we should talk to the consultants and get more answers. Mee suggested a focus group of three Trustees from each Village to meet and discuss further. The next steps would be for Skurla to reach out to the other Boards and have another Committee of the Whole on the 4th Monday of the month to discuss further. Gorman would like to have one of the presenters available.

F. Appointment Ordinance

Trustee Gorman handed out an e-mail he sent to the Board back in November regarding the appointment of officers. He feels the Board should add something to state that the majority must approve a decision of dismissing personnel. He stated there is a hole in the ordinance. Trustee Cichowski agrees with Gorman. Trustee Miller agrees with Gorman about a disconnect and is also concerned that it is not stated in any of the ordinances that the Board does not have the authority to terminate certain positions. Lynam feels one person should not have the power to terminate a position and the Board was chosen by the people and should have a say. Trustee VanOstenbridge stated the people voted someone into office with the trust to do what needs to be done. Gorman stated he did some research on this situation and most towns have ordinances wrapped around this issue. VanOstenbridge would like to discuss this further with the two absent Board members. Attorney O'Connor will send more information to the Board regarding this issue.

G. Interior Signage

Trustee Gorman asked for this to be on the agenda. He would like to see in the ordinance a clause stating interior illuminated signage should only be on during hours of business. Attorney O'Connor reminded the Board that local bars in town have illuminated signs in their windows, as well. Trustee Miller is concerned that this will only affect a few businesses in town. He feels this is far too restrictive and could be handled a different way. He feels the whole signage ordinance needs to be refreshed. O'Connor stated legislation could be adjusted for times of illumination. Consensus is to review sign ordinances within the village. Gorman would like to keep it on the agenda.

H. Waste Transfer Station Citing Procedures

Village Administrator Shurla invited a representative to come and explain in detail the sighting of a waste transfer station at the next Board Meeting. We have 3 property owners in the village interested in sighting a waste transfer station at their locations. O'Connor stated there would be a hearing office run the presentation. Palumbo, Plote and Prairie Materials are the interested property owners. Skurla explained that it is a very lengthy process but also can be lucrative.

NEW BUSINESS:

A. State Legislative Initiative-Sales Tax Sharing on Large Retailers Relocating Out of Municipalities

Village Administrator Skurla directed the Board to review the information in the packet. Skurla stated we need our legislators to support this. Skurla will report back on this. He feels we may not receive a lot of traction with this issue. It is possible that if one member municipality of Metro West is not interested, it may not move forward. He stated this similar initiative was brought up when Spring Hill Mall was being developed.

B. Amendment to Palumbo TIF Agreement

Village Administrator Skurla reported Palumbo would like to review the redevelopment agreement. He directed them to put in writing exactly what they want.

EXECUTIVE SESSION: None

Motion to recess to Executive Session: Executive Session, closed to the public and media under the provisions of the Illinois Open Meetings Act, 5ILCS, 120/2, (2) (21), Discussion of Minutes, (C) (6), Pending Litigation, 2 (C) (1), Personnel and 2 (C) (5) Acquisition of Property.

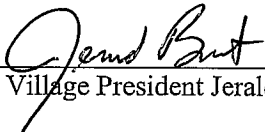
Committee of the Whole Meeting
Village of East Dundee
Kane County, Illinois
January 10, 2011

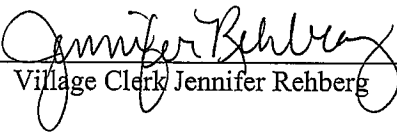
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Motion to adjourn the Committee of the Whole meeting date January 10, 2011 by Miller/VanOstenbridge at 9:16 p.m.

Respectfully Submitted,

Jennifer Rehberg

By: 
Village President Jerald Bartels

Attest: 
Village Clerk Jennifer Rehberg