

REGULAR BOARD MEETING
Village Hall, 102 S. 2nd Street

May 17, 2021 – 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 Cheryl Alopogianis, Cheryl Anderley, Dan Wilbrandt, Michelle Kembitzky, Tom Price and Andy Yuscka.

Also present were Village Manager Joseph Cavallaro, Public Works Director Eric Babcock and Community Development Director Tim Scott.

There were four (4) people in the audience.

III. PLEDGE OF ALLEGIENCE:

Trustee Kembitzky led the Board and 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 was approved by acclamation.

V. VILLAGE PRESIDENT'S REPORT:

A. Appointment of Trustee Tom Price to the Local Liquor Control Commission

President Nelson nominated Trustee Tom Price to serve as Local Liquor Control Commissioner to fill the vacancy left by the retirement of Pat Hanley.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Kembitzky to accept the nomination of Trustee Tom Price to serve as Commissioner for the Local Liquor Control Commission. Upon roll call, motion was approved.

AYES: Trustees Yuscka, Alopogianis, Anderley, Wilbrandt and Kembitzky

NAYS: None

ABSTAIN: Trustee Price

VI. REPORTS AND QUESTIONS FROM TRUSTEES AND WORKING GROUPS:

Trustee Wilbrandt commended the Public Works Department for the good job in handling a massive main break on Saturday.

Trustee Kembitzky announced that she is retiring from the Village Board as of June 30, 2021 and will be moving to Arizona.

VII. STAFF REPORTS: There were no reports.

VIII. QUESTIONS FROM THE AUDIENCE: There were no questions.

IX. CONSENT AGENDA:

- A. Approval of Bill List: May 17, 2021
- B. Approval of Minutes: May 3, 2021 Regular Board Meeting
- C. Recommendation to Approve Carrington Reserve Maintenance
- D. Authorization for Use of Public Property for Outdoor Dining

Trustee Wilbrandt asked to have added to Item D, to move the outdoor dining tables off the sidewalks when the business is not operating regular business hours.

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

AYES: Trustees Anderley, Wilbrandt, Kembitzky, Price, Yuscka and Alopogianis
NAYS: None

X. RESOLUTIONS AND ORDINANCES:

A. Ordinance Approving an Annexation Agreement for Approximately 56 Acres West of Voyageur Landing

Trustee Price said ERT Elgin, purchaser of approximately 56 acres of vacant unincorporated land is seeking approval of an Annexation Agreement, which would be followed by annexation of the land and then rezoning. He added that that SD District with Light Industrial Use Area designation is being sought given the site's development context, proximity and access to I-90, and former use as a waste dump. He also commented that there has been a change in the agreement for the donation of land.

Manager Cavallaro said it is important to note that there is no specific development proposal before the Village at this time. He also said the owner-developer has expressed interest in economic assistance via tax increment financing (TIF), but the subject property is not in the Main Street-Route 31 TIF District.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to Approve an Ordinance Adopting an Annexation Agreement for Approximately 56 Acres West of Voyageur Landing Forest Preserve as amended. Upon roll call, motion was approved.

AYES: Trustees Price, Yuscka, Alopogianis, Anderley, Wilbrandt and Kembitzky
NAYS: None

B. Ordinance Approving Annexation of Approximately 56 Acres West of Voyageur Landing Forest Preserve

Trustee Price said this is the actual annexation of the approximately 56 acres west of Voyageur Landing Forest Preserve. It is important to note that currently there is no specific development proposal before the Village Board.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to Approve an Ordinance Annexing Certain Real Estate Containing Approximately 56 Acres West of Voyageur Landing. Upon roll call, motion was approved.

AYES: Trustees Price, Yuscka, Alopogianis, Anderley, Wilbrandt and Kembitzky
NAYS: None

C. Ordinance Approving Rezoning of Approximately 56 Acres West of Voyageur Landing Forest Preserve from Farming to SD Special Development District

Trustee Price said the SD District with Light Industrial Use Area designation is being sought given the site's development context, proximity and access to I-90, and former use as a waste dump (that ceased operation circa 1970). He added that there is no specific development proposal before the Village at this time and that any specific proposal would have to be evaluated for its zoning compliance through the Village's process.

