

**CALL TO ORDER:**

President Bartels calls to order the Village of East Dundee Committee of the Whole meeting at 7:00 p.m.

**ROLL CALL:**

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

Also in attendance: Village Administrator Koehler, Water Superintendent Tim Wilson, Village Attorney Pat O'Connor, Chief of Police Terry Mee and Village Clerk Jennifer Rehberg.

**PUBLIC PARTICIPATION:**

**OLD BUSINESS: None**

**NEW BUSINESS:**

**A. District 300 School Impact Fees**

Village Administrator Koehler explained impact fees and that there is approximately \$11,300 of impact fees being held by the Village. Michael Prombo, Director of Operations, of District 300, stated a part of Lakewood School's property is in East Dundee. They are hoping to use the impact fees on various renovations for District 300 schools. They are waiting for grant money and for the remainder of the funds but are shovel-ready. Trustee Lynam questioned if it would be more beneficial for the Village to use the funds for the project near Cleveland and VanBuren. President Bartels and Trustee Ruffulo stated they do not have a problem with releasing the impact fees. Trustee Ruffulo stated his concern of the school district boundaries. Trustee Gorman asked if they will address the issue with the boundaries. Mr. Prombo stated the issue will not be addressed this year. The consensus of the Board is to move forward and address the issue at the next Board Meeting.

**B. 520 N. VanBuren**

Kirsten Wood, the property owner, addressed the Board. She passed around pictures of the easement. She stated they have been taking care of the easement property. She is petitioning for the repair of the street be fixed to make the easement safe and usable by the Village or vacated by the Village and added to her plat of survey. President Bartels stated legally, the property is in an easement. He stated this property has been requested to be vacated in the past. He explained the history of the property. Trustee Lynam stated the problem would be using public monies to fix this property. Mrs. Wood feels something needs to be done with this because it is a hazard and dangerous for driving in the winter. Gorman asked Village Attorney Hartigan to give guidance in pertaining to the right-of-way. Hartigan stated that if it is public, then the Village has duty to maintain it. Gorman asked if they could go with a Driveway License. Hartigan stated it could be an option. Heinz stated if the Village were to fix this, it could be around \$150,000. Mrs. Wood's issue is that she does not want to vacate the property because of possible property tax implementation. She also stated that if she does vacate the property, she will also be responsible for the storm drain and it could be very costly if there are problems. Ruffulo asked the difference between driveway standard and road standard. Bartels asked Hartigan to come back with more details and tax ramifications if the Village vacates the property. He encouraged the Board to drive by and take a look at the property. He would like to have more information at the next Committee of the Whole Meeting.

### **C. Dundee Township Movie in the Park Summer 2011**

Trustee Cichowski has been working with Jennifer Peterson at the Dundee Township Park District. They would like to do three movies with them next year. They would like to do one at The Depot, one at Lion's Park and one at Fireman's Park. He is trying to provide more entertainment for the families in town. Koehler stated we need to make a commitment to the park district by December. The cost is \$1,000 for each movie. Consensus from the Board is to have three movies, pending the budget.

### **D. Car Wash Permit Fees**

Village Administrator Koehler stated Dan Gustein is here from the car wash. He is concerned about the permit fees (tap-on fees). Koehler stated the fees are standard for the Village. He stated they had "sticker shock" when they saw the fee amounts. A 2" tap-on fee is approximately \$29,000. They will be using about 3.6 million gallons of water each year. He stated these fees are much higher than other villages they have worked with. He is hoping the Village will be able to work with them. Trustee Gorman stated they did a study about 4 years ago to find out the true cost of these fees and services. Mr. Gustein feels all of the fees are very high. They are not reusing the water, they are using fresh water each car wash. Mr. Gustein stated they are under a budget crunch. What would help them would be to put in a reclaim. They do not want to do this. A reclaim system will cost \$15,000 to \$20,000 and will cut the water usage approximately one-third. Trustee Ruffulo stated they could amortize over five years or have a rebate. Trustee Lynam asked if the BDD could be used in this case. He also stated the Board was possibly thinking of waiving another businessman. Mr. Gustein is looking for a fair reduction in the fees. Tim Wilson stated the fees are being saved to help repair and replace the infrastructure. Trustee Gorman suggested a \$1 rebate per 1,000 over 3,000 gallon up to \$10,000. Mr. Gustein stated it is coming up with the initial investment. He is proposing \$19,370 and paying the additional \$10,000 over 10 years. Bartels states he should work with Frank and Bob Skurla on an agreement.

