

CALL TO ORDER

President Miller calls to order the Village of East Dundee Regular Board Meeting at 6:16 p.m.

ROLL CALL:

Trustees Lynam, Selep, Wood, Hall, Mahony, Andresen and President Miller.

Also in attendance Administrator Jennifer Johnsen, Assistant Village Administrator Brad Mitchell, Finance Director Zaida Torres, Chief of Police Terry Mee, Building Official, Chris Ranieri, Village Engineer Joe Heinz, Village Attorney Kathleen Field Orr and Deputy Village Clerk Gail Hess.

PLEDGE OF ALLEGIANCE: Recited

PUBLIC COMMENT (Agenda Items only): None

CONSENT AGENDA-CONSIDERATION OF AN "OMNIBUS VOTE":

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.

- A. Motion to Approve the Regular Village Board Meeting Minutes Dated May 15, 2017
- B. Motion to Approve the Regular Village Board Meeting Minutes Dated June 5, 2017
- C. Motion to Approve the Committee of the Whole Meeting Minutes Dated June 12, 2017

Motion to approve the Consent Agenda by Lynam/Wood.

Roll: Ayes – 6 – Trustees Lynam, Selep, Wood, Hall, Mahony and Andresen. Nays – 0. Motion carries.

President Miller asked for a motion to move Public Comment for Non-Agenda items up as the next order of business.

Motion to move Public Comment for Non-Agenda items up as the next order of business by Wood/Mahony.

Roll: Ayes – 6 – Trustees Lynam, Selep, Wood, Hall, Mahony and Andresen. Nays – 0. Motion carries.

David Bielak and Diedre Wassilak - Dundee Township Assessor, 611 E Main Street, East Dundee

Mr. Bielak stated that last week it was brought to his attention that there is believed to be mold present in part of the township building. President Miller responded that he has been made aware of this and is discussing on bringing experts in to determine how to mitigate the issue. He said it is being looked into at this time. Mr. Bielak explained that his biggest concern is the air quality. President Miller said that this is going to be tested as part of the plan and considers this to be a critical matter to be addressed along with water leakages due to issues with the roof and windows.

Ms. Wassilak added that she feels this is an issue of public health. She said there has been an odor present in the building due to the issue. She asked that the Village implement an action plan and provide continuing follow up on the issue.

Administrator Johnsen took a moment to introduce new Village staff members Brad Mitchell, Assistant Village Administrator, and Chris Ranieri, Building Inspector.

OLD BUSINESS:

- A. Pete's Towing Rezoning and Special Use

Administrator Johnsen advised that this item was previously tabled in anticipation of additional renderings and plans for the property. Petitioner, Dana Bernaeyge, distributed renderings and stated that she is working with Plote Properties to possibly relocate to one of their properties. She said she has also met with another seller within the Village. Trustee Mahony asked why Pete's Towing is looking to relocate. Ms. Bernaeyge replied that they currently rent and are outgrowing their space. Johnsen said that she is looking for direction from the Board on whether to write an ordinance in favor or denying the rezoning and special use request. Ryan Trottier, Plote Properties, advised that they did connect Pete's Towing with an off market transaction for a possible alternative location within the Village. He said the current 6 acre proposed site was not part of Plote's redevelopment plan for their adjacent property, but their interest has been slightly elevated for a possible proposal of acquiring Pete's Towing's real estate contract for the land or negotiating a new deal with the seller. He said this would allow Plote to assign the right type of user to that property for the success of what they want to do with their project. He stated that Plote Properties is fine with the rezoning moving forward but would like to see detailed plans provided by Pete's Towing for the special use before that moves forward.

Administrator Johnsen stated that because the project is unknown at this time, she recommended that the Board come to a consensus to deny the rezoning and special use at this time to allow the new petitioner, Plote, to come forward with their project. President Miller asked Ms. Bernaeyge what her confidence level was at this time that the other location would be doable. Bernaeyge replied that she feels the building really suits their needs. She said they would like more of a yard than what this location offers. She said she has discussed with Plote about possibly having an overflow lot. She said a contract is in the hand of the third party at this time for review and approval. There was a majority of the Board not in favor of the rezoning and special use.

Motion to Move New Business item A up as the next order of Business by Lynam/Mahony.
Motion passes by unanimous vote.

