

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 Miller, Cichowski, Lynam, Gorman, VanOstenbridge and President Bartels. Trustee Lynam was absent. Trustee Ruffulo will be a few minutes late.

Also in attendance: Village Administrator Koehler, Village Attorney Russ Hartigan, Chief of Police Terry Mee and Village Clerk Jennifer Rehberg.

PUBLIC PARTICIPATION:

OLD BUSINESS: None

NEW BUSINESS:

A. Visitor's Center Presentation

Trustee Ruffulo reported the Visitor Center Reps will address the Board when they have received some bids.

B. Kurt Cina Fees

C. Santa's Village Request

Scott Goodman and Patrick O'Connor attended the meeting representing Sterling Bay. Mr. Goodman addressed the Board and explained the process they are making at the Santa's Village property. He referenced a letter to Village Administrator Koehler dated July 19, 2010 and the improvements they are working on. They are asking for help through BDD or TIF funds. Koehler explained the two TIF agreements the village holds with Palumbo and Dymterko & Wright. He stated the Village already has commitments on the funds that are available. Koehler stated the amount they are looking for is approximately \$880,000. President Bartels stated he feels the funds would be beneficial for signage and upgrading the parking lot. Trustee Gorman stated we need to look at the TIFs policy program. Goodman argued that this project is a more community project than an industrial business. Gorman asked for numbers from Sterling Bay. Gorman explained what the Board needs from them to make a decision. Goodman stated they feel very positive about the success of their plans. Koehler stated that they need to have one entity for the Village to work with and focus on. Goodman explained there are 3 separate business entities funneling funds and information to the Village and will be filing their own taxes through the State. The previous TIFs have been done based on income that has come in. Goodman stated most of the income will come from the amusement park portion. The 2 items they would like to upgrade would be the parking lot and the digital sign. Skurla asked if their subsidiaries would ask the State to send the Village a quarterly report. Hartigan asked if they will have straight leases. The answer was "yes". Skurla asked if they have been following the Village's program for installing a digital sign. Bartels would like to direct Koehler and Skurla to look deeper into the options and bring back a report to the Board. Gorman read the details of our ordinance. Koehler reminded everyone of the contact with Clear Channel regarding the signage.

Trustee Ruffulo arrived at 7:22 pm.

D. Water Well Improvements Update

Village Administrator Koehler stated items D and J is similar. Koehler explained the bidding process. In attendance was Ravi from Clark Deitz. The bid letter is in the packet. He spoke to 3 references. Their recommendation is to contract with Premier Development. President Bartels asked about the loan application. Koehler explained the debt service is 2.5 % interest on a \$2.5 million dollar loan. The amount is \$198,000 per year, which is manageable with the Corporate Plan. Tim Wilson explained the process of the agreement and the need for a new ordinance. The bids are good for 90 days. It is normally 60 days but because of the extra steps needed, the EPA is extending it for 90 days. Ravi stated work will begin in the next few weeks once the financial details are worked out. It will take one year to complete. Bartels asked if work can be done and ready for the agenda at next week's COTW meeting.

E. Route 25 Sanitary Sewer Improvements

Village Administrator Koehler stated the cost to replace is approximately \$175,000. There have been 7 breaks this year. The repair would take place from Milk Pail to Spring Hill Ford. With the annexation, they would need to get easements from the property owners along 25 in order to accommodate a gravity line. Another option could be a modified lift station which would be very costly. There needs to be movement on the forced main line. Koehler explained the annexation issues. There is a sanitary issue with the forced main that needs to be replaced. Heinz stated Milk Pail paid for their own connection to the Village's water and sewer. We would have to get access to more easements. Koehler recommends the Finance Committee needs to look at where the \$175,000 can come from for this project.

F. Storm Water Improvements Lion's Park – Update from Public Works

Tim Wilson explained there is \$20,000 in the budget for storm water improvements. The project in Lion's Park has helped, but with heavy rains, the property still floods. At this point they are looking at adding more drainage. They would like to move forward on this in October or November. Village Engineer Heinz stated this is a confined system that infiltrates naturally. Heinz explained the current drainage and the proposed drainage project. Wilson feels confident with the proposed cost of \$16,913. Wilson has had discussions with the Park District and they are OK with this. Consensus of the Board is to move forward with this project.

G. ITEP Grant Application – Corridor Improvements

Village Engineer Heinz stated the Village's share is \$393,000.

H. Suggestion as to Meetings with Area Retailers

Village Administrator Koehler asked if the Board had any thoughts on how to move forward with meeting with local area retailers. He feels we need to reach out and have dialog with local retailers on how the Village can help. Trustee Ruffulo stated he would be interested in helping and participating. Trustee Cichowski stated he has heard from local businesses they would like an event where people would be drawn to the Village so they can showcase their businesses.

I. Dundee Gateway Redevelopment Agreement

Trustee Gorman explained the Dymterko & Wright agreement and that the assumption was incorrect. Thornton's is not producing what they anticipated. He stated when he first addressed this to the Board, he stated the Village would be paid back in 6 years. There is a \$120,000 deficit instead of a \$100,000 deficit. The idea was the BDD would generate \$50,000 per year and the Village would get the excess. Unfortunately, they are only bringing in \$43,000 so we will not be able to pay ourselves back until the end of the 18th year. He called Mr. Dymterko and asked if they would reopen the agreement. He sent out

e-mails to the Board explaining this process. Bob Skurla stated the numbers have been going up over the past few months. Village Administrator Koehler mentioned the possibility of a car wash next to Thornton's. Gorman and President Bartels will speak with Dymterko & Wright together.

J. Water Facility Bids

Discussed within Item D.

K. Handicap Parking

Trustee Ruffulo thanked Village Administrator Koehler, Bob Skurla and President Bartels for the progress on this project.

**Upcoming Meetings-
Committee of the Whole Meeting - Aug. 30 - 7:00 pm**

EXECUTIVE SESSION: None

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.

Motion to adjourn the Committee of the Whole Meeting at 8:55 by Miller/VanOstenbridge.

Roll: Ayes - 6 - Trustees Ruffulo, Miller, Gorman, Cichowski, VanOstenbridge and President Bartels.
Nays - 0. Absent - 1 - Trustee Lynam. Motion carries, meeting adjourns at 8:55 p.m.

Respectfully Submitted,

Jennifer Rehberg

By: 
Village President Jerald Bartels

Attest: 
Village Clerk Jennifer Rehberg