

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

**August 22, 2016 - 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, Hanley and Yuscka. Trustee Price was present via telephone...

Also present were Village Manager Cavallaro, Attorney Kathy Orr, Community Development Director Scott, Public Works Director Babcock, Police Chief Wieteska and forty (40) people in the audience.

**III. PLEDGE OF ALLEGIENCE:**

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

**IV. APPROVAL OF AGENDA:**

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

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

**A. Challenger Baseball Jamboree**

Jake Witecha, a freshman at Elgin Community College and Ryan Nix, senior from Lake Zurich High School presented a brief presentation on the Challenger League Jamboree, which is going to be held at Randall Oaks on September 11, 2016 from 1pm to 6pm.

Jake said Challenger is a division of Little League designed for mentally and/or physically challenged children from ages 4-18. At the Jamboree, they will have buddies from Middle School through High School to help with the event.

Ryan said they are asking for Board support for this event, would like to have the event publicized on the Village's sign board, have a fire truck, ambulance and paramedic at the Jamboree. He also said they would like the West Dundee Police Department to provide hot dogs and refreshments.

President Nelson thanked Jake and Ryan and said the Challenger Jamboree has the full support of the Board.

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

**VII. VILLAGE STAFF REPORTS:**

Public Works Director Babcock said that the primary disconnects in the downtown are complete.

Community Development Director Scott updated the Board on the Cinemark project at the Mall, including a preconstruction meeting on the plaza to be constructed there. He also said the Oeheld and Renishaw in Opus Corporate Park are almost complete.

Manager Cavallaro said that the Board meetings for September are the 12<sup>th</sup> and the 26<sup>th</sup>.

#### **VIII. QUESTIONS FROM THE AUDIENCE:**

Trish Glees, a resident of West Dundee spoke in opposition to the proposed SSA 7.0 for the downtown saying that downtown West Dundee is not a destination spot, lacks adequate parking, is not in the best interests of the town, that Village officials have “pie in the sky” dreams and shouldn’t be aiming so high. She questioned why just the downtown businesses, why not all businesses located on 72 and/or in West Dundee.

Ms. Glees also commented on the bike race held July 16, which blocked access to her home and she was led to believe that vendors would bring business to town. She said there was supposed to be a meeting for comments and the meeting has not happened.

Michael Elmore, a resident of West Dundee spoke in opposition to the SSA asking what grid is going to get taxed (Manager Cavallaro said the commercially zoned B1 business properties) and the handout which had inaccurate contact information for the Trustees, (Manager Cavallaro said the Village did not publish the handout, the inaccurate information was put out by the person or persons who published it).

Bonnie Yates, a resident and business owner of West Dundee is concerned about the burden for her as a senior citizen. She believes that it is a wonderful project, but that the tax should be spread around to all businesses and everyone in town.

Jay Correia, DreamCo Design, asked to have an accounting of what has been spent so far, suggested that the Village publish milestones and steps so business owners are knowledgeable of what is going on and suggested that the projects be pieced out, not everything spent at once.

Mike Carter, Waters Industries, asked for a briefing on what has taken place as he has been out of the country.

Manager Cavallaro briefed him on the contract with Hitchcock Design, the downtown plan, the formal plan development and approval as well as the incremental steps for funding including the funding for Huntley Road as well as the downtown. He will provide the Downtown Plan to Mr. Carter.

Alan Skillicorn, East Dundee Trustee, asked what alternatives to this plan are. He said he is in agreement with Trustee Wilbrandt in seeking out other alternatives.

Ben Dombrowski, a 6<sup>th</sup> grader at Immanuel Lutheran School in East Dundee spoke about saving the 19<sup>th</sup> century pump house that is scheduled for demolition as it is a historical building.

Julie Fox, resident of West Dundee spoke in opposition to the SSA, opposition to passing a property tax increase, asked about the role of local government and its basic functions. She turned a petition of 104 signatures of people opposing the SSA, of which 20 were from business owners and residents of West Dundee.

Lisa Dombrowski, business owner, commented on the values of the community, doesn't want to see businesses put out, some property owners are struggling and to look at alternative ways and funding options.

Randy Errington, business owner, expressed opposition to the SSA and said he still doesn't have all the information he needs to have for a meeting. He said the Village is overpaying for the properties and spending money to rehab buildings that are not ADA and fire code safety compliant, specifically 109-111 Main Street.

