

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

October 4, 2021 – 7:30 pm
Village of West Dundee

I. CALL TO ORDER:

President Nelson called the Regular Board Meeting to order at 7:27 pm.

II. ROLL CALL:

Present were Village President Christopher Nelson, Trustees Cathy Haley, Cheryl Alopogianis, Cheryl Anderley, Dan Wilbrandt, Tom Price, and Andrew Yuscka.

Also present were Village Manager Joseph Cavallaro, Village Attorney Michael Castaldo, Jr., Community Development Director Timothy Scott, Police Chief Anthony Gorski, Public Works Director Eric Babcock and Deputy Village Clerk Kim Tibbetts.

There were nine (9) people in the audience.

III. PLEDGE OF ALLEGIANCE:

Trustee Yuscka led the Board and those in attendance in the Pledge of Allegiance.

IV. APPROVAL OF AGENDA:

MOTION: Moved by Trustee Anderley and seconded by Trustee Alopogianis to approve the agenda as presented. Upon roll call, motion was approved by acclamation.

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

NAYS: None

ABSENT: None

V. VILLAGE PRESIDENT’S REPORT: There was none.

VI. REPORTS AND QUESTIONS FROM TRUSTEES AND WORKING GROUPS:

Trustees Alopogianis advised that she and State Representative Suzanne Ness conducted a successful walk around West Dundee to speak to residents.

Trustee Price noted that he attended the Northern Kane County Chamber’s Annual Awards Dinner over the weekend and presented the Community Service Award on behalf of the Village of West Dundee to Maureen Himmel and Heather Buck for their volunteer work and leadership for the West Dundee River Challenge bike racing event.

VII. STAFF REPORTS:

Director Babcock stated that the Fall Leaf Collection program is scheduled to begin around October 19. A schedule and exhibit will be prepared for communication to residents to provide a general framework for when leaves will be collected in different areas of West Dundee.

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

IX. CONSENT AGENDA:

- A. Approval of Bill List: 10/4/2021
- B. Ratification of Bills: September 24, 2021
- C. Approval of Minutes: August 2, 2021 Regular Board Meeting
- D. Approval of Minutes: September 13, 2021 Regular Board Meeting
- E. Approval of Minutes: September 20, 2021 Regular Board Meeting
- F. Intergovernmental Master Agreement with IDOT for State Maintained Traffic Signals on State Highways in West Dundee
- G. Closing Hours Adjustment for The Chubby Bullfrog on November 24, 2021

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

AYES: Trustees Yuscka, Haley, Alogogianis, Anderley, Wilbrandt, and Price
NAYS: None
ABSENT: None

X. UNFINISHED BUSINESS:

A. Redevelopment Proposal - 112 S. Second Street, Acre + Main (Trustee Price)

Trustee Price stated that, since the last conversation at the August 16, 2021 Village Board Meeting, the Village put out a Request for Letters of Interest regarding the 112 S. Second Street property to gauge interest in redevelopment of the site. No additional proposals or letters of interest were received.

He noted that Acre + Main remains interested in redevelopment and has updated their proposal. A comparison of potential options was provided, including demolition and grassing of the site and maintaining the site as-is, as compared to the proposed redevelopment, with the redevelopment proposal by Acre + Main projected to be the most financially beneficially.

Trustee Wilbrandt stated that a meaningful conversation by the Board regarding the use and stated goal for the property is needed, and that all potential benefits to the community based on various redevelopment options need to be considered, not only the financial ramifications.

Trustee Price referenced the discussion that occurred upon the Board's authorization to purchase the property, stating that the potential for private redevelopment was the driving factor behind his affirmative vote for the acquisition, based on an expectation of increased tax revenues, lower cost to the Village and an attractive use for the property.

Trustee Yuscka stated his agreement with Trustee Price's comments, noting that he was not in favor of demolition when acquisition was discussed.

Trustee Anderley stated that the use of the site should be of more benefit to the residents of West Dundee.

Trustee Haley and Trustee Alogogianis each noted that they have received and reviewed the information presented to the Board on this topic prior to their service. Trustee Haley stated that the redevelopment proposal is desirable for the location. Trustee Alogogianis stated that she sees value in this redevelopment option and proposal.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka recommend the redevelopment concept from Acre + Main for the property located at 112 S. Second Street to the Appearance Review Commission for review and consideration, and to direct staff to begin drafting a Development Agreement. Upon roll call, motion was approved.

AYES: Trustees Price, Haley, Alopogianis, and Yuscka
NAYS: Trustee Anderley
ABSTAIN: Trustee Wilbrandt
ABSENT: None

XI. NEW BUSINESS:

A. Image Trend Elite Fire Software Purchase (Trustee Wilbrandt)

Trustee Wilbrandt noted that the Firehouse software has been used for Fire and EMS records management for many years, but technical support will not longer be available after the close of 2021. He noted that the purchase of replacement software was budgeted in an amount of \$12,000. The Image Trend Elite software proved the most cost effective due to its compatibility with the existing software for EMS reporting.

MOTION: Moved by Trustee Wilbrandt and seconded by Trustee Alopogianis to authorize the purchase of the Tyler Interface and Image Trend Elite Fire software from Tyler Technologies and Image Trend, Inc. in an amount not to exceed \$12,000. Upon roll call, motion was approved.

