

**REGULAR BOARD MEETING**  
**Village Hall, 102 S. Second Street**

**December 19, 2016 7:30 pm**  
**Village of West Dundee**

**I. CALL TO ORDER:**

President Nelson called the Regular Board Meeting to order at 7:30 pm.

**II. ROLL CALL:**

Present were Village President Nelson, Trustees Wilbrandt, Kembitzky, Price, Hanley and Yuscka. Trustee Pflanz was absent.

Also present were Village Manager Cavallaro, Attorney Kathy Orr, Finance Director Danielson, Public Works Director Babcock, Fire Chief Freise, Police Chief Wieteska and four (4) people in the audience.

**III. PLEDGE OF ALLEGIENCE:**

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

**IV. APPROVAL OF AGENDA:**

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

**V. VILLAGE PRESIDENT'S REPORT:**

**A. Public Hearing-2016 Property Tax Levy**

**MOTION:** Moved by Trustee Hanley and seconded by Trustee Yuscka to open the Public Hearing. Upon roll call, motion was approved.

The Public Hearing opened at 7:33 pm.

**AYES:** Trustee Hanley, Yuscka, Wilbrandt, Kembitzky and Price

**NAYS:** None

**ABSENT:** Trustee Pflanz

Director Danielson said the notice for the Public Hearing was published in the Daily Herald as required as the Village is levying more than 5% over the 2015 actual property tax collections.

He said that direction was given to staff to include the sum of \$4,202,018, which represents an increase of 14.5% over last year's levy of \$3,668,963. He added that the Village's finalized EAV will not be known until March 2017, that it is impossible to precisely project a tax rate.

Director Danielson said the purpose of the increase will be two fold. He said first of all, \$233,055 of the \$533,055 will be used to fund the statutorily required increases for the Police and Fire Pension Funds and the remaining \$300,000 will be used to assist in the funding of the capital needs of the Village.

In comments from the Trustees, Trustee Kembitzky commented that depending on the EAV, the increase may only be 9%.

There were no comments from the audience.

**MOTION:** Moved by Trustee Price and seconded by Trustee Yuscka to close the Public Hearing. Upon roll call, motion was approved.

**AYES:** Trustees Price, Hanley, Yuscka, Wilbrandt and Kembitzky

**NAYS:** None

**ABSENT:** Trustee Pflanz

The Public Hearing closed at 7:38 pm.

President Nelson commented favorably on the grand opening of Cinemark.

President Nelson thanked Public Works for their good job in removing the snow after the weekend snowfalls.

## **VI. REPORTS AND QUESTIONS FROM TRUSTEES AND WORKING GROUPS:**

Trustee Kembitzky commented on the opening of Cinemark and said they were very accommodating.

Trustee Wilbrandt commended the Public Works Department for the snow plowing done this weekend.

Trustee Hanley asked if salting was done on all the roads and why not just the intersections. Manager Cavallaro said last year adjustments were made due to the cost of salt and the lack of the product, so just the intersections were done. Director Babcock said this year there are no restrictions on getting more salt and that the price is down. He said the only complaints have been from the residents who live on the courts.

Trustee Price commented on the affect the salt has on the environment and asked that a discussion on the use of road salt be placed on the next agenda.

## **VII. VILLAGE STAFF REPORTS:**

Chief Wieteska commented that Cinemark was very proactive in their planning for security, and the security detail will continue on weekends.

Chief Wieteska announced that two residents donated a lot of toys to the Police Department and asked for suggestions for places to donate the toys.

**VIII. QUESTIONS FROM THE AUDIENCE:** There were none.

## **IX. CONSENT AGENDA:**

- A. Ratification of Debit Purchases: November 2016
- B. Ratification of Manual Check: Bonnell Industries
- C. Approval of Bill List: December 19, 2016

- D. Approval of Minutes: November 7, 2016, Regular Board Meeting
- E. Approval of Minutes: November 21, 2016 Regular Board Meeting
- F. Approval of Minutes: December 5, 2016 Regular Board Meeting
- G. Approval of Minutes: December 12, 2016 Committee of the Whole Meeting

**MOTION:** Moved by Trustee Kembitzky and seconded by Trustee Yuscka to approve the Consent Agenda as presented. Upon roll call, motion was approved.

