

REGULAR BOARD MEETING
Village Hall, 102 South Second Street

December 21, 2015 - 7:30 pm
Village of West Dundee

I. CALL TO ORDER:

President Nelson called the Regular Board Meeting to order at 7:32 pm.

II. ROLL CALL:

Present were Village President Nelson, Trustee Pflanz, Wilbrandt, Price, Hanley and Yuscka. Trustee Kembitzky arrived at 7:55pm.

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

III. PLEDGE OF ALLEGIANCE:

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

IV. APPROVAL OF AGENDA:

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

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

VI. REPORTS AND QUESTIONS FROM TRUSTEES:

Trustee Yuscka reported issues in his neighborhood with packages being stolen after UPS deliveries. President Nelson said he would speak with Chief Wieteska and the Village would put a notice out for the residents to be watchful.

VII. VILLAGE STAFF REPORTS:

Manager Cavallaro wished everyone Happy Holidays.

VIII. QUESTIONS FROM THE AUDIENCE: There were none.

IX. CONSENT AGENDA:

- A. Approval of Bill List: December 21, 2015
- B. Approval of Minutes: November 16, 2015 Regular Board Meeting
- C. Approval of Minutes: December 7, 2015 Regular Board Meeting

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

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

NAYS: None

ABSENT: Trustee Kembitzky

X. NEW BUSINESS:

A. Potential Text Amendment to Address the Limited Use of Electronic Signs on Business-Zoned Properties (Trustee Price)

Trustee Price turned this discussion over to Community Development Director Scott. Director Scott said this has been driven by inquiries from property owners and businesses.

Director Scott said this is being driven with the emergence of technology and there are not many communities with which to benchmark this with, nor has any code referenced this.

He said the Appearance Review Commission reviewed a draft set of standards for electronic signs and approved it at their December 1, 2015 meeting. He said the standards were drafted with an eye toward tastefully implementing use of the technology; elevating the overall quality of business signage along Route 31; and supporting local businesses and property owners in such a competitive market. Director Scott said this is a proactive way to approach electronic signs.

Director Scott reviewed the standards and showed a rendering of two signs – both have masonry bases electronic signage in the center and fixed signage at the top. He reviewed the current standards and the proposed draft standards.

Discussion took place with questions on the size of the signs, pixel pitch,(which is covered in the minimum design standards stating that an electronic sign panel shall have no more than nineteen millimeters (19mm) pixel pitch spacing, if there are plans to expand to Route 72 (not at the current time – concentrating on the Route 31 corridor from Route 72 South on 31), and appeals and exceptions for placement on electronic signs (can be appealed to allow deviation from the prescribed placement of an electronic sign panel at the bottom of an overall sign panel immediately above the sign base only in the case of a potential retrofitting of an existing monument/ground sign).

Ron Meyer, Meyer Signs, spoke to issue of pixel pitch and said he is comfortable with the proportions proposed, and especially with a panel having no more than nineteen millimeters (19mm) pixel pitch spacing (medium resolution).

Ladi Kolacny, a business and property owner in West Dundee, said he supports the changes which he said keeps the signs neat, clean and not flashing.

MOTION: Moved by Trustee Price and seconded by Trustee Kemitzky to approve an Ordinance Amending the Sign Regulations Chapter of the Municipal Code to Allow the Limited Use of Electronic Signs on Business-zoned Property on Route 31 as outlined in the packet. Upon roll call, motion was approved.

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

NAYS: None

B. The Chubby Bullfrog Expansion/Economic Incentive Request (Trustee Kemitzky)

Mike Morrison, owner of the Chubby Bullfrog, said he would like to expand his business into the neighboring space which used to house a bakery and has been vacant for an extended period of time. He said the additional space will be used for private parties, larger group activities and additional seating on busy nights.

Mr. Morrison outlined the items which need to be done in order to make this space usable, including addition of a partition wall, a metal fire door in the back hallway connecting to their kitchen, removal of the existing drop ceiling, adding another washroom, rerouting the plumbing and adding new, modern lighting. He estimates the cost of these repairs will be between \$25,000 and \$28,000.

He said the property owner is only providing a 30-day window to complete the build-out before increasing the lease payment.

Mr. Morrison said he is requesting a \$5,000 economic incentive toward this expansion.

Manager Cavallaro said the owners are seeking a \$2,500 up front payment upon the issuance of an occupancy certificate for the new space and \$2,500 reimbursement from sales tax over a 5 year period.

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Price to amend the existing Economic Incentive Agreement to increase the number of years of the 50% sharing of new sales tax from 5-6 years, and to provide this at a not-to-exceed amount of \$6,500. Upon roll call, motion was approved.

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

NAYS: None

C. Well #5 Emergency Repairs (Trustee Yuscka)

Public Works Director Babcock said that Layne Christensen 's technician confirmed that there was a short from the well head to the motor, and in order to determine the repair, the entire pump assembly and cable must be pulled up. He said the power cable to the motor was corroded, but there has been no official diagnosis yet. He said following their full inspection and evaluation of the pumping assembly, Layne Christensen will provide a report outlining the recommended repair options.

Questions about the pump from the Trustees concerned the shelf life of a pump (15 years) problems with pumps (some within 4 to 6 years; the median years 8-10 years).

Director Babcock said the cost estimate associated with this is \$70,000.

Manager Cavallaro said that in order to cover the increased expenses to the Water & Sewer Fund for capital repairs, it is recommended to commit a transfer of the actual difference between Water & Sewer expenses, less any additional tap-on-fees, to be transferred from the \$420,000 budgetary commitment for the Spring Hill Water Tower repainting.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Kembitzky to authorize emergency repairs to Well #5 by Layne Christensen Company of Aurora, IL in an amount estimated to be \$70,000, and authorize a budgetary transfer from Fund 4 to Fund 2 for the overage in water and sewer expenditures, less any tap-on fees received. Upon roll call, motion was approved.

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

NAYS: None

D. IRMA Optional Deductible Analysis (Trustee Kembitzky)

Trustee Kembitzky said a discussion took place at the last Board meeting regarding the surplus balance being held in our account at IRMA. She said this surplus account can be used to apply to the future premiums in order to keep our annual insurance levels somewhat level or can be applied to cover large, unanticipated deductible amounts.

Manager Cavallaro said the decision to be made is whether to remain at the \$50,000 deductible level or consider moving to a \$25,000 deductible. He pointed out that given our recent 5 year history, the Village would have netted an additional \$8,056 by having a \$25,000 deductible rather than a \$50,000 amount. He said that more importantly, the potential risks would have been significantly minimized.

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Hanley to move to select a reduced insurance deductible of \$25,000 for the Village of West Dundee with the Intergovernmental Risk Management Agency, beginning January 1, 2016. Upon roll call, motion was approved.

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

NAYS: None

XI. MISCELLANEOUS: There was none

XII. ADJOURNMENT:

MOTION: Moved by Trustee Pflanz and seconded by Trustee Price to adjourn the Regular Board Meeting. Motion was unanimous by voice vote.

The Regular Board meeting adjourned at 8:28 pm.

ATTEST:

Barbara Traver
Village Clerk

Christopher Nelson
Village President