

REGULAR BOARD MEETING
Village Hall, 102 S. Second Street

January 8, 2017 – 7:30 pm
Village of West Dundee

I. CALL TO ORDER:

President Nelson called the Regular Board Meeting to order at 7:31 pm.

II. ROLL CALL:

Present were Village President Christopher Nelson, Trustees Cheryl Anderley, Dan Wilbrandt, Michelle Kembitzky, Tom Price and Pat Hanley. Trustee Andy Yuscka was absent.

Also present were Village Manager Joseph Cavallaro, Community Development Director Timothy Scott, Finance Director David Danielson, Police Chief Andrew Wieteska, Village Attorney Jim Binnering of Kathleen Field Orr & Associates and eleven (11) people in audience.

III. PLEDGE OF ALLEGIANCE:

Trustee Anderley led those in attendance in the Pledge of Allegiance.

IV. APPROVAL OF AGENDA:

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Wilbrandt to approve the agenda, as presented. Motion passed unanimously by voice vote.

V. VILLAGE PRESIDENT'S REPORT:

A. Northern Kane County Chamber of Commerce Presentation

This presentation will be rescheduled to a later date.

VI. REPORTS AND QUESTIONS FROM TRUSTEES & WORKING GROUPS:

Trustee Wilbrandt commended Public Works for recent snow removal and salting operations.

Trustee Hanley expressed concern about a section of roadway that appears to be sinking, on South First Street just south of Route 72. Manager Cavallaro indicated that staff is aware of this issue, that utility work undertaken at this location both in the early 90s and in recent years has likely contributed to the current condition. He added that this area will be evaluated for inclusion in this year's Street and Infrastructure Program.

Trustee Hanley advised that, based on his observation, a vagrant individual may be sheltering both during the day and overnight in the men's bathroom at Grafelman Park. Chief Wieteska asked that he contact the Police Department the next time this is observed so an officer can be dispatched and appropriate assistance sought for the individual.

VII. VILLAGE STAFF REPORTS:

Director Scott advised that the Spring Hill Senior Residences development, to be located south of Chili's, plans to break ground when the weather warms.

Chief Wieteska noted that calls for police service were up about 6% in 2017 over 2016. He stated that staffing remains a challenge. It is expected that a part-time officer will begin at the end of

January and a full-time officer will be ready for the Academy in the spring. He also advised that the stoplight at Dundee Middle School will be in service beginning Wednesday, January 10, 2018. The West Dundee Police Department has assisted with traffic control during school drop off and pick up times for the past 8 years, and will continue to do so for a few weeks to ensure a smooth transition.

Deputy Clerk Tibbetts stated that the Spring/Summer Newsletter is in production and asked that the Board advise of any topics or information that they would like included.

Manager Cavallaro advised that preliminary numbers related to the 2018/19 Budget will be provided to the Finance Working Group and Department Managers by the end of the week.

VIII. QUESTIONS FROM THE AUDIENCE:

- A. Items on the Agenda:** There were none.
- B. Items not on the Agenda:**

Patricia "Trish" A. Glees, 218 N. Third Street, read a prepared statement in regards to the First United Methodist Church (FUMC) Parsonage located at 310 W Main Street, referencing a Courier News article published in October 2017 in which it was indicated that the Village seeks to acquire the property through eminent domain. Ms. Glees asked questions regarding the cost of litigation related to the structure, the motivation of the Village, why the Village concerns itself with private property maintenance and whether the Village would seek to acquire other properties.

In regards to earlier comments related to an individual potentially residing at Grafelman Park, Ms. Glees, who currently serves as Dundee Township Supervisor, instructed Chief Wieteska to contact her to gain assistance for this individual through the resources of Dundee Township.

Tom Miller, 940 McConnoiche Court, also spoke in regards to the FUMC Parsonage and the October 2017 newspaper article, indicating that the article stated that the Village wishes to repurpose the property as a community center. Mr. Miller asked whether there was a need for such and, if so, whether this was the best location. He noted that this use may overlap with the services of the Park District. He asked that the rehabilitation costs be known prior to any such project being undertaken by the Village.