### **E. Indoor Flea Market**

Chuck Black addressed the Board regarding the Indoor Flea Market. He passed out images of the proposed diagram of the flea market. Mr. Black explained the diagram and the basic information of the diagram. He explained there will be port-a-potties and food vendors on the sight, all that will be monitored by the county health department. He stated they have had a good turn out since it has been taking place on the weekends. They have until the end of October. Mr. Black is confident there will be 100 vendors with a \$25 fee. There would be a \$1 charge. Koehler stated the building was built for manufacturing, not retail. The codes need to be addressed and also other issues that need to be looked at before it takes effect. Koehler's concern is if this can be fixed by November 1<sup>st</sup>. Another issue he has is electricity. He is also concerned as to how the merchandise would be brought into the building. Gorman feels if we have one in town, he would like to see it further out of the downtown area. Other issues discussed were code compliance, parking, electrical and whether they allow outside merchants. President Bartels asked what types of materials would be sold. Black stated it would be more arts and crafts, antiques, gently used items and each vendor would have to take care of their own sales taxes. Mr. Black stated the electric is only on one wall of the building, vendors would have to pay for those spots with electric. Trustee Lynam would like to see more permanence to this property. Mr. Black stated they have been trying to get this project in the works for a couple months. Trustee Miller asked what B&F Technical would be approving. Gorman stated they need to approve it for a load-usage prospective. Miller does not have an issue with this. Bartels stated he feels a 6-month trial period would work and make sense. Issues that need to be addressed immediately -- life safety, electrical, county health department. We need a drawing regarding the electrical from Mr. Black for review from B&F Technical. It also needs to be put into the agreement that they need to charge sales tax.

Motion to move item H. 120 Prairie Lakes Unit A Water Fee up in the agenda by Lynam/VanOstenbridge. Unanimous consent. Motion carries.

**H. 120 Prairie Lakes Unit A Water Fee**

The owner of the building addressed the Board and opposed a water bill for his tenant. Water Department Superintendent Tim Wilson stated the RPZ failed and the water went down the drain. They received a bill for \$13,000. Trustee Gorman explained the issue. If we were to adjust the bill, it would be approximately \$1,400, with operating costs. The pressure has been checked and works fine. President Bartels asked what we have done with issues like this in the past. He recalls giving residents and businesses a one-time pass. Gorman stated we create a policy for issues that happen in the future. Bartels states we should submit a fair and average bill and create a new policy.

**F. Street Vacation at 1851 Center Drive**

President Bartels stated this is a house that the right-of-way is in the Village. It would make sense to vacate the whole right-of-way, which is a triangular piece of land.

**G. Route 68 and Golfview Lane Roadway Improvements**

Koehler stated Carpentersville is in the process of creating a turn lane and with the improvements, the water line would be close to the side of the road and the sewer line is under the pavement. We need an additional right-of-way when IDOT widens the road. If the line is damaged or needs to be moved, Carpentersville would be responsible for that. Koehler is suggesting an intergovernmental agreement with Carpentersville relating to the sewer line and Carpentersville would be responsible for fixing any damage. Consensus is to move forward.

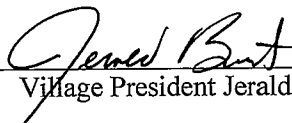
**EXECUTIVE SESSION:**

Motion to adjourn 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 and will not be returning to regular session by Lynam/Ruffulo.

Roll: Ayes – 7 – Trustees Ruffulo, Gorman, Miller, Lynam, Cichowski, VanOstenbridge and President Bartels. Nays – 0. Absent – 0. Motion carries, meeting adjourns at 9:45 p.m.

Respectfully Submitted,

Jennifer Rehberg

By:   
Village President Jerald Bartels

Attest:   
Village Clerk Jennifer Rehberg