

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

**July 22, 2019 - 7:30 pm
Village of West Dundee**

I. CALL TO ORDER:

President Nelson called the Regular Board Meeting to order at 7:34 pm.

II. ROLL CALL:

Present were Village President Christopher Nelson, Trustees Cheryl Anderley, Dan Wilbrandt, Michelle Kembitzky, Tom Price and Andy Yuscka. Trustee Pat Hanley was absent.

Also present were Village Manager Joseph Cavallaro, Community Development Director Tim Scott, Public Works Director Eric Babcock, Fire Chief Randy Freise, Interim Police Chief Tony Gorski, Finance Director David Danielson and thirty-five (35) people in the audience.

III. PLEDGE OF ALLEGIANCE:

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

IV. APPROVAL OF AGENDA:

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

V. VILLAGE PRESIDENT'S REPORT:

A. Promotion –Firefighter/Paramedic Mike Barreto to Lieutenant

Chief Freise introduced Mike Barreto and gave a brief background of Mike's experience including being a member of the Foreign Firefighters Insurance Board, the West Fire Department's grant writer, his position on the Red Shift, as well as teaching fire safety at District #300 schools.

Kevin Rynders, a member of the Police and Fire Commission administered the Oath of Office to Lt. Mike Barreto and his wife, Lori pinned on his badge.

Lt. David Strossner presented Lt. Barreto with his lieutenant's helmet.

Lt. Barreto introduced his family and thanked everyone for attending.

**B. Public Hearing Annexation Agreement for Approximately 13 Acres
Commonly Referred to as the Heuser Property**

MOTION: Moved by Trustee Yuscka and seconded by Trustee Anderley to open the Public Hearing. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Trustee Hanley

The Public Hearing opened at 7:47 pm.

Manager Cavallaro said the Public Notice was published in a newspaper of general circulation within the required 15 day timeframe prior to the meeting and the Fire Protection District and the Dundee Library District were also notified.

Manager Cavallaro said the Heuser family-owned land in the general area of Randall Road and Route 72 contains approximately 47 acres. He said the Village requested that all of the land be annexed as the recently Fiduciary Real Estate Development (FRED) multi-family project included annexation of more than 34 of the 47 acres. He added that the Heuser family is petitioning to have the remaining approximately 13 acres annexed with an annexation agreement and zoned SDD Special Development District.

There was no additional comment from the Trustees, local government entities or the public.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Price to close the Public Hearing. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Trustee Hanley

The Public Hearing closed at 7:50 pm.

VI. REPORTS & QUESTIONS FROM TRUSTEES & WORKING GROUPS:

Trustee Kembitzky commented about the Intelligentsia Bike Race scheduled for Wednesday, July 24, 2019. She said there will be a mini camp for kids including a safety check for all kids race participants and helmet decorating. She said donations were received for the kids races from Around the Corner Candy, Van's Frozen Custard, Main Street Bicycles and Cinemark.

VII. VILLAGE STAFF REPORTS:

Director Babcock gave an update on the Huntley Road Project. He said the bike trail from Tartans to Hamilton will be redone.

Director Scott said the first adjudication hearing was held last Thursday and the Airbnb agreed to cease and desist.

Trustee Price said things were going well for the Intelligentsia bike Race due to the efforts of Maureen Himmel and Mike Dewey.

Manager Cavallaro informed the Board of the resignation of Nathan Herman from the West Dundee Police Department.

VIII. QUESTIONS FROM THE AUDIENCE:

A. Items on the Agenda: There were none.

B. Items not on the Agenda:

Chris Kious, District 23 representative for Northern Kane County gave an update on the passage of Ride in Kane, the development of the Fabulous Fox Water Trail, the Commission for the Kane County Correct Census Count and the new coroner's office which will be ready for occupancy by

2020. He also distributed the Fabulous Fox Water Trail pamphlet and said the Village can contact Karen Miller for a presentation on it.