Pastor Carol Hill of First United Methodist Church, 111 N. Fourth Street, also spoke in regards to the FUMC Parsonage. Pastor Hill noted the involvement of FUMC in community events and in service of others. She stated that the FUMC congregation cannot afford to repair the building and that the growth of the congregation and ability of members to attend services has been hampered by a lack of parking.

IX. CONSENT AGENDA:

- A. Ratification of Debit Purchases: November 2017
- B. Ratification of Checks: December 29, 2017
- C. Ratification of Debit Purchases: December 2017
- D. Approval of Bill List: January 8, 2018
- E. Approval of Minutes: December 4, 2017 Regular Board Meeting
- F. Intergovernmental Agreement for Continuation of Electronics Recycling in 2018

MOTION: Moved by Trustee Price and seconded by Trustee Anderley to approve the Consent Agenda. Upon roll call, motion was approved unanimously.

AYES: Trustees Price, Hanley, Anderley, Wilbrandt and Kembitzky
NAYS: None
ABSENT: Trustee Yuscka

X. RESOLUTIONS AND ORDINANCES:

A. Resolution Authorizing Membership into the Intergovernmental Personnel Benefits Cooperative (Trustee Kembitzky)

Trustee Kembitzky advised that adoption of a Resolution is requested for the Village to join the Intergovernmental Personnel Benefits Cooperative (IPBC) for coordination of employee group health insurance benefits.

Director Danielson introduced Shawn Hamilton of Gallagher Bassett, the Village's health insurance broker, and broker of record for IPBC since 1979.

Mr. Hamilton provided a general overview of IPBC and the Northwest Health Insurance Sub-Pool (NWHIP) to which the Village will belong, noting that the pooling of benefits provides renewal rate stability to the 135 NWHIP member organizations, at an average increase of less than 5% annually. He advised that each member organization remains in control of its own plan design, carrier selection and plan year.

Director Danielson noted that IPBC is very similar in concept to the Intergovernmental Risk Management Agency (IRMA) through which the Village has maintained liability insurance for 25 years with very positive results. He stated that the Village has experienced double digit increases in group health insurance premiums in recent years, forcing changes to plan design and increased employee contributions.

Manager Cavallaro noted that the Village staff will have some obligations in regards to IPBC membership, such as serving on various committees. Mr. Hamilton added that the Village will be an owner/partner in the cooperative, as opposed to a customer.

It was noted that, from an employee perspective, there would be no change to access to or use of health insurance, or the employee's ability to select from available plans.

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Price to adopt a Resolution authorizing the Village of West Dundee to accept membership into the Northwest Health Insurance Pool (NWHIP) Sub-Pool, which is a member of the Intergovernmental Personnel Benefit Cooperative. Upon roll call, motion was approved unanimously.

AYES: Trustees Kembitzky, Price, Hanley, Anderley and Wilbrandt
NAYS: None
ABSENT: Trustee Yuscka

B. Ordinance Setting a Date for a Public Hearing on Main St/Rte 31 TIF Redevelopment Plan & Project (Trustee Kembitzky)

Trustee Kembitzky stated that the draft Ordinance as provided will allow the Village to move forward to formalize and establish the proposed Main Street / Route 31 Tax Increment Financing District (TIF), as previously discussed. The ordinance will establish a date of March 19, 2018 for a Public Hearing regarding the TIF proposal.

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Price to adopt an Ordinance to set a date for, and to approve a Public Notice of a Public Hearing on the proposed Village of West Dundee Main Street / Illinois Route 31 TIF Redevelopment Plan and Project. Upon roll call, motion was approved unanimously.

AYES: Trustees Kembitzky, Price, Hanley, Anderley and Wilbrandt

NAYS: None

ABSENT: Trustee Yuscka

C. Ordinance Authorizing NICOR Franchise Agreement (Trustee Yuscka)

Manager Cavallaro advised that the Village's previous 50-year franchise agreement with NICOR, which allows NICOR the authority to operate, and construct and maintain natural gas distribution infrastructure, in West Dundee, expired in 2007.

