

**REGULAR BOARD MEETING**  
**Village Hall, 102 South Second Street**

**December 2, 2013 7:30 pm**  
**Village of West Dundee**

**I. CALL TO ORDER:**

President Nelson called the Regular Board Meeting to order at 7:30 pm.

**II. ROLL CALL:**

Present were Village President Nelson, Trustees Pflanz, Wilbrandt, Kembitzky, Price, Hanley and Yuscka.

Also present were Village Manager Cavallaro, Village Attorney Brechin, Finance Director Danielson, Chief Freise and seven (7) in the audience.

**III. PLEDGE OF ALLEGIENCE:**

Trustee Kembitzky led the Board and the audience in the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA:**

**MOTION:** Moved by Trustee Yuscka and seconded by Trustee Wilbrandt to approve the agenda as presented. Upon roll call, motion was unanimous.

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

**NAYS:** None

**V. VILLAGE PRESIDENT'S REPORT:**

President Nelson announced that Dickens in Dundee is this weekend, December 6<sup>th</sup> and 7<sup>th</sup> and asked everyone to attend.

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

**VII. VILLAGE STAFF REPORTS:**

Director Babica advised that the Street Department will be doing one more pass through town for leaf collection and the 2013 Tree Program will be wrapped up in the next two (2) to three (3) days.

**VIII. QUESTIONS FROM THE AUDIENCE: There were none.**

**IX. CONSENT AGENDA:**

- A. Approval of Bill List: December 2, 2013
- B. Approval of Minutes: November 18, 2013 Regular Board Meeting
- C. Adoption Resolution 2013-16 A Resolution Accepting Public Improvements for Weseman Drive Extension of the Oakview Corporate Park
- D. Adoption Resolution 2013-15 – A Resolution Accepting Public Improvements for Lot 2 of Oakview Corporate Park Phase II

- E. Approval Fifth Street Water Booster Station Switch Gear Project, Mallard Electric Company

**MOTION:** Moved by Trustee Hanley and seconded by Trustee Wilbrandt to approve the Consent Agenda. Upon roll call, motion was unanimous.

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

**NAYS:** None

**X. RESOLUTIONS AND ORDINANCES**

**A. Tax Levy Ordinance**

Upon the request of Trustee Kembitzky, Director Danielson provided a brief background and explanation of the tax levy and noted that the recommendation has been to increase the levy by less than 5% for actual dollars of \$156,695. This increase will fund the increases on the pension liabilities, of which they have no control over. Director Danielson noted that the pension funds are in very good standing.

**MOTION:** Moved by Trustee Kembitzky and seconded by Trustee Price to adopt Ordinance 13-26 for the levy and assessment of taxes in an amount of \$3,322,231 for the fiscal year commencing May 1, 2013 and ending on April 30, 2014 for the Village of West Dundee, Kane County, Illinois. Upon roll call, motion was approved.

**AYES:** President Nelson, Trustees Price, Hanley, Yuscka, Pflanz, Wilbrandt and Kembitzky

**NAYS:** None

**B. Ordinance Adopting the 2013 Tax Levy for SSA #3**

Director Danielson advised that the Special Service Area #3 for the downtown area was established 20 years ago to have underground electrical work performed in conjunction with the revitalization project. It was noted that this was funded by the Village and is coming to the end of the payment for that obligation. It is recommended that there be a \$35,000 levy for ongoing maintenance obligations.

**MOTION:** Moved by Trustee Kembitzky and seconded by Trustee Wilbrandt to adopt Ordinance 13-23 adopting the Tax Levy for Special Service Area #3 in the amount of \$35,000 for the fiscal year commencing May 1, 2013 and ending on April 30, 2014 for the Village of West Dundee, Kane County, Illinois. Upon roll call, motion was approved.

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

**NAYS:** None

**C. Ordinance Adopting the 2013 Tax Levy for SSA#4**

Director Danielson advised that SSA #4 was created in 2001 to reimburse the Village for costs associated with the maintenance of the open spaces within the Carrington Reserve Subdivision.

There is an ongoing maintenance contract with Applied Ecological Services and the reserve is gradually building itself back up. It is recommended that the levy be increased from \$30,000 to \$35,000.

**MOTION:** Moved by Trustee Kembitzky and seconded by Trustee Price to adopt Ordinance 13-22 for the tax levy of Special Services Area #4 in the amount of \$35,000 for the fiscal year commencing May 1, 2013 and ending on April 30, 2014 for the Village of West Dundee, Kane County, Illinois. Upon roll call, motion was approved.

