

**CALL TO ORDER**

President Miller calls to order the Village of East Dundee Regular Board Meeting at 6:20 p.m.

**ROLL CALL:**

Trustees Selep, Gorman, Hall and President Miller. Trustees Lynam, Skillicorn and Wood were absent.

Also in attendance Village Administrator Bob Skurla, Deputy Village Administrator Jennifer Johnsen, Finance Director Zaida Torres, Associate Village Attorney Jim Binninger, Village Engineer Joe Heinz, Director of Public Works Jim Kelly, Economic Development Director Doug Bergren, and Village Clerk Katherine Holt.

**PLEDGE OF ALLEGIANCE:** Recited

**PUBLIC COMMENT (Agenda Items only):**

**Tom Roeser, OTTO Engineering – Carpentersville, IL**

Mr. Roeser stated that the Village has spent significant money so far on the caboose concession stand. He said the property is assessed as vacant land, therefore, the taxes only amount to \$2,000 a year. He said the land will be reassessed with the building on it and he expects the taxes to largely increase. He said he has not been supportive of the caboose from the beginning and feels it is in the wrong place and is an eyesore. He asks the Board to rethink what they plan to do with the caboose and suggests it be closed down.

**CONSENT AGENDA-CONSIDERATION OF AN “OMNIBUS VOTE”:** NONE

Illinois Municipalities may adopt by a single roll call vote of the Village Board and Village President, a group of assorted ordinances, resolution, motions and orders by an “Omnibus Vote”. The “Omnibus Vote” shall be taken following the unanimous consent by the President and Board as to the items to be included. Any Trustee or the President may request that any item not be included in that vote.

**OLD BUSINESS:**

**A. Utopia of East Dundee Proposed Development: Request for Relief of Tap-on Fees and Village Impact Fees.**

Administrator Skurla referenced a letter from Bruce Oehlerking’s legal counsel requesting consideration of a waiver for the building permits, water tap on fees and impact fees for the proposed development. Mr. Oehlerking commented that in order to make projects work in this economy, he is asking for these fees to be waived. Jim Kelly noted that the second fee listed in the request letter should be a 6 inch sewer tap fee. Trustee Gorman asked why the fee is so high. Kelly replied that if the individual fees were priced out for each of the units, the fees would be much higher and they would each include water meters as well. He said he took a more conservative approach of having one water meter for each building.

Skurla advised that impact fees and tap on fees were adopted at a time when there was no other source of revenue for replacement and improvements of infrastructure. He said that since that time, a number of TIF and business development districts have been created, all of which can be used for infrastructure renovation. He said for this project, significant TIF increment would be produced over the next 15 years that could go towards infrastructure replacement. Trustee Selep added that the Village would also be gaining revenue from the sale of the land for this project.

President Miller recommended working on a redevelopment agreement which would include sources of funding and incentives that would be available. Mr. Oehlerking said he also would like a 50% cut of his property taxes to be considered in his request. Skurla said the Village has the ability to do that in the 15 year period to allow him to capture an amount that would be equal to the 50% amount of the property tax.

There was consensus of the Board to include Mr. Oehlerking's fee waiver requests as part of the agreement incentive. Staff will continue negotiations with Mr. Oehlerking.

**NEW BUSINESS:**

**A. Conversion of Old Walmart Property to Light Industrial Park by Plote Development**

Kurt Kresmery of Plote Property Management is proposing repurposing and expanding the former Walmart building to create a multi-tenant industrial building. He said that two new structures would also be built on the existing parking lot. Broker Joe Grody advised that the location is not a market spot for a big box store as there is too much competition to the east and west. He said it's unlikely the property would once again become a viable retail destination. Administrator Skurla asked how the concept would mesh with the proposed Turkish Trade Center project. Plote said their plans for redeveloping the site would complement the trade center.

Kresmery described the new project as having 25 units occupying the newly constructed buildings, and there would be four to six divided spaces in the existing building. The development would result in 200-300 new employees. He said the businesses would mirror the Rock Road industrial development where tenants include manufacturers, distributors, auto repair shops and HVAC businesses.

Trustee Gorman said the location is an entranceway for the community and he would like to see it get cleaned up. He said that it's important for the property to look presentable and that the neighboring property containing the Community Thrift Store should be incorporated into any redevelopment plans for that corner. Kresmery replied that the buildings, especially those along routes 25 & 72, would be made esthetically pleasing in appearance. Skurla noted that the location is currently zoned as B3 and would need to be rezoned to M1 to allow for industrial use.

**B. 2016 Road Salt Purchase**

Motion to discuss the 2016 Road Salt Purchase by Selep/Gorman.

**Discussion:**

Jim Kelly advised that this item is included in the budget. He said the Village has an strong relationship with Tovar and purchased excellent salt from them last year. He said their price is far less expensive than the state's price. There was consensus to move forward with the salt purchase from Tovar.

