

I. CALL TO ORDER:

President Keller called the Committee of the Whole Meeting to order at 7:31 pm.

II. ROLL CALL:

Present were President Keller, Trustees Gillam, Osth and Yuscka. Absent were Trustees Hanley, Voss and Price. Also present were Village Manager Cavallaro, Village Attorney Brechin, Community Development Director Tymoszenko, Public Works Director Babica, Finance Manager Danielson and eight (8) persons in the audience.

III. PLEDGE OF ALLEGIANCE:

President Keller led the Board and the audience in the Pledge of Allegiance.

IV. APPROVAL OF AGENDA:

MOTION: Moved by Trustee Gillam and seconded by Trustee Osth to approve the agenda as presented.

AYES: Trustees Gillam, Osth and Yuscka, President Keller

NAYS: None

ABTAIN: None

ABSENT: Trustees Hanley, Voss and Price

V. VILLAGE PRESIDENT'S REPORT:

President Keller thanked Sgt. Andy Wieteska, CSO Kevin Burke and Bonnie Hancock of the West Dundee Police Department, and all who volunteered, for putting on a great evening of activities for National Night Out on August 4th. He also thanked major sponsor Target, who provided materials and manpower for the event. He commented that it was a great evening and a large crowd came to enjoy the free event, topped off with an exciting fireworks display by the Mad Bomber.

VI. QUESTIONS AND REPORTS FROM TRUSTEES: There were none.

VII. STAFF REPORTS:

Director Babica reported that Well #5 was being prepared to be put back into service.

Trustee Price arrived at 7:39 pm.

VIII. ITEMS FOR DISCUSSION:

A. 310 Main Street: First United Methodist Church

Director Tymoszenko introduced this item, noting that two years ago church officials presented to the Board and the Appearance Review Commission a church expansion plan and request to tear down the parsonage at 310 W. Main. The demolition request was denied by ARC due to the historic nature and significance of the building, one of the oldest in the village, and the expansion did not go forward.

Director Tymoszenko noted that preservation of the building is a community issue and that action is required soon to either save it or demolish it. She then invited Mr. Peter Faust, President of the First Methodist Church Board, to come forward to discuss the status of the building and the church's plans as of today.

Mr. Faust described structural changes made to the parsonage prior to the church purchasing it and foundation erosion due to a mysterious leak, both which have weakened the integrity of the structure. He advised that it would be financially impossible for the church to make the necessary repairs, which are estimated to total nearly \$200,000. With grant and funding options limited, Mr. Faust advised that the church could not afford to maintain the property and stopped doing so 2 years ago.

Discussion was held as to whether the church would consider selling, and whether the property could be legally and logistically subdivided. It was suggested that the church consider partnering with a private investor or renter who would make the necessary property improvements in exchange for decreased rent. Mr. Faust thanked the Board for the idea and requested that village staff send a letter outlining the recommendation to the Church Board.

President Keller asked audience member Marj Edwards of the Dundee Township Historic Society if she would like to speak on the matter. Ms. Edwards read to the Board a history of the property, known as the Alfred Edwards House (no relation). She described Mr. Edward's contributions to the community and asked that all avenues be investigated to save the historic building. Built in 1849, the home is on the Register of Historic Places.

President Keller asked if any other member of the audience would like to speak on this matter. Robert Luebke, member of the Board of Trustees of the church, 509 Oak Drive, East Dundee, came forward to comment on recent repairs to the building, including a new roof, which did not solve the problem leak, and new windows, which within a few years were inoperably out of plumb due to shifting of the building.

While agreeing that time is of the essence, Mr. Faust advised that the church's congregation and conference must be consulted in any decision on the property, and that process would take no less than 3-6 months. Both the Village Board and Church Board want to see all options explored to avoid the need for demolition as a matter of public safety.

B. Discussion - Main Street Light Pole Replacement

Director Babica reported that, after a light pole came down on Main Street in June, an inspection of Main Street light poles between Third Street and the Fox River revealed that 11 poles were stressed and at least 6 in need of replacement sooner rather than later. With the most recent pole replacement, the Village inventory of replacement light poles is exhausted and additional poles must be ordered if additional replacements are to be made.