NEW BUSINESS:

A. Discussion and Consideration of a motion approving a TIF Façade Grant for Dundee Automotive in an amount not to exceed \$20,614

Discussion:

President Miller explained that the building's paint has been peeling and the owners have been trying to get an expert to remove the paint but some areas of the building are having issues with this due to sun exposure damage. The owners have been attempting to get experts to come out and inspect the issue. Miller said he spoke to the owners about the TIF Façade Grant. Representatives from Dundee Automotive explained that they will cover existing panels with new aluminum panels which do not peel or need to be painted. He said this is a cost-effective, low maintenance solution. President Miller said that this project was included in the budget. Johnsen added that this is the last Façade Grant until further notice.

Motion to approve a TIF Façade Grant for Dundee Automotive in an amount not to exceed \$20,614 was approved by a roll call vote.

Roll: Ayes – 5 – Trustees Selep, Wood, Hall, Mahony and Andresen. Nays – 1 – Trustee Lynam. Motion carries.

OLD BUSINESS:

B. Discussion and Consideration of a motion approving a Redevelopment Agreement for the Redevelopment of 215 Barrington Avenue

Motion for an Approval of a Redevelopment Agreement for the Redevelopment of 215 Barrington Avenue by Lynam/Andresen.

Discussion:

Administrator Johnsen stated that the maximum reimbursement is for \$130,000 to be paid over 14 years. She explained that this consists of two reimbursements, a fifty percent reimbursement of the TIF increment and 90 percent of the BDD sales tax. She advised that the developer is estimating the new business's sales to be \$1 million. She said if the sales are less than that, it will decrease the amount of the reimbursement. Trustee Mahony asked if there was a redevelopment agreement with the prior property owner. Johnsen replied that there was not.

Roll: Ayes – 6 – Trustees Lynam, Selep, Wood, Hall, Mahony and Andresen. Nays – 0. Motion carries.

C. Discussion and Consideration of an Ordinance Amending Chapter 50 of the Code of Ordinances (Garbage and Refuse)

Motion for Discussion and Consideration of an Ordinance Amending Chapter 50 of the Code of Ordinances (Garbage and Refuse) by Lynam/Wood.

Roll: Ayes – 6 – Trustees Lynam, Selep, Wood, Hall, Mahony and Andresen. Nays – 0. Motion carries.

Discussion:

Trustee Lynam stated that he would like to table this item, which was supported by Trustee Andresen. He said the Board had previously passed home rule status for the Village promising that the money generated from the sales tax would fund the garbage collection. He said he does not want to go back on this promise. He stated that by implementing this fee, it is ultimately increasing a portion of the property tax bill. President Miller replied that in any other surrounding town, homeowners are paying for garbage. He said he does not know whether or not it is included in the property tax bill. He asked when the next time the property tax is collected. Johnsen said that if it was decided to levy for this in December, it would be due the following June and September. Miller said that if the Village does not continue to pay for garbage collection, the funding must be found somewhere else within the budget if not taking from home rule sales tax. He said it will still be paid, just from another fund source. Lynam stated that he would like the ordinance to reflect that this be reviewed every year by the Board. He added that he also does not agree with the discount for seniors. Trustee Andresen said he is not necessarily opposed to collecting garbage fees, but believes there should be a "sunset clause" and that that this issue should be reviewed every year. He said he does see the financial need for implementing this fee this year, but he said he would like to find a solution to fix the shortfall this year and address this on a yearly basis. He said he is also opposed to taking garbage collection away from Village Green and Gardiner Place. Johnsen explained that Village Green is owner occupied units. She said when River Haven was built, there was a request to apply the free collection to rental units at Village Green. She commented that Gardiner Place is not under the Flood Brothers contract, but instead under a separate contract with Waste Management. She said the reason these two facilities are being proposed in the ordinance is because they are businesses. She said the Gardiner Place units do not receive individual water bills. She advised that in order to apply the senior discount, there must be a place to apply it and in this case, there is no bill to do so. She said this is why the ordinance is being presented in the way it is. Trustee Andresen did not believe that an appropriate amount of thought was put into how to bill Village Green before simply excluding them from garbage collection. He also expressed concern that no one from Village Green was contacted about this issue prior to a vote that could potentially have taken away their services. President Miller added that an apartment building, or one with a condo association, is a commercial building with an investment for the owner. Trustee Mahony mentioned that there are a small number of homes on well service that would also now be receiving a bill for garbage collection.

