

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

**July 20, 2015 - 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 and Yuscka. Trustee Hanley was absent.

Also present were Village Manager Cavallaro, Public Works Director Babcock, Community Development Director Scott, Police Chief Wieteska, Fire Chief Freise and twelve (12) persons in the audience.

**III. PLEDGE OF ALLEGIANCE:**

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

**IV. APPROVAL OF AGENDA:**

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

**V. VILLAGE PRESIDENT'S REPORT:** None

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

Trustee Pflanz thanked Community Director Scott for getting back to him with an answer to a question.

Trustee Yuscka inquired about the tree policy and asked about the ash trees. Manager Cavallaro said that an additional 225 trees have been identified to come down.

**VII. VILLAGE STAFF REPORTS:**

Chief Freise thanked everyone for their thoughts and prayers during his recent illness.

He also told the Board that the consolidation study has been delayed, but they want to be sure to get it right and are making good progress.

Manager Cavallaro said that Public Works Director Babcock and his staff are doing major tree removals along the Riverwalk taking down eight ash trees.

Manager Cavallaro said that Attorney Brechin is in good spirits and is responding to e-mails.

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

**IX. CONSENT AGENDA:**

- A. Approval of Bill List: July 20, 2015
- B. Special Event Approval: DTPD “The Pursuit” on August 22.
- C. Special Event & Related Approvals: Heritage Fest
- D. Ordinance Amending the Number of Liquor Licenses – Dooley’s
- E. Ordinance Establishing Prevailing Wage Rates

Trustee Wilbrandt asked that item E be removed for further discussion and placed under New Business.

**MOTION:** Moved by Trustee Kembitzky and seconded by Trustee Wilbrandt to approve the Consent Agenda, Items A through D. Upon roll call, motion was approved.

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

**NAYS:** None

**ABSENT:** Trustee Hanley

**X. UNFINISHED BUSINESS:**

**A. Petition to Change Parking Restriction on Fay Ave (Trustee Wilbrandt)**

Trustee Wilbrandt gave a brief explanation on the background of the restricted parking on Fay Avenue. He said three residents on Fay Avenue sent a petition to the Board requesting the Board to consider changing the parking restrictions to the other side of Fay Avenue.

Chief Wieteska said that the determining factor for deciding which side of the street to restrict was available curb space, and it was necessary to restrict parking to only one side of Fay Avenue in order to provide for safe traffic flow, especially for emergency vehicles.

Trustee Price said he looked at the parking on Fay and said supports leaving the restriction as is.

Stephanie & Tom Del’Aringa, 91 Fay said they felt the parking should be on the south side as it is flat and there are no obstructions. Mrs. Del’Aringa showed the Board pictures.

Jeff Fraser, 88 Fay said he has lived on the north side of the street since 1984 and there has not been a parking problem and said he agrees with the initial analysis and leaving the restriction as is.

Cary Breisch lives on the corner of First Street and Fay and agrees with the current restriction.

Nancy Ottinger, 95 Fay, said the restriction makes it difficult to exit the car and prefers to see the restriction on the South side of the street.

A letter from Barbara VanDerwerker, 87 Fay was entered into the record explaining her concerns.

Chief Wieteska said he still stands by the initial recommendation of “available curb space” and Chief Freise said he supports this because of his concern for getting emergency vehicles to the homes on Fay if needed.

A brief discussion was held between the residents and the Board. It was decided that the residents get together and contact Chief Wieteska with other options for the Board to consider,

**B. Authorization to Execute Firefighters Local 4882 Collective Bargaining Agreement (Trustee Wilbrandt)**

Trustee Wilbrandt said that the negotiations for this contract renewal have been in the form of labor/management meetings without utilizing attorneys and this process has been conciliatory and effective. He said this agreement would be retroactive to May 1, 2015.

Chief Freise explained the changes which have been agreed upon and defined the major items that have been approved by both parties to include: (1) a three year contract; (2) economic increase of 2.5% the first year, 2% the second year and 2% the third year; (3) holiday pay with a percent increase in line with the salary percent increase; and (4) removal of the “me too” clause.

Manager Cavallaro reiterated that it was a pleasure to work with the Firefighters Union for a fair and agreeable solution.

**MOTION:** Moved by Trustee Wilbrandt and seconded by Trustee Yuscka to authorize the execution of a Collective Bargaining Agreement between the Village of West Dundee and West Dundee Professional Firefighter’s Local 4882 for the period of May 1, 2015 through April 30, 2018 as presented. Upon roll call, motion was approved.

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

**XI. NEW BUSINESS:**

**A. Grant Application Approval: IRMA/Lexipol (Trustee Wilbrandt)**

Trustee Wilbrandt explained that the Fire Department is requesting approval to apply for a grant provided by IRMA for the purchase of a subscription agreement with Lexipol for a current policy manual and daily training bulletins. He said this is an effort to provide a current, up-to-date policy manual for the Fire Department while reducing risk and liability and Lexipol is an effective and low cost option.

Chief Freise said that IRMA offers this grant because they believe the Lexipol policy manual and daily training bulletins reduces risk and helps avoid litigation while enhancing training opportunities to participating departments. He said the cost for Lexipol is approximately \$5000 and the grant if received from IRMA would be \$2500. The other \$2500 would come from the Fire Department’s general budget. He also explained that this grant may be less; based on how many other departments apply for the grant. He reiterated that this request is only for approval to apply for the grant and not additional monies.

**MOTION:** Moved by Trustee Wilbrandt and seconded by Trustee Pflanz that the Village of West Dundee approve that the Fire Department may apply for the IRMA grant for the subscription purchase of the Lexipol police manual and daily training bulletins. Upon roll call, motion was approved.

