

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

**March 18, 2019 7:30 pm
Village of West Dundee**

I. CALL TO ORDER:

President Nelson called the Regular Board Meeting to order at 7:35 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, Attorney Jim Binninger, Finance Director David Danielson, Community Development Director Tim Scott and four (4) 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 Hanley and seconded by Trustee Kembitzky to approve the agenda, as presented. Motion passed unanimously by voice vote.

V. VILLAGE PRESIDENT'S REPORT: There was no report.

VI. REPORTS & QUESTIONS FROM TRUSTEES & WORKING GROUPS:

Trustee Kembitzky thanked the Board and Staff for their well wishes.

Trustee Wilbrandt said he spoke at the 50th Anniversary for Boy Scout Pack #36 on the 10th of March.

VII. VILLAGE STAFF REPORTS: There were no reports.

VIII. QUESTIONS FROM THE AUDIENCE:

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

IX. CONSENT AGENDA:

- A. Approval of Bill List: March 18, 2019
- B. Approval of Minutes: March 4, 2019 Regular Board Meeting
- C. Resolution Authorizing Memorial Day Parade

Trustee Kembitzky said she will be distributing flags, not candy at the Memorial Day Parade and asked if any of the Trustees would be interested in distributing flags to let her know, so she can order an adequate supply.

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

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

X. RESOLUTIONS AND ORDINANCES:

A. Resolution Establishing a Deposit & Investment Accounts Policy

Trustee Kembitzky said pursuant to a meeting with the auditors, it was recommended for financial best practices that the Village adopt a Resolution requiring the Village Board to acknowledge all of the existing Deposit and Investment Accounts of the Village and that any new accounts be authorized by the Village Board within 30 days of its creation. She said this resolution provides a continuing checks and balances to the public finances.

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Hanley to adopt a Resolution Establishing a Deposit and Investment Accounts Policy for the Village of West Dundee. Upon roll call, motion was approved.

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

B. Consideration of a Resolution Expressing Preliminary Approval Subject to an Annexation Agreement of the Rezoning from Kane County Farming to the Village's R-5 Medium Density Multiple-Family District and the B-3 Business Service District, A Special Use for a Preliminary Planned Development, and a Preliminary Plat of Subdivision for a Multiple-Family Rental Housing Development at the Southwest Corner of Randall Road and Recreation Drive

Trustee Price said that at the Planning & Zoning Meeting on March 11, 2019, the Planning and Zoning Commission conducted a public hearing and after closing the Public Hearing approved a positive motion to proceed with the preliminary plans for the proposed development.

Tony DeRosa, Vice President of Development from Fiduciary Real Estates Development (FRED), gave an overview of the proposal including the history of the company, market demand for this type of housing, research and demographics, as well as a power point presentation of the various developments FRED has completed. He spoke about the Drexel Creek project, which would be representative of the type, construction and architecture proposed for West Dundee.

Mr. DeRosa said that the proposed development would consist of two (2) story townhouse style buildings with private entries into each unit, amenities (Clubhouse, Pool, and Fitness Facility), storm water management, centrally located park space, a network of sidewalks and landscaped green space to provide a substantial buffer to the unincorporated single-family neighborhood to the south.

Mr. DeRosa said access to the development is from Randall Road by way of Recreation Drive and would also have a secondary access point provided farther west on Recreation Drive for emergency purposes.

He added that the proposed commercial lot fronting Randall Road, a right-in, right-out access would be requested of the Kane County Department of Transportation (KDOT) to provide appropriate access from this highly-trafficked major arterial and in turn make the use and site viable.

Mr. DeRosa said he is projecting a start date of July with eighteen (18) to twenty (20) month construction period. He said that Phase 1 would be completed first and if successful they would move on to Phase 2. Phase I is anticipated to have 300 units and Phase II would include 80 units.

He said that the apartment finishes include upgraded appliances and cabinetry, large windows, open concept floor plan, in-unit washer/dryer, individual HVAC, walk-in closets and oversized balconies/patios.

Mr. DeRosa concluded his presentation by saying FRED operates its facilities and manages their entire portfolio under one roof.

Trustee Kembitzky asked if this is FRED's first entry into Illinois. Mr. DeRosa said it is, and they are looking at other opportunities, but are committed to West Dundee.

Trustee Kembitzky asked about the ideal target business for the B-3 area. Mr. DeRosa said the ideal would be a medical office building or clinic, but would be open to the suggestion of a restaurant/bar.

Trustee Wilbrandt asked about the stand alone covered garage space and the ratio to space for the garages. Mr. DeRosa said there are 789 detached garages plus .81 outdoor parking spaces per apartment. These will be interspersed with landscaping.