Administrator Johnsen asked for direction on if the Board would like to develop a program to offer a senior discount to the assisted living establishments. There was discussion and consensus on communicating to these residents that they will be issued a discount rebate back, but ultimately is up to the establishment to actually do so. She said she will also add the clause to the ordinance that the garbage collection fee will be reviewed annually by the Board. Trustee Andresen stated tht the clause should state that the fee expires unless specifically renewed.

Motion to table an Ordinance Amending Chapter 50 of the Code of Ordinances (Garbage and Refuse)
Roll: Ayes – 6 – Trustees Lynam, Selep, Wood, Hall, Mahony and Andresen. Nays – 0. Motion carries.

For the purpose of the record, Attorney Orr said that due to the closeness of the discussion, Attorney Orr added that the motion to table also included agenda item D (**Discussion and consideration of an Ordinance Establishing a Rebate Program for Senior Citizens Pertaining to Refuse Collection**).

New Business:

B. Proclamation of Disaster in the Village of East Dundee, Illinois

President Miller made a proclamation of disaster in the Village of East Dundee. Administrator Johnsen explained that this is a proclamation from the Village President. She advised that Cook County and the State of Illinois have declared a State of Disaster. She explained that if they determine that within the county it meets the qualification with a level of spending that must be done, the Village and it's residents want the opportunity to participate in any funding that may become available.

C. Discussion and Consideration of an Ordinance Amending Title 11 of the Code of the Village of East Dundee with Regard to Conflicts with Certain Home Rule County Ordinances (Cook County Minimum Wage and Paid Sick Leave Ordinances)

Motion for approval of an Ordinance Amending Title 11 of the Code of the Village of East Dundee with Regard to Conflicts with Certain Home Rule County Ordinances (Cook County Minimum Wage and Paid Sick Leave Ordinances) by Lynam/Mahony.

Roll: Ayes – 6 – Trustees Lynam, Selep, Wood, Hall, Mahony and Andresen. Nays – 0. Motion carries.

FINANCIAL REPORTS:

- A. Warrants List #1 \$41,300.88**
- B. Warrants List #2 \$15,310.14**
- C. Warrants List #3 \$66,854.27**

The warrants lists were noted to the Board.

Reports: VILLAGE TRUSTEES

Lynam: Asked for a status on the grass at Northgate Manor that needed to be cut. Deputy Clerk Hess advised that the grass has been cut but that they need to cut it again as they did not cut it short enough.

Selep: Thanked the Public Works department for running the pumps 24/7 to help avoid or minimize flooding in the flats neighborhood.

Wood: Reported that the Village website is still showing some outdated events. President Miller advised that there are new event flyers available at the Village Hall front desk. She also commented that on the west side of North Van Buren Street just north of Barrington Avenue and south of the foot bridge, portions of a privately owned grass area near the sidewalk needed to be cut.

Hall: None

Mahony: Welcomed Brad and Chris and said she looked forward to working with them. She also reported that she was at the Saturday Depot Market two weeks ago and spoke with Duke and asked if his reimbursements are being processed. Johnsen explained that staff is working on it but it is a little complicated because they are coming out of the Dundee Foundation account. She also mentioned that the Wine Down Wednesday had a great turnout.

Andresen: Thanked everyone for the well wishes for the recent passing of his mother.

Reports: VILLAGE ADMINISTRATOR and STAFF

Village President: Miller reported that the river is supposed to crest on Tuesday. He mentioned that Motor Monday is tonight.

Village Administrator: Johnsen reported that she is aware of the Summit School water issue that arose during the roof replacement. She said that was coupled with a lingering mold issue that she was recently made aware of. She said they are securing quotes for a clean up and will be doing air quality testing. She said the Village has filed an insurance claim for the roof.

Village Attorney: None

Village Engineer: Heinz reported that ComEd's shut down due to maintenance work has been pushed to July 31st.

Police Chief: None

Public Works Director: None

Building Official: None

Finance Director: None

PUBLIC COMMENT (Items not on the Agenda): None

EXECUTIVE SESSION: Yes

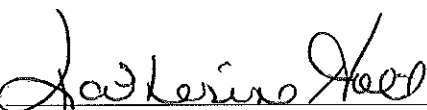
Motion to adjourn the Regular Village Board Meeting at 7:40 p.m. to Executive Session by Andresen/Hall.

Roll: Ayes – 7 – Trustees Lynam, Selep, Wood, Hall, , Mahony, Andresen and President Miller. Nays – 0. Motion carries.


Respectfully submitted,

Katherine Holt

Attest:


Village Clerk, Katherine Holt

By:


Village President, Lael Miller