

CALL TO ORDER:

President Bartels calls to order the Village of East Dundee Committee of the Whole meeting at 6:02 p.m.

ROLL CALL:

Trustees Gorman, Lynam, Miller, Skillicorn, VanOstenbridge and President Bartels. Trustee Ruffulo was absent.

Also in attendance: Village Administrator Bob Skurla, Chief of Police Terry Mee, Village Attorney Pat O'Connor, Village Engineer Joe Heinz, Public Works Director Jim Kelly, Deputy Village Administrator/Village Clerk Heather Maieristch and Deputy Village Clerk/Administrative Assistant Katherine Holt

PUBLIC PARTICIPATION: None

OLD BUSINESS: None

NEW BUSINESS:

A. Water and Sewer Facility Plan Proposals

Village Administrator Robert Skurla provided an overview of the RFPs for the Public Works Department for a facility study upgrade of the water and sewer operations. There were five engineering firms that bid for this, with Trotter and Associates having the lowest bid. Public Works Director Jim Kelly and Tim Wilson recommend going with Trotter. Consensus from the Board is to have staff draft up a proposal acceptance with Trotter and Associates for the next meeting.

B. Leasing Out of the Old Water Treatment Office

Robert Skurla said he would not want to renovate the building or enter into a long term lease but would consider a month to month lease if anyone was interested. The facility is only lacking a hot water heater. The property is ultimately targeted for phase three or four of the downtown redevelopment project. The building is approximately 1500 square feet in size. Consensus is to take a closer look at the property and consider it as an option to lease out.

C. Contract Renewal for Public Works Director/Building Inspector

Robert Skurla presented a contract renewal for Public Works Director Jim Kelly. He requested a salary increase of \$12,000 for the additional tasks as construction manager of the Police Department and Village Hall renovation projects. Consensus is to move forward with this at the next Regular Board meeting.

D. River Haven Subdivision Detention Pond

Robert Skurla said that there really is no reason for the Village to want to keep the detention pond. Developer Jim Bergman is already under contract to maintain the pond and said he would be fine if the Village gave it to him to own. The Village would no longer have any liability but would ask to continue to have all right of ways and easements. Consensus is to have the Village Attorney draft the necessary paperwork giving Mr. Bergman ownership of the pond.

E. Redevelopment Agreement with Piemonte Dundee Chevrolet

Robert Skurla advised that the Piemonte redevelopment agreement is ready to move forward. Trustee Gorman requested clarification of what the baseline is for the EAV. Mr. Skurla agreed that the language

in the agreement does need to be clarified to state that the year the improvement began is the starting baseline point rather than the year the TIF was implemented. The language in the agreement will be revised for the next meeting.

F. Pete's Towing

Pete's Towing is hoping to move forward by finding a permanent location in East Dundee. President Bartels stated that Robert Skurla had met with Vandewalle and they provided a variety of options. Dana Bernaeyge from Pete's Towing presented pictures and surveys of the Rt. 25 property. She said that all the towing will be conducted in the back of the property and the front will be used for the B-4 usage. The building itself will be used for offices and automotive repair. She said that a small car rental company approached her recently asking if Pete's would be interested in renting out office space to them. Most of their car rentals are scheduled and not stored on the property. President Bartels said from a zoning perspective, the towing and impounding of vehicles is not currently permitted on that property. Automobile services and restoration is permitted by special use and used car sales are permitted by right. He said his concern is that the unintended consequences of making these allowable uses in this area could pose a problem in other areas that are zoned the same way. If used cars sales are a component from the beginning in addition to the towing, he has no problem with it. Trustee Miller advised that if this was designed as a PUD, then it would address all of these concerns. Trustee Lynam does not feel that this location is suited for this business. Trustee Gorman does not feel that a PUD should be used for a single property. He would like to see that the amount of vehicles stored on the property are managed and would like measures in place to ensure it stays manageable. Consensus of the Board is to move forward with the special use.