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

B. Authorization to Solicit Proposals - Locust Street Sanitary Pipe Lining (Trustee Yuscka)

Trustee Yuscka stated that during a video analysis that led to a replacement of 40' of the sanitary trunk line near Locust Street in 2019, staff determined that a professional pipe lining could protect additional portions of that pipe downstream and avoid further replacements. This work was delayed due to the pandemic but continues to be recommended and is budgeted for completion this year. The request is for authorization to solicit proposals with no monetary expenditure at this time.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Price to authorize Public Works staff to solicit proposals for contractual lining of the sanitary pipe and rehabilitation of the vault near Locust Street. Upon roll call, motion was approved.

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

C. Authorization to Solicit Proposals - Third Street Grinder Rebuild (Trustee Yuscka)

Trustee Yuscka noted that authorization to solicit proposals is requested to rebuild the grinder at the Third Street Lift Station. There is no monetary expenditure requested at this time, however this work is budgeted for completion this year.

MOTION: Moved by Trustee Yusecka and seconded by Trustee Alopogianis to authorize Public Works staff to solicit proposals to rebuild the grinder at the Third Street Lift Station. Upon roll call, motion was approved.

AYES: Trustees Yusecka, Haley, Alopogianis, Anderley, Wilbrandt, and Price

NAYS: None

ABSENT: None

D. Replacement of Master Meter and Valves at the Third Street Lift Station (Trustee Yusecka)

Trustee Yusecka stated that the Public Works Department solicited quotes for replacement of the Fox River Water Reclamation District (FRWRD) master meter and process valves at the Third Street Lift Station.

Director Babcock noted that there is a known discrepancy in the accuracy of the meter, which is believed to be the original meter and obsolete by modern standards. Additionally, two isolation valves are deteriorating such that they are unreliable and must be replaced in order to provide a 100% shutdown for replacement of the master meter.

MOTION: Moved by Trustee Yusecka and seconded by Trustee Price to authorize Public Works staff to conduct replacement of the FRWRD master meter and process control valves at the Third Street Lift Station at a total cost of \$17,510.50. Upon roll call, motion was approved.

AYES: Trustees Yusecka, Haley, Alopogianis, Anderley, Wilbrandt, and Price

NAYS: None

ABSENT: None

E. Highland Avenue Traffic Safety and Infrastructure Requests (Trustee Wilbrandt)

Trustee Wilbrandt stated that a two-fold request was received from residents on Highland Avenue requesting (1) a temporary speed bump on Highland Avenue to slow vehicular traffic, and (2) the permanent closure of Highland Avenue at Hillside Street. He stated that consideration of these requests dovetail with recent efforts to address concerns regarding speeding, cut through traffic and pedestrian safety, which include a dedicated traffic enforcement officer and infrastructure improvements.

The recommendation is to purchase a temporary speed bump for installation on Highland Avenue at a cost of \$1,700, and to solicit a professional services agreement with Baxter & Woodman to conduct a traffic study and evaluate the street closure request at an anticipated cost of approximately \$5,000 to \$6,000.

Manager Cavallaro and Trustee Haley each indicated having received an email from a Highland Avenue resident in opposition of the street closure. Trustees Haley, Price and Alopogianis expressed opposition to the street closure.

Manager Cavallaro confirmed that the request is to purchase a temporary speed bump for placement on Highland Avenue, in addition to the device recently purchased for Sixth Street. He noted that the proposed location for the Highland Avenue speed bump has been amended from 418/419 Highland Avenue to 429/433 Highland Avenue, but must still be acknowledged by the adjacent residents. He added that a location for the Sixth Street speed bump has not yet been agreed to.

Trustee Price inquired as to the longevity of the temporary speed bumps. Director Babcock noted that they are speed rated and estimated that they would last a few seasons.

Mr. Bob Faber, 449 Highland Avenue, noted his opposition to the closure of Highland Avenue. He advised that his driveway is at the intersection, and that to close the street at that location would likely require either bisecting his driveway or cutting off his access to Highland Avenue, thereby also complicating refuse collection, snow removal and similar services. He further pointed out that to avoid cutting off his access to Highland Avenue would require construction to be completed outside of the corporate limits of West Dundee, in Carpentersville.

Mr. Dennis Beth, 433 Highland Avenue, asked whether a stop sign at Hillcrest would have the desired effect of slowing traffic.

Trustee Wilbrandt requested that an internal investigation be conducted to gauge the feasibility of the request to close Highland Avenue, before any expenditure is approved for an engineering study.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Price to authorize the purchase of a temporary speed bump at a cost of \$1,700 and direct staff to install said speed bump on Highland Avenue in front of 429/433 Highland Avenue, pursuant to the request and acknowledgement of the immediately adjacent residents. Upon roll call, motion was approved.

AYES: Trustees Wilbrandt, Price and Anderley, and President Nelson
NAYS: Trustee Yuscka, Haley and Alopogianis
ABSENT: None

MOTION: Moved by Trustee Wilbrandt and seconded by Trustee Anderley to **table** the solicitation of a professional services agreement from Baxter and Woodman for a formal traffic count and evaluation of the impact that the closure of Highland Avenue would have on traffic flows and volumes within the surrounding neighborhood and on emergency response routes and times, and to conduct an internal investigation of the potential closure of Highland Avenue.

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

XIII. MISCELLANEOUS: There was none.

XIV. ADJOURNMENT:

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

The Regular Board Meeting adjourned at 8:04 pm.

ATTEST:



Kim Tibbetts
Deputy Village Clerk



Christopher Nelson
Village President