He explained that, as part of the franchise agreement, NICOR has offered the Village the option of either (1) a 20% increase in therms available annually, at no cost, for use at the Village's non-revenue producing facilities, or (2) an annual cash payout of \$11,700. Manager Cavallaro noted that for the initial franchise agreement, the Village had elected to accept the allocation of therms. A review of the past 3 years has indicated that it would have been more advantageous for the Village to have taken the cash payout. Whichever option is selected, the Village will be bound to it for the length of the franchise renewal (through 2057).

After discussion, the Board elected to accept the allocation of therms, due to the uncertainty of term pricing in the future.

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Price to adopt an Ordinance authorizing Northern Illinois Gas (NICOR) and its successors and assigns to construct, maintain and operate a gas distribution system in and through the Village of West Dundee, and receipt of the designated allocation of therms to the Village annually. Upon roll call, motion was approved unanimously.

AYES: Trustees Kembitzky, Price, Hanley, Anderley and Wilbrandt

NAYS: None

ABSENT: Trustee Yuscka

XI. UNFINISHED BUSINESS:

A. Consideration of an Agreement for Spring Hill Mall Planning with the Sizemore Group (Trustee Price)

Trustee Price reintroduced this item, which was initially discussed at the December 4, 2017 Village Board Meeting. He noted that the intention would be to develop a conceptual plan to aid in marketing parcels surrounding the mall for appropriate, complimentary development.

Manager Cavallaro noted that while anchor stores are being closed around the country again this season, the Spring Hill Mall anchors remain, likely due in large part to the proactive approach and investment being undertaken at this location.

President Nelson added that a vision for the surrounding properties is needed to continue to build on these improvements for the coming decades.

Trustee Price noted that data is anticipated to be provided by Spring Hill Mall and Rouse to better understand the area market potential.

Trustee Anderley asked if the Village of Carpentersville would participate, to which President Nelson advised that discussions with Carpentersville staff and officials related to Spring Hill Mall are ongoing, and that Carpentersville is working to develop a plan relative to the parcels located therein. The plans will compliment one another.

MOTION: Moved by Trustee Price and seconded by Trustee Kembitzky to approve an agreement for Spring Hill Mall Planning with the Sizemore Group for an amount not-to-exceed \$22,000 for Spring Hill Mall Planning. Upon roll call, motion was approved unanimously.

AYES: Trustees Price, Hanley, Anderley, Wilbrandt and Kembitzky
NAYS: None
ABSENT: Trustee Yuscka

XII. NEW BUSINESS:

A. Overnight Parking Ban - Review (Trustee Wilbrandt)

President Nelson requested to table this item. Trustee Wilbrandt agreed. He stated that his intention in raising this topic was in an effort to alleviate concerns expressed to him by residents.

MOTION: Moved by Trustee Wilbrandt and seconded by Trustee Anderley to table Overnight Parking Ban Review until the second meeting in February. Upon roll call, motion was approved unanimously.

AYES: Trustees Wilbrandt, Kembitzky, Price, Hanley and Anderley
NAYS: None
ABSENT: Trustee Yuscka

XIII. ITEMS FOR DISCUSSION:

A. Discussion: Village Board Meeting Dates

Manager Cavallaro noted Trustee Kembitzky had requested discussion on this topic at the December 4, 2017 Village Board Meeting. He stated that Attorney Orr had some conflicts with the Monday meeting dates, which have been largely resolved, and that the Village staff prefers the Monday meeting date over a change to Tuesdays.

He added that many of the same potential holiday conflicts, and some additional conflicts such as elections, would occur should the meeting schedule be shifted to Tuesdays.

Trustee Kembitzky noted that an additional day to ask questions would be beneficial.

After a brief discussion, the Board indicated a desire to leave the meeting schedule as is, on Mondays, and directed staff to distribute the meeting dates for 2018 as prepared.

XIV. MISCELLANEOUS / FUTURE AGENDA ITEMS:

Review of the Overnight Parking Ban has been tabled to the second Village Board Meeting in February, 2018.

XV. ADJOURNMENT:

MOTION: Moved by Trustee Price seconded by Trustee Hanley to adjourn the Regular Board Meeting. Motion was approved by voice vote.

The Regular Board Meeting adjourned at 8:20 pm.

ATTEST:

Kim Tibbetts
Deputy Village Clerk

Christopher Nelson
Village President