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

**D. Ordinance Adopting the 2013 Tax Levy for Special Service Area #6**

Director Danielson advised that SSA#6 was created in 2010 to reimburse the Village for the costs associated with the \$1,500,000 bond that was authorized for the Spring Hill Gateway project. It was noted that this year's sum of \$85, 977 is paid solely by the property owner.

**MOTION:** Moved by Trustee Kembitzky and seconded by Trustee Hanley to adopt Ordinance 13-24 for the tax levy of the Special Service Area #6 in the amount of \$85, 977 for the fiscal year commencing May 1, 2013 and ending on April 30, 2014 for the Village of West Dundee, Kane County, Illinois. Upon roll call, motion was approved.

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

**E. Abatement Resolution – 2007 G. O. Refunding Bonds**

Director Danielson noted that in 2007, the Village refunded the \$10,000,000 bond. He said it was never the intention of the Village to levy the bond and we were able to get a better tax rate from the County.

Manager Cavallaro noted this is a huge capital infrastructure that is paid by the sales taxes and not the property taxes of the community.

**MOTION:** Moved by Trustee Kembitzky and seconded by Trustee Hanley to abate \$833, 668 and adopt Resolution 13-14 Certificate of Full Reduction of Taxes hereto levied for the payment of General Obligation Bonds Series 2002 and 2007 of the Village of West Dundee, Kane County, Illinois. Upon roll call, motion was approved.

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

**F. Abatement Resolution – 2010 Series A/B General Obligation Bonds**

Director Danielson advised that this \$4,000,000 bond was approved by the Board in 2010 in which the Village was instructed to levy taxes in amounts sufficient to pay maturing principal of and interest on the General Obligation Bonds.

**MOTION:** Moved by Trustee Kembitzky and seconded by Trustee Price to abate \$514,588 and adopt Resolution 13-17, Certificate of Full Reduction of Taxes hereto levied for the payment

of General Obligation Bonds Series 2010A and 2010B of the Village of West Dundee, Kane County, Illinois. Upon roll call, motion was approved.

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

**G. TIF #1 –Dissolution Ordinance**

Director Danielson provided a brief background on the TIF for the Union School and noted that the property is now a tax producing property and is treated the same as any other property.

**MOTION:** Moved by Trustee Kembitzky and seconded by Trustee Hanley to dissolve Ordinances 93-2, 93-3 and 94-4 Regarding a Redevelopment Plan and Project for the Union School Senior Housing Project located within the Village of West Dundee, Kane County, Illinois. Upon roll call, motion was approved.

**AYES:** Trustee Kembitzky, Price, Hanley, Yuscka, Pflanz and Wilbrandt  
**NAYS:** None

**XI. UNFINISHED BUSINESS**

**A. Approval of Firefighters 4882 Negotiated Agreement**

Chief Freise apprised the Board that the first Fire Department Union Contract is ready for Village Board approval. He noted that everyone involved worked well together to get this contract completed.

**MOTION:** Moved by Trustee Wilbrandt and seconded by Trustee Hanley to accept the contract as negotiated. Upon roll call, motion was approved.

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

**XII: NEW BUSINESS** There was none

**XIII. EXECUTIVE SESSION:**

**MOTION:** Moved by Trustee Hanley and seconded by Trustee Price to recess to Executive Session for the purposed of discussing Section 2© (11) of the IL Open Meetings Act.

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

The Regular Board Meeting resumed at 8:42 pm.

**XVI: MISCELLANEOUS:**

A brief discussion was held regarding the use of gaming machines in Village establishments. It was noted that they will begin to see the first numbers in January and then will be able to tell how much they are being used.

**XV: ADJOURNMENT**

**MOTION:** Moved by Trustee Kembitzky and seconded by Trustee Wilbrandt to adjourn the Regular Board meeting. Motion was unanimous.

The Regular Board Meeting adjourned at 9:02 pm.

**ATTEST:**

\_\_\_\_\_  
Christin Mangan

\_\_\_\_\_  
Christopher Nelson  
Village President

**REGULAR BOARD MEETING  
EXECUTIVE SESSION**

**December 2, 2012**

The Executive Session was called to order at 8:15 pm.

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

Discussion was held regarding litigation of a certain property.

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

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

The Executive Session adjourned at 8:41 pm.

**ATTEST:**

\_\_\_\_\_  
Christin Mangan

\_\_\_\_\_  
Christopher Nelson  
Village President