MOTION: Moved by Trustee Price and seconded by Trustee Alopogianis to Approve an Ordinance Rezoning Approximately 56 acres West of Voyageur Landing from Farming to SD Special Development District with Light Industrial Use Designation. Upon roll call, motion was approved.

AYES: Trustees Price, Yuscka, Alopogianis, Anderley, Wilbrandt and Kembitzky
NAYS: None

D. Ordinance Amending Alcoholic Liquor Regulations, License Classifications and Fees – Addition of Class N “To Go” License.

Trustee Yuscka said that a new license classification, Class N, was crafted specifically to allow for “To Go” privileges. He added that the recommendation is an additional \$150 fee for a Class N License and that is estimated that the number of applicants for a Class N License will be ten (10) or fewer at this time.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Anderley to adopt an Ordinance Amending the Alcoholic Liquor Regulations of the West Dundee Municipal Code, to add a Class N “To Go” liquor classification with an annual fee amount of \$150. Upon roll call, motion was approved.

AYES: Trustees Yuscka, Alopogianis, Anderley, Wilbrandt, Kembitzky and Price
NAYS: None

XI. NEW BUSINESS:

A. Recommendation to Award 2021 Street Improvements

Trustee Yuscka said the low bid was provided by Plote Construction at a cost of \$1,093,000. He added that the project scope was increased to accommodate needs which were not anticipated during the Budget recommendation.

He said the first change was the addition of resurfacing work on South Fifth Street from Edwards Avenue to Ryan Lane, and the second change was the addition of approximately \$100,000 in pavement maintenance work at four (4) Dundee Township Park District locations.

He added that per the Intergovernmental Agreement, the Village has the obligation to cover 50 percent of this cost, so when the project is completed, the Park District will be invoiced and the Village will get roughly \$50,000 back, essentially reducing the low bid to \$1,043,000.

Trustee Kembitzky asked where the additional funds (capital monies) will come from for this project. Manager Cavallaro said he would provide details to the Board.

Trustee Yuscka said that there is also a proposal for Construction Engineering Services from Baxter & Woodman at a cost not to exceed \$69,766.00.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Price to award a contract to Plote Construction ,Inc. of Hoffman Estates , IL for the 2021 Street Improvement Project at a cost of \$1,093,000 and to approve a proposal with Baxter & Woodman for construction engineering services which cover the full scope of work at a cost not to exceed \$69,766. Upon roll call, motion was approved.

AYES: Trustees Yuscka, Alopogianis, Anderley, Wilbrandt, Kembitzky and Price

NAYS: None

B. Authorization to Solicit Proposals – Village Hall Tuck Pointing

Trustee Yuscka said due to the potential risk of structural failure and ongoing water damage tuck pointing service is needed throughout the clock tower section of the Village Hall at an estimated cost of \$57,500 and the chimney structure also requires extensive tuck pointing service at an additional cost of \$24,850. He added that staff feels that the work is urgent due to the risk of structural failure and collapse, so deferral of any sort is inadvisable.

Trustee Kembitzky asked if TIF funds could be used for this. Manager Cavallaro said no TIF monies can be used for this.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Alopogianis to authorize Public Works to solicit proposals for contractual tuck-pointing service for the clock tower and chimney at Village Hall. Upon roll call, motion was approved.

AYES: Trustees Yuscka, Alopogianis, Anderley, Wilbrandt, Kembitzky and Price

NAYS: None

C. Authorization to Solicit Proposals - Sidewalk Replacement Program

Manager Cavallaro said that the updated inspection data shows that a total of 421 sidewalk squares require replacement throughout the Village. He said that itemized quantity information received from the 2021 Street Improvements bid indicates that sidewalk removal and replacement can be done at a cost of approximately \$9 per square foot. He said using this as a baseline, the Village can expect to replace between 350 and 370 sidewalk squares on a recommended budget of \$100,000. He added that Public Works will facilitate all grinding in house.

Director Babcock said that given the pandemic-related project deferral in 2020, and the cancellation in 2019 due to unreasonable pricing; staff request the \$100,000 budget for this project in order to get back on schedule and adhere to the Board's expressed priority on this topic.

Trustee Kembitzky inquired about using TIF monies for this or the CARES Act money.