**AYES:** Trustees Kembitzky, Price, Hanley, Yuscka and Wilbrandt.  
**NAYS:** None  
**ABSENT:** Trustee Pflanz

**X. RESOLUTIONS AND ORDINANCES:**

**A. Ordinance Adopting the 2016 Tax Levy for the Village of West Dundee**

Director Danielson said that in order to collect property taxes, units of government in the State of Illinois are required to establish a “tax levy.”

**MOTION:** Moved by Trustee Kembitzky and seconded by Trustee Hanley to adopt an Ordinance for the Levy and Assessment of Taxes for the Fiscal Year commencing May 01, 2016 and Ending on April 30, 2017, for the Village of West Dundee, Kane County, Illinois in the amount of \$4,202,018. Upon roll call, motion was approved

**AYES:** Trustees Kembitzky, Price, Hanley and Yuscka  
**NAYS:** Trustee Wilbrandt  
**ABSENT:** Trustee Pflanz

**B. Ordinance Adopting the 2016 Tax Levy- Special Service Area #4**

Trustee Kembitzky said the Special Service Area was established to reimburse the Village for the costs associated with the maintenance of the open spaces within the Carrington Reserve Subdivision.

**MOTION:** Moved by Trustee Kembitzky and seconded by Trustee Price to adopt an Ordinance Adopting the Tax Levy of the Special Service Area #4 Within the Village of West Dundee, Illinois in the amount of \$30,000. Upon roll call, motion was approved.

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

**C. Ordinance Adopting the 2016 Tax Levy – Special Service Area #6**

Trustee Kembitzky said this Special Service Area was established to reimburse the Village for the costs associated with the \$1,500,000 bond issue the Village authorized in 2010 for the Springhill Gateway project.

**MOTION:** Moved by Trustee Kembitzky and seconded by Trustee Price to adopt an Ordinance Adopting the Tax Levy of the Special Service Area #6 Partially Abating the Required

Tax Levy as Established by Ordinance 10-16 Within the Village of West Dundee, Illinois in the amount of \$88, 362.50. Upon roll call, motion was approved.

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

**D. Ordinance Adopting the 2016 Tax Levy – Special Service Area #9**

Trustee Kembitzky said this Special Service Area was established in August 2016 to assist in the financing of the economic development activities that are underway in the Village’s downtown area as well as to provide partial funding for the unique services this area receives.

**MOTION:** Moved by Trustee Kembitzky and seconded by Trustee Price to adopt an Ordinance Adopting the Tax Levy of the Special Service Area #9 Within the Village of West Dundee, Illinois in the amount of \$17,000.00 and not to exceed \$0.40.

**AYES:** Trustees Kembitzky, Price, Hanley and Yuscka  
**NAYS:** Trustee Wilbrandt  
**ABSENT:** Trustee Pflanz

**E. Resolution Authorizing the Abatement of the 2016 Tax Levy-Series 2010A-B G.O. Bonds**

This item abates the property tax levy for the \$4,000,000 General Obligation Bond Issue that was approved by the Board in December 2010.

**MOTION:** Moved by Trustee Kembitzky and seconded by Trustee Price to adopt a Resolution for the Certificate of Full Reduction of Taxes Heretofore Levied for the Payment of the General Obligation Bonds, Series 2010A and 2010B, of the Village of West Dundee. Upon roll call, motion was approved.

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

**F. Resolution Authorizing the Abatement of 2016 Tax Levy – 2015 G. O. Bonds**

This Resolution abates the property tax levy for the General Obligation Refunding Bond Issue that was approved by the Board in December 2015.

**MOTION:** Moved by Trustee Kembitzky and seconded by Trustee Price to adopt the Certificate of Full Reduction of Taxes Heretofore Levied for the Payment of General Obligation Refunding Bonds, Series 2015, of the Village of West Dundee. Upon roll call, motion was approved.