IX. CONSENT AGENDA:

- A. Ratification of Checks: July 16, 2019
- B. Approval of Bill List: July 22, 2019
- C. Approval of Minutes: July 1, 2019 Regular Board Meeting
- D. Springs at Canterfield-Final Economic Incentive Reimbursement Related to Accepted Public Improvements and Development Agreement Compliance
- E. Daily Liquor Permit Request-Emmett's/West Dundee River Challenge
- F. Daily Liquor Permit and Special Event Requests-VFW Bags Tournament

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, Anderley, Wilbrandt, Kembitzky and Price

NAYS: None

ABSENT: Trustee Hanley

X. RESOLUTIONS AND ORDINANCES:

- A. **Ordinances Approving Annexation, Rezoning from Farming (Unincorporated) to SDD Special Development District, and Variations from the Minimum Development Parcel Area for Approximately 13 Acres Commonly Referred to as the Heuser Property**

Manager Cavallaro said the Heuser family-owned land in the general area of Randall Road and Route 72 contains approximately 47 acres. The recently approved Fiduciary Real Estate Development (FRED) multi-family project included annexation of more than 34 of the 47 acres and the Heuser family is petitioning to have the remaining approximately 13 acres annexed with an annexation agreement and zoned SDD Special Development District.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to Approve an Ordinance Annexing Certain Real Estate to the Village Of West Dundee. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Trustee Price

MOTION: Moved by Trustee Price and second by Trustee Yuscka to Approve an Ordinance Approving the Rezoning from Farming to SDD Special Development District and Variations from the Minimum Development Parcel Area of the Applicable Land Use Areas of the SDD Special Development District. Upon roll call, motion was approved.

AYES: Trustees Price, Yuscka, Anderley, Wilbrandt Kembitzky

NAYS: None

ABSENT: Trustee Hanley

B. Ordinance Adopting an Annexation Agreement for Approximately 13 Acres Commonly Referred to as the Heuser Property

Trustee Price said that the Village has finalized and approved annexation and development with Fiduciary Real Estate Development (FRED) in regards to the 380-unit market rate apartment development on the property on the west side of Randall Road and south of Recreation Drive. This development comprises +/-34 acres of a total +/-47 acre site that has been owned by the Heuser Family for a number of years.

He added that the Village's intention and desire, as a condition of the development approval was to ensure annexation of the entire Heuser property into the corporate limits of the Village of West Dundee.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to approve an Ordinance adopting an Annexation Agreement for Approximately Thirteen Acres. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Trustee Hanley

C. Ordinance Approving an Acknowledgement and Consent to the Assignment of a Development Agreement by and between the Village of West Dundee and FRED-West Dundee, LLC

Trustee Price explained that FRED-West Dundee, LLC has advised the Village that as a condition of their financing, their lender, BMO Harris is requiring that FRED assign the Development Agreement to them as part of the project. He added that in order for the developer to obtain financing for the project the assignment of this agreement to BMO is necessary, and pursuant to the terms of the Development Agreement, the Village must acknowledge and consent to its assignment.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to adopt an Ordinance Approving an Acknowledgement and Consent to the Assignment of a Development Agreement by and between the Village of West Dundee, Illinois and by FRED-West Dundee LLC to BMO Harris Bank, NA. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Trustee Hanley

XI. NEW BUSINESS

A. Carrington Lift Station Grinder

Trustee Yuscka said the grinder at the Carrington Lift Station is losing efficiency and operational reliability due to an aging and worn cutter head and the Public Works Department is requesting authorization to replace the cutter head ahead of any potential failures.

Director Babcock said he is recommending an upgrade to the new 17-tooth cutting blade set, branded as the "wipes ready" design as this is specifically recommended to address the problem of so called "flushable wipes", which have wreaked havoc system wide. He added that this upgraded

blade set has performed very well at the Jelke Lift Station since it was installed nearly 8 months ago.

Trustee Kembitzky asked about the useful life of the blade set. Director Babcock said it is usually ten to twelve years.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Kembitzky to authorize Public Works to purchase a replacement cutter head from JWC Environmental for the Carrington Lift Station at a cost of \$10,191.16. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Trustee Hanley

B. Authorization to Purchase Public Works 3/4 -Ton Pickup Truck Replacement

Trustee Yuscka said Public Works is requesting replacement of fleet vehicle #29, a 2002 Ford F250 3/4-Ton Pickup Truck with 161,900 miles.