Manager Cavallaro said he will provide details to the Board including prioritizing the worst of the sidewalk.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Alopogianis to authorize Public Works to solicit proposals for contractual sidewalk replacement, targeting approximately 370 sidewalk squares at a cost of \$100,000. Upon roll call, motion was approved.

AYES: Trustees Yuscka, Alopogianis, Anderley, Wilbrandt, Kembitzky and Price

NAYS: None

D. Professional Services Agreement – Well #5 Investigation

Trustee Yuscka said that with the electrical system failure of Well #5 in early March, the inability to utilize Well #5 for immediate redundancy at Angle Tarn was exposed. He added to remedy the situation, staff is recommending a full investigation be conducted to identify all contributing factors and develop rehabilitation options for Well #5.

Director Babcock said that Public Works recommends Trotter and Associates due to consistent reference reports making specific mention of their service-oriented approach and willingness to offer multiple options with full explanations of initial and residual costs.

Trustee Kembitzky asked if this was part of the Sewer & Water capital budget and if this agreement is eligible for the CARES Act monies.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Anderley to approve a Professional Services Agreement with Trotter and Associates, Inc. for Well #5 Investigative Services at a cost not to exceed \$32,800. Upon roll call, motion was approved.

AYES: Trustees Yuscka, Alopogianis, Anderley, Wilbandt, Kembitzky and Price.

NAYS: None

E. Professional Services Agreement – Communications Equipment Coordination

Trustee Yuscka said the upcoming capital water tower maintenance project involves the removal and reinstallation of all existing communications equipment, including two cellular carriers and one broadband internet provider. He added that given the complexity of this task, staff recommends securing the assistance of a consultant with experience in the communications coordination field to minimize project delayed and adverse impacts.

Trustee Yuscka said that the Spring Hill Water Tower requires the complete removal of the equipment primarily because of lead paint. He added that because there is lead content in the existing coatings, the entire structure must be covered with a massive shroud to protect the public during exterior sand blasting.

Trustee Yuscka said that temporary facilities must be established nearby to maintain the communications company's operation during the project, which is typically a large monopole, and upon completion of the project, the equipment needs to be reinstalled on a new railing system.

Director Babcock said that Christopher B. Burke Engineering, LTD facilitates this service for their clients as a normal part of a tower maintenance design and/or construction supervision agreement.

He added that CBBEL will handle the initial project notifications, site visits to review conditions and identify temporary facility locations, identification of cost-effective removal options and temporary facility facilities and reinstallation activities.

A brief discussion was held as to who is responsible for the removal of the antennas, the lease (Attorney Smoron will be providing a legal opinion on the lease language), the cost of taking them down and putting them up again and relocation costs.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Kembitzky to approve an agreement with Christopher B. Burke Engineering, LTD. of Rosemont, IL to coordinate all communications activities in support of the Spring Hill Water Tower Repairs and Repainting Project at a cost of \$15,295. Upon roll call, motion was approved.

AYES: Trustees Yuscka, Alopogianis, Anderley, Wilbrandt, Kembitzky and Price
NAYS: None

F. Truck 31 Suspension & Brakes

Trustee Wilbrandt said Truck 31 needs replacement of the suspension and brakes to allow the fire department to continue to operate the truck safely. Other refurbishment of Truck 31 has been put on hold until Chief Harris reviews the existing fleet and the best course of action after the review.

MOTION: Moved by Trustee Wilbrandt and seconded by Trustee Kembitzky to authorize the replacement of the suspension and brakes on Truck 31 in an amount not to exceed \$45,500.00. Upon roll call, motion was approved.

AYES: Trustees Wilbrandt, Kembitzky, Price, Yuscka, Alopogianis and Anderley
NAYS: None

XII. MISCELLANEOUS:

President Nelson asked whether it is illegal to smoke marijuana on Village property. Manager Cavallaro said he would look into State statutes and bring the information to the Board.

Trustee Kembitzky asked if the company who caused the damage on Sleepy Hollow Road can be billed. Manager Cavallaro said no.

XIII. ADJOURNMENT:

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Anderley to adjourn the Regular Board Meeting. Motion was approved by acclamation.

The Regular Board Meeting adjourned at 8:05 pm.

ATTEST:

Barbara Traver
Village Clerk

Christopher Nelson
Village President