Director Babica described the 6 different styles of light used in the Village, noting that light poles on Main Street must meet IDOT specifications. He noted that the 16 year old poles have a life expectancy of 20-25 years and that snow and salt may be speeding up their decay. Manufacturer Spring City is sending a representative to investigate, and has offered the Village the purchase of ductile iron, which has a 30-50 year life expectancy, for the price of the cast aluminum poles currently used.

It was noted that the poles could not not be replaced, both from an aesthetic standpoint of having to place safety cones where light poles must be taken down on Main Street and due to certain luminosity obligations pursuant to IDOT standards. The cost per light pole is \$3,065, with a minimum order of 5 poles required. An order of 10 light poles would total \$30,650. With 90 days lead time required for manufacture, poles would not be available until after Thanksgiving.

Potential options for self-remedies for the stressed poles were discussed, but were unrealistic due to constraints of materials, time and regulations.

Trustee Gillam inquired whether LED fixtures or energy efficiency grants were considered. Director Babica advised that the lights in front of Village Hall are also in need of replacement and, as fixtures of this type are still being perfected, he wished to use this area as a pilot program for LED options. Trustee Yuscka inquired whether the stressed poles could be welded and reused elsewhere in the Village, which Director Babica indicated may be difficult due to height and bolt pattern differences.

Village staff will bring a replacement purchase proposal to the Board for formal consideration at the next Regular Board Meeting.

C. Discussion - Mailbox Policy

Director Babica presented a draft of a new Mailbox Replacement Policy as a follow up to the July 6th Board discussion on the matter. The question was raised as to whether other Villages allow mailboxes that do not conform to Federal Highway Administration break-away standards. FHWA standards call for a 4 x 4 x 80" treated wood post or a minimum of 2" diameter light gauge galvanized steel hollow pipe or similar, and expressly prohibits masonry columns and other decorative mailbox support types.

It was noted that since the Village is now aware of the standards, all replacements must fit the FHWA standard, regardless of the style of mailbox being replaced, and new mailboxes should be made to meet the standard as well.

Approval of a new Mailbox Policy, in line with FHWA standards, will be placed on the Consent Agenda for formal consideration at the next Regular Board Meeting.

D. First Quarter Financial Report

Director Danielson reported that General Fund Revenues continue to be weak, as do Sales Tax Revenues, now estimated \$125,000 below the already conservative budget expectation of \$2.5M. While decreased consumer spending has had an impact on the Village, a slight up-tick in May Sales Tax was noted in reports released today. Motor Fuel Tax revenues are also down, as people are driving less, and abysmal investment interest rates have limited investment revenues.

With the soft revenues, pared down expenses across all departments (an overall decrease of 9% over last year) were cited as the reason for stability in the Village's cash and investment reserves.

Director Danielson advised that, due to an ongoing deficit in the Water and Sewer Fund and the fact that operational costs are in large part fixed, a rate increase will be necessary before the end of this fiscal year.

With obligations on major projects met, the Capital Projects Fund is now in a cash building position. It was noted that some indebtedness is built into Fund 2, payment to FRWRD of approximately \$250,000 annually for capacity purchase upgrades.

Director Danielson reported that the Village would not be seeking a budgeted replacement Firefighter. Priority is maintaining core service along with some deferred maintenance; many of the prided projects undertaken in years past are not possible at this time.

IX. EXECUTIVE SESSION: There was none.

X. MISCELLANEOUS:

President Keller thanked the Board and Staff for the ideas generated on behalf of First United Methodist Church with respect to 310 W. Main Street.

XI. ADJOURNMENT:

MOTION: Moved by Trustee Osth and seconded by Trustee Gillam to adjourn the Committee of the Whole Meeting. Motion was unanimous.

The Committee of the Whole Meeting adjourned at 9:46 pm.

ATTEST:

Kim Tibbetts

Larry A. Keller

Deputy Village Clerk

Village President