Roll: Ayes – 4 – Trustees Gorman, Selep, Hall and President Miller. Nays – 0. Absent – 3 – Trustees Skillicorn, Lynam and Wood. Motion carries.

**C. Extension Term Agreement of the Concession License Agreement (Caboose Concession Stand, Depot Park)**

Motion to approve an Extension Term Agreement of the Concession License Agreement (Caboose Concession Stand, Depot Park) by Selep/Hall.

**Discussion:**

Addressing a prior comment made by Mr. Roeser, President Miller explained that the microbrewery that was interested in locating downtown did not accept an offer that the Village extended to them. He said that it was not a case of the Village not having money to offer, but instead the offer that was given was

rejected. Miller added that the caboose business owner does have the business listed for sale online. He said he has some concerns about that. Miller requested that this item be tabled.

Motion to Table an Extension Term Agreement of the Concession License Agreement (Caboose Concession Stand, Depot Park) by Selep/Hall.

Roll: Ayes – 4 – Trustees Gorman, Selep, Hall and President Miller. Nays – 0. Absent – 3 – Trustees Skillicorn, Lynam and Wood. Motion carries.

- D. Motion to Release the FY2016 Residential Facade Program Funds in the Amount not to Exceed \$51,650.97**
- E. Resolution of the Village of East Dundee, Illinois, Repealing and Replacing the Residential Facade Improvement Program**

President Miller requested that these items be tabled.

Motion to Table New Business items D and E by Selep/Hall. Motion carries by unanimous vote.

- F. Resolution of the Village of East Dundee, Cook and Kane Counties, Illinois Authorizing the Granting of Service Credits Under the Illinois Municipal Retirement Fund for Out-of-State Service**

Motion to approve a Resolution of the Village of East Dundee, Cook and Kane Counties, Illinois Authorizing the Granting of Service Credits Under the Illinois Municipal Retirement Fund for Out-of-State Service by Selep/Gorman.

**Discussion:**

Administrator Skurla said that under the Illinois Municipal Retirement Fund, he is allowed to purchase out-of-state service with compatible retirement systems. He said he needs approval of the Board to do this since it will add to his number of service years and it will affect the Village's actuarial rates going forward. Trustee Gorman asked if there was an obligation for the Board to approve this. Attorney Binninger answered that there is not. He then asked what the impact is in terms of the cost of the Village in order to approve this. Skurla said he does not know the exact numbers. Trustee Gorman said he is not comfortable approving this when he doesn't know the financial impact to the Village would be. He asked that Skurla obtain these numbers from IMRF. Skurla further explained the process saying that he pays the employee portion. A reciprocal agreement will be sent to Ohio and Wisconsin where he previously worked and the amounts that were invested for him will then be shared back to Illinois to help offset his costs.

Motion to table a Resolution of the Village of East Dundee, Cook and Kane Counties, Illinois Authorizing the Granting of Service Credits Under the Illinois Municipal Retirement Fund for Out-of-State Service by Selep/Gorman. Motion carries by unanimous vote.

**FINANCIAL REPORTS:**

- A. Warrants List #1 \$525,886.56**
- B. Warrants List #2 \$1,580.00**

The warrants lists were noted to the Board

**Reports: VILLAGE TRUSTEES**

**Gorman: None**  
**Lynam: N/A**  
**Selep: None**  
**Wood: N/A**  
**Skillicorn: N/A**  
**Hall: None**

**Reports: VILLAGE ADMINISTRATOR and STAFF**

**Village President:** Miller advised that Dickens in Dundee is December 2.

**Village Administrator:** Skurla reported that Finance Director Torres will be emailing out the fiscal operations calendar/budget schedule for this next fiscal year. He added that the holiday parade will take place on December 3 at 10 a.m.

**Village Attorney: None**

**Village Engineer:** Heinz reported that River Haven has begun addressing the punch list. Regarding the detention pond, he spoke with their engineer who proposed leaving a three foot depth of water with plantings. He asked if the Board was agreeable to a wetlands type bottom versus a dry bottom. He said a wetlands bottom is accepted and encouraged by the county. He recommends it be no more than 18 inches deep though.

**Police Chief: None**

**Public Works Director/Building Official:** Kelly reported that he should be receiving a revised construction schedule for the 311 Barrington Avenue project and will share it once it is available.

**Finance Director: None**

**Promotion & Marketing Manager: N/A**

**Special Events Manager: N/A**

**Economic Development Consultant: None**

**PUBLIC COMMENT (Items not on the Agenda): None**

**EXECUTIVE SESSION: No**

Motion to adjourn the Regular Village Board Meeting at 7:17 p.m. by Selep/Gorman. Motion carries by unanimous vote.

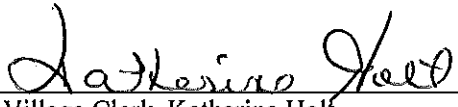
Respectfully submitted,

Katherine Holt

By: \_\_\_\_\_

  
Village President, Lael Miller

Attest: \_\_\_\_\_

  
Village Clerk, Katherine Holt