Director Babcock said this represents an exchange in the capital vehicle replacement plan between Fiscal Years 2019/20 and 2020/21 due to the unforeseen unavailability of the 1-Ton Dump Truck originally planned for replacement.

Director Babcock said as a result, Public Works is recommending delaying the replacement of Truck #25 until fiscal year 2020/21 and bringing forward replacement of Truck #29 to the current fiscal year in its place, essentially swapping the two.

Trustee Kembitzky asked questions about the vinyl seats, bench seats and snow plow package.

Director Babcock said cloth lasts longer than vinyl, three people fit on the bench seats and the current plow is not compatible and not useful any more.

MOTION: Moved By Trustee Yuscka and seconded by Trustee Anderley to move to authorize the purchase of a 2019 Ford F-250, 3/4-Ton Pickup Truck with utility and snow removal equipment from Landmark Ford of Springfield, IL under State Bid Contract #4018300 at a cost of \$39,680.00 Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Trustee Hanley

C. Discussion – 200 Washington Street Property

Trustee Price gave a brief background about the property and said that the original intention for the Village in acquiring the property was for redevelopment of the site. He said that the Village has been able to continue to support ownership of the property due to favorable revenue over expenses, but with the commercial lease, these numbers are now just over break-even.

Trustee Price explained the options for the property to be discussed. The first option is to continue to operate on a break even basis, recognizing the current status of the building and need for repairs and improvements, with an eye toward attracting an appropriate redevelopment plan for the property in the near term.

Another option is to consider further investment in the property and to continue to garner more positive cash flow in order to secure full leasing of all units and square footage until such time as an appropriate redevelopment opportunity arises.

Other options suggested are to pursue a redevelopment plan for the existing structure as it is currently comprised, identifying potential commercial users and pursuing a formal redevelopment of the building a it sits now or initiate and begin a more formal redevelopment solicitation process, and consider tearing down the existing structure in an effort to accelerate redevelopment of the site.

Discussion was held regarding the difference between Options, the costs to renovate, additional costs to repair and upgrade the washroom facilities within the store, as well as the HVAC system including updated the mechanicals and refrigeration for the building which are obsolete and in poor condition along with some water issues within the subbasement.

Further discussion took place regarding investment versus redevelopment. Also discussed was demolishing the building and pursuing a RFP and whether or not it would be TIF eligible.

After discussion it was decided that Staff would look at the options and bring the item back for discussion for the second meeting in August.

XII. EXECUTIVE SESSION

A. Section 2(c)(2) of the IL Open Meetings Act: Collective Bargaining

The Regular Board Meeting resumed at 9:00 pm.

XIII. MISCELLANEOUS / FUTURE AGENDA ITEMS:

Trustee Kembitzky announced that a combined Family Night in the Park and National Night Out will be held August 6, 2019 at Huffman Park between the Dundee Township Park District and area Police and Fire Departments.

200 Washington Street continued discussion will be included on the August 19, 2019 Board Agenda.

XIV. ADJOURNMENT:

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

The Regular Board Meeting adjourned at 9:08 pm.

ATTEST:

Barbara Traver
Village Clerk

Christopher Nelson
Village President

EXECUTIVE SESSION
Village Hall - 102 S. Second Street

July 22, 2019
Village of West Dundee

President Nelson called the Executive Session to order at 8:40 pm.

Present were Trustees Cheryl Anderley, Dan Wilbrandt, Michelle Kembitzky, Tom Price and Andy Yuscka. Trustee Hanley was absent.

Also present were Village Manager Joseph Cavallaro and Finance Director David Danielson.

Discussion was held regarding Collective Bargaining with the Metropolitan Association of Police West Dundee Chapter #153.

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Anderley to adjourn the Executive Session and return to the Regular Board Meeting. Motion was unanimously approved by voice vote.

The Executive Session adjourned at 8:59 pm.

ATTEST:

Barbara Traver
Village Clerk

Christopher Nelson
Village President