

REGULAR BOARD MEETING
Village Hall, 102 S. Second Street

June 20, 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 Christopher Nelson, Trustees Billy Pflanz, Dan Wilbrandt, Michelle Kembitzky, Tom Price, Pat Hanley and Andy Yuscka.

Also present were Village Manager Joseph Cavallaro, Community Development Director Timothy Scott, Public Works Director Eric Babcock, Village Attorney John Brechin, and approximately ten (10) people in the audience.

III. PLEDGE OF ALLEGIANCE:

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

IV. APPROVAL OF AGENDA:

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

V. VILLAGE PRESIDENT'S REPORT:

President Nelson noted that he and Trustee Kembitzky attended the ground breaking for the Oelheld facility at Oakview Corporate Park. It was noted that they are working under an aggressive construction schedule and anticipate the facility to be completed this year.

A. Key to the Village Award – Mr. Tom Warner

President Nelson announced that the Village of West Dundee has established a Key to the Village Award to honor and acknowledge individuals who have had a positive impact on the community.

Long time West Dundee resident and former Village President Tom Warner was selected as the first recipient of this award. President Nelson provided an overview of Mr. Warner's service to the community, and some of the achievements of the Village under his leadership (1977-1985), including the annexation and development of Spring Hill Mall, the adoption and implementation of the first Comprehensive Plan, and hiring of the first Village Administrator.

Mr. Warner came forward to accept the Key to the Village, crediting the hard working Board of Trustees with whom he served. In addition, he noted that during his tenure, QuadCom was implemented and a sewer plant in West Dundee was decommissioned and removed.

The Board and staff thanked Mr. Warner for his contributions to the Village of West Dundee.

VI. REPORTS AND QUESTIONS FROM TRUSTEES:

Trustee Price asked that the Intelligentsia Cup Bike Race be added to Village's home page.

VII. VILLAGE STAFF REPORTS:

Deputy Clerk Tibbetts advised that the Summer Newsletter is scheduled for delivery throughout West Dundee this week.

Manager Cavallaro reminded the Board that the July Board Meetings have been adjusted based on the holiday, and will be held on July 11 and 25.

VIII. QUESTIONS FROM THE AUDIENCE:

Ms. Kim Laughton, 522 S Second Street, advised that she would like to install a 6 foot tall fence at her home, which is in contrast to the maximum height of 5 feet provided in the Municipal Code. She noted that 6 feet is a more standard height for fence material, and that a 5 foot fence would be more expensive.

President Nelson advised that a variance could be requested for consideration of a 5 foot fence, and encouraged Ms. Laughton to discuss that process with the Community Development Department.

Mr. Laughton stated that Trustee Hanley suggested she bring this to the Board's attention. Trustee Hanley noted that the Board had previously discussed amending the fence height requirements to allow for 6 foot fences on residential properties.

IX. CONSENT AGENDA:

- A. Ratification of Debit Purchases: May 2016
- B. Ratification of Manual Checks: June 8, 2016
- C. Approval of Bill List: June 20, 2016
- D. Approval of Minutes: June 6, 2016 Regular Board Meeting
- E. Authorization to Proceed - ITEP Grant for Bike Path at Sleepy Hollow Road and Huntley Road
- F. Illinois Department of Transportation Bid Letting Results for Boncosky Road Resurfacing Project
- G. Special Event Approval - DTPD "The Pursuit"

Trustee Kembitzky requested that Item E be removed from the Consent Agenda and placed under Unfinished Business.

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

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

X. UNFINISHED BUSINESS:

- A. Authorization to Solicit Bids for Demolition of Downtown Buildings (Trustee Price)**

Trustee Price referenced numerous previous discussions regarding the demolition of downtown Village-owned buildings as part of the implementation of the Downtown Plan. He noted that staff

would conduct some of the work, such as removal of fluorescent tubes and ballasts, disconnection of water and sewer service lines, and fencing contracts.

The work will be staged, with 99 W Main remaining intact until such time as a new space at 101 S First is made available to Around the Corner Candy, and then 99 W Main will be demolished once the business has relocated. Manager Cavallaro noted that staff is working with the owner of 101 S First to finalize the development plan for the site.

Trustee Price inquired about the status of the demolition site during Heritage Fest. Manager Cavallaro noted that with the aggressive construction schedule that has been proposed, the site would likely be graveled over by the mid-September timeframe.

Director Babcock noted that staff has already removed the bulbs and ballasts from Ace Hardware, but cannot disconnect water and sewer services for the Main Street parcels, as they are connected through the 101 S First Street building and service lines.

Trustee Hanley asked if the Main Street parcels could be redeveloped in the future. President Nelson indicated that they could be redeveloped, and Director Scott noted that no entrances are planned for the north side of 101, and any windows on that wall would continue to allow light into the building, as there would be space between 101 and any future building(s) on Main Street.

Trustee Hanley inquired about salvaging the bricks from the Pump House. The logistical complexities of this proposal were briefly discussed, including access, timing, storage and palletizing of material for removal. Trustee Price asked that the brick salvage be written in as an alternative bid option.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to authorize Village staff and V3 to solicit bids for the demolition of 89 & 93 W Main, 99 W Main, 118 S First, 98 Oregon and the Old Pump House, as specified in the staff memo dated June 16, 2016, with the addition of an alternative bid to salvage the Old Pump House bricks. Upon roll call, motion was approved.

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

NAYS: None

B. Authorization to Proceed – ITEP Grant for Bike Path at Sleepy Hollow Road and Huntley Road (Trustee Kembitzky)

Trustee Kembitzky noted that the grant application indicates a local share of \$77,500 would be necessary should the grant be awarded, and asked from where these funds would be allocated.

It was noted that the grants will be awarded in the fall, and a timeline of 12-18 months for project completion is provided, placing this potential project in the 2017-18 fiscal year and part of the budget allocation discussions next spring. The potential for Forest Preserve District participation or potential use of park funds was also noted.

XII. MISCELLANEOUS:

Trustee Hanley asked that the Police Department review the right turn movement from eastbound Huntley Road onto southbound Sleepy Hollow Road, noting that there is a blind hill on Sleepy

Hollow Road just north of the intersection that is concerning in terms of visibility. A “no right on red” restriction is suggested for review.

Trustee Price commented, in terms of paving the existing asphalt chip bike path should West Dundee be awarded the aforementioned ITEP Grant, that a paved path would minimize or eliminate the existing maintenance requirements, such as ongoing weed prevention. President Nelson added that the residents of Grand Pointe are extremely supportive of the concept of paving this path.

XIV. ITEMS TO BE DISCUSSED AT A LATER MEETING:

- Recommendation to Award Contract for Demolition of Downtown Parcels
- Authorization to Solicit Bids for Rehabilitation / Construction of Downtown Parcels
- Recommendation to Award Contract for Rehabilitation / Construction of Downtown Parcels
- Report from the Police Department in regards to the necessity for a “no right on red” restriction from EB Huntley Road onto SB Sleepy Hollow Road.

XV. ADJOURNMENT:

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

The Regular Board Meeting adjourned at 8:00 pm.

ATTEST:

Kim Tibbetts
Deputy Village Clerk

Christopher Nelson
Village President