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

**G. Ordinance Authorizing Acquisition of Title to, Easements Over, or Other Property Rights Over, Certain Real Property for the Huntley Road Reconstruction and Widening Improvement Project.**

Trustee Yuscka said that staff has negotiated and reached agreement with property owners for three out of the four sections within West Dundee's acquisition responsibility for the reconstruction of Huntley Road.

**MOTION:** Moved by Trustee Yuscka and seconded by Trustee Hanley to adopt an Ordinance Authorizing Acquisition of Title to, Easements Over, or Other Property Rights Over, Certain Real Property for the Huntley Road Reconstruction and Widening Improvement Project; representing purchase of the Collins Property right-of-way at a cost of \$65,000.00, purchase of the Gupta property right-of-way at a cost of \$27,700.00 and purchase of the Hill Family Trust property right-of-way at a cost of \$267,525.00 for a total expenditure of \$360,225.00. Upon roll call, motion was approved.

**AYES:** Trustees Yuscka, Wilbrandt, Kembitzky, Price and Hanley

**NAYS:** None

**ABSENT:** Trustee Pflanz

**H. Resolution Authorizing Acquisition of Right-of-Way for Highway Purposes/Huntley Road Widening and Improvement Project**

Trustee Yuscka said there are 14 properties which need to be acquired for the right-of-way for the Huntley Road Widening and Improvement Project, on both the north and south sides of the street.

Manager Cavallaro said West Dundee has the obligation to acquire the properties on the south side, which total 9 parcels, 5 of which are already owned by the Village as either park contributions or landscape buffers. He added that the Village has been successful in securing mutually satisfactory agreements with three of the four private property owners, with one parcel yet unsecured, that of Rouse which is under their Spring Hill Mall holdings.

Manager Cavallaro pointed out that Rouse's unwillingness to mutually agree to sell this property for right-of-way is due to their corporate policy and not any lack of support for the project. He said our attorney has been in contact with Rouse's attorneys in this matter and is working on an expedited timeframe to facilitate the condemnation proceedings. He added that this is being viewed as a friendly condemnation, meaning Rouse is not objecting and the Village is using the court process to facilitate the transfer of ownership as opposed to a direct sale.

**MOTION:** Moved by Trustee Yuscka and seconded by Trustee Hanley to adopt a Resolution Authorizing the Acquisition of Right-of-Way for Highway Purposes (Huntley Road) Pursuant to Eminent Domain. Upon roll call, motion was approved

**AYES:** Trustees Yuscka, Wilbrandt, Kembitzky, Price and Hanley

**NAYS:** None

**ABSENT:** Trustee Pflanz

**XI. NEW BUSINESS:**

**A. Recommendation to Award Temporary Construction Fence Contract for the Demolition of Downtown Buildings**

Trustee Price said the installation of a temporary construction fence around the perimeter of the demolition project area is advised for safety and screening and to keep the site secure.

He said Public Works has solicited quotes for the temporary construction fence and received two bids that were responsive to the specifications. He added that the temporary construction fence will be installed during the first week of January 2017 and is anticipated to be removed by mid July.

**MOTION:** Moved by Trustee Price and seconded by Trustee Yuscka to award a contract to Naperville Construction Fence Rental, LLC of Oakbrook, IL for the installation and rental of temporary construction fence to assist the demolition of downtown buildings and restoration projects from January 2017 to July 2017 at a cost of \$6,430.08. Upon roll call, motion was approved.

**AYES:** Trustees Price, Hanley, Yuscka, Wilbrandt and Kembitzky

**NAYS:** None

**ABSENT:** Trustee Pflanz

**XII. MISCELLANEOUS / FUTURE AGENDA ITEMS:**

Trustee Kembitzky said in the November 7, 2016 minutes it said there would be a sub committee for the pump house and asked if it has been done. President Nelson said it has not yet.

Trustee Price requested that the sign on the Schroeder Building be saved.

Trustee Price asked that a discussion regarding the use of road salt be on the next agenda.

**XII. ADJOURNMENT:**

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

The Regular Board Meeting adjourned at 8:00 pm.

**ATTEST:**

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Barbara Traver  
Village Clerk

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Christopher Nelson  
Village President