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

**B. Municipal Fee Reduction - Lot 9 Aspen Hills (Trustee Price)**

Trustee Price explained that Drake Homes is proposing to construct a ranch style home at 1399 Karen Drive with an architectural elevation.

Manager Cavallaro said the ranch home as proposed and selected by the prospective buyers and future new residents of West Dundee doesn't fall within the agreed upon elevations and modifications for the reduction of square footages, subject to the provisions listed in the 2011 agreement.

He explained that Aspen HOA and Drake Homes have come up with a mutually agreeable solution, which includes significantly higher costs for the exterior elevations, including brick and stone features and a dormer that are adding to the cost of the façade. He said Drake Homes has requested the Village to contribute to this modification in the form of fee reductions in order to facilitate a mutually agreeable solution between the parties and upgrade this elevation.

A brief discussion took place regarding setting of a precedent, how many other lots are available, architectural standards, waiving only 50% of the permit fee and legal challenges.

Manager Cavallaro explained the Declarations and Covenants for this area and what is included in the Annexation Agreement.

**MOTION:** Moved by Trustee Price and seconded by Trustee Kemitzky to only authorize the attached architectural elevation for construction on the same lot, with the support of the Aspen Hills Homeowners Association. Upon roll call, motion was approved.

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

A motion was made by Trustee Pflanz to waive 50% of the Village's residential building permit fee at an amount not to exceed \$1000, specifically for Lot 9 of the Aspen Hills Subdivision, having a common address of 1399 Karen Drive on a one time basis for this specific property only. The motion failed for lack of a second.

**C. Little Free Library Donation (Trustee Hanley)**

Attorney James Bolz, Dundee Township Rotary Club said that the Club has taken ownership of a Little Free Library and would like the opportunity to place the library and stock it at a prominent location in the Village.

After a brief discussion, it was decided to locate the library at Huffman Park.

**MOTION:** Moved by Trustee Kemitzky and seconded by Trustee Pflanz to accept the donation of a Little Free Library from the Dundee Township Rotary Club, and authorize its installation by the West Dundee Public Works Department at Huffman Park. Upon roll call, motion was approved.

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

**D. Authorization to Purchase New Street Sweeper (Trustee Yuscka)**

Trustee Yuscka thanked Director Babcock for doing all the legwork on this request.

Director Babcock said that the Elgin Pelican model remains as the ideal fit to serve the needs of West Dundee for the primary reason is that it is much more maneuverable than the truck-mounted street sweepers which is especially helpful when sweeping the downtown areas.

A discussion took place regarding purchasing a used sweeper, repairing the existing sweeper and using contractual street sweeping, costs, as well as other priorities that maybe needed for Public Works. Also discussed was the installment contract. It was decided to bring the installment contract for discussion at the August 3, 2015 Board meeting.

**MOTION:** Moved by Trustee Yuscka and seconded by Trustee Pflanz to authorize Public Works staff to purchase a new 2016 Elgin Pelican model street sweeper through the Suburban Purchasing Cooperative at a cost of \$195,431.00.

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

**NAYS:** None

**ABSENT:** Trustee Hanley

**E. Authorization to Enter into a Real Estate Purchase Contract for Samata Parcels (Trustee Price)**

Trustee Price said this is a formal authorization for a contract pursuant to terms and conditions previously discussed.

Manager Cavallaro said he is recommending a closing date for the purchase/sale of the properties for August 18<sup>th</sup>, to facilitate time to negotiate and finalize the Redevelopment Agreement between the Village of West Dundee and Mr. Roeser, as well as for the Village Board to authorize such a Redevelopment Agreement at either the August 3 or August 17<sup>th</sup> Board meeting.

Discussion took place regarding earnest money, desire for a concept review by the Board and clarification on page two, item four which needs to be addressed.

**MOTION:** Moved by Trustee Price and seconded by Trustee Yuscka to approve an Ordinance Authorizing the Submittal of an Agreement of Purchase and Sale for the Purchase of Certain Property subject to a review by the Board to identify concerns of Trustees, Attorneys and Staff. Upon roll call, motion was approved.

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

**NAYS:** Trustee Wilbrandt

**ABSENT:** Trustee Hanley

**F. Ordinance Establishing Prevailing Wage Rates (Trustee Wilbrandt)**

Trustee Wilbrandt asked that his item be removed from the Consent Agenda and discussed under New Business.

Manager Cavallaro said that the prevailing wage rates for Kane County are established by the Illinois Department of Labor each month.

After a brief discussion it was decided to table this item to the August 3, 2015 Board Meeting.

**MOTION:** Moved by Trustee Wilbrandt and seconded by Trustee Pflanz to table the Ordinance to the August 3, 2015 Board Meeting. Upon roll call, motion was approved.

**AYES:** Trustees Wilbrandt, Kembitzky, Price, Yuscza and Pflanz

**NAYS:** None

**ABSENT:** Trustee Hanley

**XII. MISCELLANEOUS:** None

**XIII. ITEMS SCHEDULED FOR FUTURE MEETING DATE:**

- Installment contract for 2016 Elgin Pelican Sweeper for August 3, 2015 Board Meeting
- Authorization for Redevelopment Agreement (Samata Parcels) August 3<sup>rd</sup> or August 17<sup>th</sup> Board Meeting
- Prevailing Wage Rates for August 3, 2015 Board Meeting

**XIV. ADJOURNMENT:**

**MOTION:** Moved by Trustee Pflanz and seconded by Trustee Price to adjourn the Regular Board Meeting. Motion was unanimous by voice vote.

The Regular Board meeting adjourned at 9:10 pm.

**ATTEST:**

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Barbara Traver  
Village Clerk

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Christopher Nelson  
Village President