Trustee Price asked about a tree survey, preservation of the trees and use of landscape buffers. Mr. DeRosa said that they will be doing a tree survey and will come up with a plan for both the trees and buffers.

MOTION: Moved by Trustee Price and seconded by Trustee Hanley to approve a Resolution Expressing Preliminary Approval Subject to an Annexation Agreement of the Rezoning from Kane County Farming to the Village's R-5 Medium Density Multiple-Family District and the B-3 Business Service District, A Special Use for a Preliminary Planned Development and a Preliminary Plat of Subdivision for a Multiple-Family Rental Housing Development at the Southwest Corner of Randall Road and Recreation Drive. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Trustee Yuscka

C. Resolution Approving a Settlement Agreement and Release between Fox River Water Reclamation District, the Village of West Dundee and HLC Partners and Authorization to Amend the Village's Facility Planning Area

Manager Cavallaro said that HLC Partners attorney put together a settlement agreement for the Fox Water Reclamation District (FRWRD) to consider. He said FRWRD has provided a settlement alternative to resolve the matter. These alternatives are: (1) the \$96,000 that was paid by HLC Partners on behalf of the Continental Development will be accepted as payment in full for any sums due FRWRD; (2) maximum capacity as outlined in the 1984 Easement Agreement for the Haeger South acreage would be capped at 257,600 gallons per day; (3) the ownership of the portion of the sanitary sewer which is gravity fed, from the Village of West Dundee's lift station to the south corporate limits would be transferred from FRWRD to the Village as the Village's ongoing maintenance responsibility; (4) the Village would amend its Facility Planning Area to include the Estes property and remove the property from FRWRD's Facility Planning area. .

MOTION: Moved by Trustee Price and seconded by Trustee Anderley to (1) adopt the resolution approving a Settlement Agreement and Release between FRWRD, the Village of West Dundee and HLC Partners, and (2) authorize to begin the process of formally amending the Village's Facility Planning Area to include the 184 acres which constitutes the south Haeger Property, moving it from FRWRD's Facility Planning Area to the Village's. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Trustee Yuscka

XI. NEW BUSINESS:

A. FY 2019/20 Initial Draft Budget Presentation

Trustee Kembitzky commended Staff for their work on the budget process.

Finance Director Danielson said the budget continues to be very conservative in its projections, providing funding for minimum levels needed for services, and providing foresight and planning of the community's future needs.

Director Danielson said the budget as proposed is balanced and continues to implement the policies and guidelines that have been established by the Village Board and utilized in previous years.

Director Danielson said revenues as projected for this year are sufficient to meet the operating expenses and funding in an effort to maintain the current service levels for the community. He said the anticipated property tax levy reflects the increase to \$4, 725,500. He said the increased revenues of \$16,594 are specifically attributable to the Village's full funding of Police and Fire Pension obligations and an increase of an additional \$110,000 specifically to provide additional needed funding for operating expenses in the General Fund.

Director Danielson said there is no increase is projected in the Sales Tax revenue numbers included in this budget. He said projected actual Sales Tax revenues within the General Fund to be \$1,565 million for next year.

Director Danielson commented on the Motor Fuel Tax Fund, Court Fines, and Building Permits. He also spoke about the three revenue line items noted within the General Fund to accommodate the 5% Utility Taxes, specifically the telecommunications, gas and electricity. He said these three line items generate approximately \$675,000 collectively.

He added that the Village implemented the Local Motor Fuel Tax and Food and Beverage Tax for the 2014/15 budget year to assist in funding basic General Fund operations due to declining Sales Tax revenues within that year's budget. He said a combined \$595,000 is budgeted for this year for these line items, representing an increase of \$30,000 over last year. He attributed the vast majority of the \$30,000 increase to the Local Motor Fuel, due to the anticipated Casey's construction.

Manager Cavallaro presented the Legislative Department, Administrative/Finance and Legal Division of the budget.

He said it is staff's intention this year to complete a formal survey and evaluation of our salary schedule as it relates to our non-union positions for both responsibilities and compensation. Manager Cavallaro said the non-union positions within the Village have not been evaluated

against the market of the surrounding communities for a number of years. He added it is the intention this year to do a complete overhaul of Personnel Procedures.

Manager Cavallaro said that the next budget discussion will take place on Monday, March 25th at 7 pm and will cover the rest of the 2019/20 budget.

XII. MISCELLANEOUS / FUTURE AGENDA ITEMS: There were none.

XIV. ADJOURNMENT:

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

The Regular Board Meeting adjourned at 8:35 pm.

ATTEST:

Barbara Traver
Village Clerk

Christopher Nelson
Village President