

REGULAR BOARD MEETING
Village Hall, 102 South Second Street

October 19, 2015 - 7:30 pm
Village of West Dundee

I. CALL TO ORDER:

President Nelson called to order the Regular Board Meeting at 7:35 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, Finance Director David Danielson, Community Development Director Tim Scott, Fire Chief Randy Freise and seven (7) people in the audience.

III. APPROVAL OF AGENDA:

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

V. VILLAGE PRESIDENT'S REPORT:

A. Proclamation Recognizing Special Agent Andrew L. Traver

President Nelson read into record a Proclamation recognizing former West Dundee resident Special Agent Andrew L. Traver, director of Naval Criminal Investigative Services, for an outstanding career in U.S. Federal Law Enforcement.

VI. REPORTS AND QUESTIONS FROM TRUSTEES:

Trustee Kembitzky and Trustee Hanley commented on tree replacement locations in the Tartans neighborhood, regarding proximity of replacement trees to existing trees and planting of trees along public property. Manager Cavallaro noted that many of the residential locations were 50/50 program participants and that an effort was made to replace some of the highly visible parkway tree locations along public property as part of this year's program. The tree planting locations will be reviewed again for appropriateness.

Trustee Hanley added that locations with no remaining trees should be replanted first rather than replacing trees in the order they were removed. Manager Cavallaro noted that this was one of the criteria in identifying replacement tree locations.

Trustee Pflanz asked whether any ordinances exist regarding pod storage containers, noting a home at which such a container has been stored on the driveway, partially blocking the sidewalk, for an extended period of time. President Nelson indicated it may be prudent to consider adopting restrictions regarding pod storage in driveways.

Trustee Pflanz also noted that where leaf collection has occurred beginning this week, not all leaves were removed. Manager Cavallaro will follow up with Director Babcock in this regard.

VII. VILLAGE STAFF REPORTS:

Chief Freise thanked the Board for their support of the Emergency Services Consolidation Study presented earlier this evening.

Deputy Clerk Tibbetts noted that the next printed Newsletter is expected to be mailed in approximately 30 days.

VIII. QUESTIONS FROM THE AUDIENCE:

Becky Gillam, 407 Highland Avenue, and Michael Dewey, 411 Oregon Avenue, reported on the West Dundee Halloween Party, scheduled for Saturday, October 24. They noted that all volunteer positions have been filled and that the event is on track and on budget. Special thanks was noted to Jill Harris and the Halloween Party Committee for their hard work.

IX. CONSENT AGENDA:

- A. Approval of Bill List: August 17, 2015
- B. Ratification of Debit Purchases: July 2015
- C. Approval of Minutes - August 3, 2015 Regular Board Meeting

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

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

NAYS: None

X. UNFINISHED BUSINESS:

A. Emergency Services Cooperative Efforts Study (Trustee Wilbrandt)

Trustee Wilbrandt opened the floor for a brief discussion of the Emergency Services Cooperative Efforts Study presentation given earlier this evening in conjunction with the Village of Carpentersville. It was noted that the report reflects that the entities are already progressing in terms of shared resources and cost saving measures, but that additional opportunities exist.

Manager Cavallaro noted that a detailed implementation plan and staff recommendations based on the report will be outlined in a memo to the Board. No official action is needed at this time.

B. Refunding of G.O. Bonds Series 2007 & Issuance of New Debt (Trustee Kembitzky)

Trustee Kembitzky noted that the existing General Obligation Bonds are available to be refunded as of October 1, as previously discussed.

Mr. Al Ambrose of Northern Trust provided a brief background on the existing Series 2007 bonds, noting that by refunding these bonds under current interest rate conditions, the Village would save approximately \$350,000 over the remaining life of the bonds. He noted that the anticipated savings are calculated on a net present value basis, meaning that they take account of all costs associated with issuance.

The possibility of a new debt issuance in combination with the bond refunding was also discussed. Additional debt issuance is contemplated a funding mechanism for Huntley Road improvements and potential implementation of the Downtown Plan.

Unanimous support was shown for additional debt service to fund the \$2,000,000 local share obligation for Huntley Road improvements. Manager Cavallaro noted that engineering for this project is well underway, and that the Village has been very fortunate in receiving grants for this project to minimize the cost of this much needed roadway improvement. Revenue sources to repay this new debt issuance were identified.

Direction was provided to pursue the refunding of existing bonds and an additional \$2,000,000 bond issuance for funding of Huntley Road improvements. It was agreed that any debt issuance related to implementation of the Downtown Plan is dependent upon the forthcoming Executive Session discussion.

XI. NEW BUSINESS:

A. Consideration of a Residential Improvement Loan for 200 Edwards Avenue (Trustee Price)

Trustee Price stated that a façade improvement loan has been requested by Ms. Jennifer Russell with respect to replacement of the roof, gutters and one window for the residential property located at 200 Edwards Avenue. The loan application meets all of the qualifications of the Residential Façade Improvement Loan Program and is recommended for approval.