G. Go-Cart Track and Dirt Bike Track in Terra Business Park

Jim Doherty, Engineer for Palumbo property, presented a drawing of the southwest corner of the Terra Business Park. In 2008, they received a temporary use permit for a go-cart track that they had built at that time, which is still there. At this time, he would like to get a temporary use permit and put in a motorcross track on the western side of the property. Customers would purchase daily fee tickets and bring in their own bikes, which would range from 50cc to 450cc in size. They would like to move dirt around to create the track. They would not create any paved roads and the site would be easy to redevelop. Trustee Miller had a concern about the noise level during services at the cemetery and asked how that would be addressed. Mr. Doherty responded that they would be willing to shut down the track when a service is taking place. He mentioned that the distance between Rt. 72 and the track is approximately 30 feet. They plan to place barriers or hay bales along the track adjacent to Rt. 72. Property owner, Peter Palumbo, stated that his daily rate may be \$35 a day and he may offer monthly memberships. Riders will be required to sign a waiver, wear full race gear and have a bike inspection. He expects maybe 200 riders a week. He will have portable restrooms on site but does not plan to have a concession stand. Trustee Miller suggested that Mr. Palumbo contact and discuss his plans with the Park District and cemetery managers. President Bartels asked how the dust would be controlled on the track. Mr. Palumbo replied that the track would be routinely watered throughout the day to eliminate dust. Consensus is to have staff meet with the applicant to address the Board's concerns.

H. 2013-2014 Budget

President Bartels stated that the budget approval is scheduled for next Monday. Trustee Skillicorn said that he did some research and found that some surrounding Villages do not own firearms. A couple of mayors he spoke with do not see a return on investment in doing so. He prefers to reapply the \$13,000 towards streets or something that had been postponed. President Bartels replied that historically upon approving the budget, items are added to a list for a roundtable discussion for approval or denial. Police

Chief Mee stated that the officers are provided with an allowance for clothing. The firearms are an equipment issue. Both Carpentersville and West Dundee issue standard firearms. He does not see a salary concession involved in this.

I. Upper Illinois River Valley Request

Robert Skurla stated that this is an ordinance the Village adopts each year that if we don't use our volume cap by May 1, it will be allocated to the State. The State will allow us to recapture it until September and also enables us to have access to more funds if needed. This volume cap is for specific bonds or infrastructure. Consensus is to have staff draft up the request for the next meeting.

J. Prairie Materials Easement

Robert Skurla stated that the Village has requested the easement of Prairie Materials which is the last easement area needed to finish the Christina Drive waterline. Staff will draft the necessary legislation for this request for approval next Monday.

K. Contract for Dewberry Architectural Services

Robert Skurla requested permission to enter into phase one of the Dewberry contract with the exception of eliminating the onsite supervisor. Trustee Gorman requests that the board be involved and that more than one meeting may be needed. Consensus is to move forward and Mr. Skurla will relay these requests to the Dewberry group.

L. Selecting Health Insurance Carrier

Robert Skurla advised that the broker carrier for the Village received five quotes for medical insurance. The renewal with the current carrier, Blue Cross/Blue Shield, would incur a \$96,000 increase. United Healthcare was the lowest competitive bidder with a quote of only \$5,000 more than our current rate with nearly identical coverage. The obligation under the contract with MAP is that employees are provided with the current hospitalization offered or comparable. Employees were advised this week of this. His recommendation is to transfer to United Healthcare.

M. Banking Services Update

Village Finance Director Linda Blackerby said that in anticipation of the new budget, there have been discussions with US Bank for a master equipment lease and a construction line of credit. US Bank was chosen because of their affiliation with the Illinois funds, which is where the Village keeps nearly all their money. Payroll and the local checking account for the water and sewer bills are currently with PNC Bank. We are looking to move those over to US Bank and this will also allow for more electronic banking. We want to expand our banking relationship with them.

EXECUTIVE SESSION: None

Motion to adjourn the Committee of the Whole Meeting by Miller/Lynam.

Roll: Ayes – 6 – Trustees Lynam, Miller, Skillicorn, Gorman, VanOstenbridge and President Bartels.
Nays – 0. Absent – 1 – Trustee Ruffulo. Motion carries, meeting adjourns.

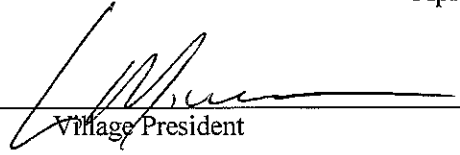
Respectfully Submitted,

Katherine Holt

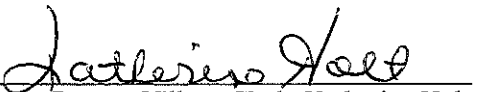
Committee of the Whole Meeting
Village of East Dundee
Kane County, Illinois
April 8, 2013

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By:


Village President

Attest:


Deputy Village Clerk, Katherine Holt