

**REGULAR BOARD MEETING**  
**Village Hall                      7:30 PM**

**Village of West Dundee**  
**November 15, 2010**

**I.        CALL TO ORDER:**

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

**II.       ROLL CALL:**

Present were President Keller, Trustees Voss, Gillam, Osth, Hanley and Yuscka. Trustee Price attended via telephone. Also present were Village Manager Cavallaro, Village Attorney Brechin, Community Development Director Tymoszenko and four (4) people in the audience.

**III.      PLEDGE OF ALLEGIANCE:**

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

**IV.      APPROVAL OF AGENDA:**

**MOTION:**     Moved by Trustee Osth and seconded by Trustee Hanley to approve the agenda as presented. Upon roll call, motion was approved.

**V.       VILLAGE PRESIDENTS REPORT:**

There was no report.

**VI.      REPORTS AND QUESTIONS FROM TRUSTEES:**

There were no questions or reports.

**VII.     VILLAGE STAFF REPORTS:**

Manager Cavallaro said the Christmas trees will be delivered Saturday at 9am to Grafelman Park and he would welcome help to unload the trees.

Manager Cavallaro said the final touches are being worked on for Dickens in Dundee and that the Village has secured the Bethlehem Church annex for the crafts and Santa this year. He said the warming house will be at the Village Hall on Friday evening, December 3<sup>rd</sup>.

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

**IX.      CONSENT AGENDA:**

- A.        Debit Purchases: October 2010
- B.        Bill List: November 16, 2010
- C.        Approval of Minutes: November 1, 2010 Regular Board Meeting
- D.        Approval of Minutes: November 8, 2010 Committee of the Whole Meeting
- E.        Release of School District Land Cash Monies – Dundee Middle School
- F.        Ordinance 10-22: Amending Animal Control Regulations
- G.        Resolution 10-19: Authorizing Change Order No.1, Trinity Landscape –  
            Downtown Paver Project

**MOTION:** Moved by Trustee Yuscka and seconded by Trustee Osth to approve the Consent Agenda as presented. Upon roll call motion was approved.

**X. UNFINISHED BUSINESS:**

**A. First United Methodist Church Parsonage – 310 Main Street**

Director Tymoszenko gave a brief synopsis of what has previously occurred on this property including the discussions on the historic status of the structure and suggestions that the church consider partnering with a private investor or renter who would make the necessary improvements in exchange for decreased rent. She said that the Midwest Office of the National Trust was contacted and encouraged us to apply for a grant from the Donnelley Family Preservation Fund, which provides nonprofit organizations and public agencies matching grants for preservation planning and educational efforts.

She then explained that guided by the National Trust, an application was submitted to request money to hire a trust endorsed expert in preservation to produce a scaled back historic structure report and to produce an economic feasibility study for the reuse of a threatened structure.

She said due to some issues with the church representative at that time (October 2009) regarding the submission for the grant, both the National Trust and WJE said that an assessment must be done prior to any further action as the consultant could not rely on earlier reports as this was a liability, expertise, and approach issue.

In October 2010 the Village was contacted by Mr. Granholm and Mr. Empen and a letter authorizing the Village to proceed was received on November 1<sup>st</sup>. She said the National Trust was contacted to confirm the continued availability of the grant funding and also WJE to confirm that they would still honor the previous scope of services. She said affirmative answers were received.

She said that the Village will be funding \$2800 of the consultant's condition assessment, and the grant will fund \$2200.00.

Manager Cavallaro explained that it is the Village's intention to sincerely try to ascertain the viability of the property and what will be in the best interests of the Village and the Church working for a suitable solution to the problem. He said the building is empty now.

**MOTION:** Moved by Trustee Osth and seconded by Trustee Yuscka to direct staff to enter into an agreement with WSE Associates to complete the site assessment at a cost not to exceed \$5000. Upon roll call, motion was approved.

**B. Intergovernmental Agreement Water System Interconnect with the Village of Carpentersville**

Manager Cavallaro explained this provides for the interconnection between the Carpentersville water system and West Dundee's water system for emergencies and for maintenance. He said that the cost of the interconnection is split 50/50 between the two municipalities and makes both entities jointly responsible for the interconnection and its maintenance.

Manager Cavallaro said the cost will be about \$135,000 for each of the Villages of which a portion will come from a grant from Kane County

Discussion was held on Section 11 – Binnie Road Access: The Village has incorporated a provision regarding Binnie Road access, which is the location of the interconnect, for the property to the south, which will be developed and incorporated into the Village of West Dundee at some point in the future.

Further discussion regarded Carpentersville agreeing to grant Stoneridge Partners, LLC permits for the two access points onto Binnie Road from the property and that in the event Carpentersville acquires jurisdiction of Binnie Road adjacent to the third and easterly most access point, it agrees to permit such access point. Furthermore, that such access points shall be determined in accordance with good engineering requirements and practices and shall be subject to any other governmental authority or requirements, including the Kane County Department of Transportation.

Another discussion asked that maintenance be spelled out and who has the primary responsibility.

Manager Cavallaro said that there is an annual budget agreed to by both Public Works Directors and that the budget has to be approved by both Boards. He said the project still needs to be bid.

In answer to a question on training, Manager Cavallaro said money for the training item, is not included in the capital expenditure, but will be incorporated in the training budget.

Trustee Price asked that this item be put on the consent agenda for the next meeting to approve subject to the two changes discussed.

**MOTION:** Moved by Trustee Price and seconded by Trustee Voss to approve in concept subject to the two (2) changes discussed and approve it at the next Board meeting. Upon roll call, motion was approved.

**XI. EXECUTIVE SESSION:** There was none.

**XII. MISCELLANEOUS:** There was none.

**XIII. ADJOURNMENT**

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

The Regular Board Meeting adjourned at 7:57 pm.

**ATTEST:**

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Barbara Traver  
Village Clerk

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Larry Keller  
Village President