Trustee Kembitzky requested clarification of the program guidelines; Interest-free loans may be provided for up to 75% of the cost of eligible projects, with a maximum loan amount of \$6,000 to be repaid over a period of 48 months. Multiple estimates must be secured and submitted, and a credit check is performed on the applicant.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to approve a Façade Improvement Loan in the amount of \$6,000 to replace the roof, gutters and one window at the Russell Residence located at 200 Edwards Avenue. Upon roll call, motion was approved.

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

NAYS: None

B. Consideration of a Residential Improvement Loan for 87 Oregon Avenue (Trustee Price)

Trustee Price stated that a façade improvement loan has been requested by Ms. Dove Chapman with respect to replacement of windows and siding for the residential property located at 87 Oregon Avenue. The loan application meets all of the qualifications of the Residential Façade Improvement Loan Program and is recommended for approval.

MOTION: Moved by Trustee Price and seconded by Trustee Pflanz to approve a Façade Improvement Loan in the amount of \$6,000 to replace the roof, gutters and one window at the Chapman Residence located at 87 Oregon Avenue. Upon roll call, motion was approved.

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

NAYS: None

C. Consideration of an Off-Premises Temporary Sign for National Tire & Battery (Trustee Price)

Trustee Price noted that National Tire and Battery (NTB) has indicated a hardship based on obstructed visibility of their sign and store location as a result of construction fencing recently erected around a portion of the Spring Hill Mall parking lot.

Temporary off-premises signage has been requested to improve visibility. Trustee Price noted that similar accommodations were made for businesses impacted during the Route 31 & 72 intersection reconstruction.

Support was expressed for the request and discussion held regarding possible locations along the construction fence/ring road that could accommodate the temporary signage. Director Scott will work with NTB and Spring Hill Mall to facilitate this request.

MOTION: Moved by Trustee Price and seconded by Trustee Pflanz to approve off-premises temporary signage for NTB at a location approved by Village Staff and Rouse Properties. Upon roll call, motion was approved.

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

D. Greater Spring Hill Mall Planning Technical Assistance ULI-CMAP (Trustee Price)

Trustee Price stated that the Village staff has been approached regarding the possibility of receiving technical assistance from the Urban Land Institute (ULI) and Chicago Metropolitan Agency for Planning (CMAP) for a study focused on the future of the greater Spring Hill Mall area.

Director Scott stated that such a study provides the opportunity to engage industry experts in better understanding the best approach to capitalize on the momentum of the Spring Hill Mall redevelopment to the benefit of the larger commercial area. The process could include formal public engagement such as was undertaken with the Downtown Plan.

The cost of the study is not known at this time. The purpose of this discussion is to gauge the Board's support for staff to proceed with exploring this opportunity. Positive support was indicated to proceed and report back to the Board.

XII. EXECUTIVE SESSION:

A. Section 2(c) (5) of the IL Open Meetings Act: Land Acquisition

MOTION: Moved by Trustee Kemitzky and seconded by Trustee Price to recess to Executive Session for the purpose of discussing Land Acquisition pursuant to Section 2(c)(5) of the Open Meetings Act. Upon roll call, motion was approved unanimously.

The Regular Board Meeting was recessed at 8:29 pm.

The Regular Board Meeting resumed at 9:11 pm.

XIII. MISCELLANEOUS:

Further discussion was held in regards to the potential issuance of new debt related to implementation of the Downtown Plan. It was noted that combining new debt issuance with the refunding of existing bonds would provide a savings of approximately \$30,000-\$40,000.

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Yuscka to prepare bond documentation to both refund the existing Series 2007 bonds and borrow an additional \$4,000,000. Upon roll call, motion was approved by a vote of 4 to 2.

AYES: Trustees Kembitzky, Price, Yuscka and Pflanz

NAYS: Trustees Hanley and Wilbrandt

XIV. ADJOURNMENT:

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

The Regular Board meeting adjourned at 9:18 pm.

ATTEST:

Kim Tibbetts
Deputy Village Clerk

Christopher Nelson
Village President

EXECUTIVE SESSION
Village Hall, 102 S. Second Street

October 5, 2015
Village of West Dundee

President Nelson called the Executive Session to order at 8:29 pm for the purpose of discussing Land Acquisition pursuant to Section 2(c) (5) of the Open Meetings Act.

Present were President Nelson, Trustees Pflanz, Wilbrandt, Kembitzky, Price, Hanley and Yuscka. Also present were Village Manager Cavallaro, Village Attorney Brechin and Community Development Director Scott.

Discussion was held regarding potential acquisition of specific property within downtown West Dundee.

MOTION: Moved by Trustee Price and seconded by Trustee Pflanz to adjourn the Executive Session. Upon roll call, motion was unanimous.

The Executive Session adjourned at 9:11 pm.

ATTEST:

Kim Tibbetts
Deputy Village Clerk

Christopher Nelson
Village President