Dawn DeWitt, business owner, gave a brief background of how she started in business, and about managing money. She is in opposition to the SSA.

President Nelson said the debt issued has a 20 year term and as the EAV goes up in concept it will reduce overall burden to the taxpayer.

**IX. CONSENT AGENDA:**

- A. Ratification of Debt Purchases: July 2016
- B. Approval of Bill List: August 22, 2016
- C. Approval of Minutes: July 25, 2016 Regular Board Meeting
- D. Approval of Minutes: August 8, 2016 Regular Board Meeting
- E. Approval of Minutes: August 15, 2016 Committee of the Whole Meeting
- F. I.G.A. with Kane County Animal Control
- G. Approval of Class E Liquor License for Blue Line Bar & Grill

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

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

**NAYS:** None

**X. RESOLUTIONS AND ORDINANCES:**

- A. Ordinance Establishing Special Service Area 7.0 and Consideration of a Phased Levy Approach**

Trustee Kembitzky presented this item for discussion explaining that the majority of this funding is coming out of the general fund (75%) and 25% to the special service area.

**MOTION:** Moved by Trustee Kembitzky and seconded by Trustee Yuscka to adopt an Ordinance Establishing Special Service Area Number 7.0 in the Village of West Dundee, Kane County, Illinois and to levy an amount of \$0.40 as a tax liability for SSA 7.0 in the December 2016 tax levy discussion for tax year 2015 thereafter not to exceed the rate of \$0.80

After the motion was made there was Board discussion.

Trustee Wilbrandt said that the Village has borrowed \$2 million for the project before having details worked out on how to pay for it. He made the following motion:

**MOTION:** Moved by Trustee Wilbrandt and seconded by Trustee Pflanz to table this item to the October 3, 2016 Village Board Meeting to further discuss alternatives and to continue discussions with business owners and residents. Upon roll call, motion failed.

Trustee Price's phone connection for the meeting was lost prior to the motion and he rejoined the meeting at 8:31 pm.

**AYES:** Trustee Wilbrandt  
**NAYS:** Trustees Kembitzky, Hanley, Yuscka, Pflanz

Further discussion took place with Trustee Hanley expressing concerns about the information sheet that was put at the residents' doors and likes the idea of looking for other ways of funding the project.

Trustee Yuscka said that the downtown businesses are unique to other businesses in town because of the services provided by the Village to the downtown businesses including sidewalk and parking lot snow removal, upkeep of the planter boxes, pavers, parking, etc.

Trustee Pflanz said that when he was running for election, residents asked him what is going to happen to the downtown. He said it is not our goal to mimic other communities and that the funding has to come from somewhere. He said we can evaluate other options and identify other mechanisms.

Trustee Price said the reality is if we spread the burden, all taxes go up and that he is favor of the motion on the floor from Trustee Kembitzky and to look for other funding mechanisms.

President Nelson said the redevelopment is vital for the future of the downtown area, but he also heard the opinions of those in attendance for looking for ways to seek other alternatives. He asked to table this item until the second meeting date in October to better articulate the plan.

**MOTION:** Moved by Trustee Wilbrandt to table the issue until the second meeting date in October. The motion failed for lack of a second.

The original motion by Trustee Kembitzky was reiterated and voted upon.

**MOTION:** Moved by Trustee Kembitzky and seconded by Trustee Yuscka to adopt an Ordinance Establishing Special Service Area Number 7.0 in the Village of West Dundee, Kane County, Illinois and to levy an amount of \$0.40 as a tax liability for SSA 7.0 in the December 2016 tax levy discussion for tax year 2015, thereafter not to exceed the rate of \$0.80. Upon roll call, motion was approved 5-1.

**AYES:** Trustee Kembitzky, Price, Hanley, Yuscka and Pflanz  
**NAYS:** Trustee Wilbrandt

President Nelson said the discussion does not end tonight as discussion on the levy amount will continue.

## **XI. NEW BUSINESS:**

### **A. FY2016/17 1<sup>st</sup> Quarter Financial Report**

Trustee Kembitzky asked Finance Director Danielson to speak to this item.

Director Danielson said that it is too early in the fiscal year to make firm judgements, but that the Village is on target for the first three (3) months. He said that the audit was completed the second week of August and after his review and completion of the transmittal and statistical sections, he

anticipates having the final report submitted to the Village Board at the October 10, 2016 Board Meeting.

Director Danielson gave a brief review of the revenues and expenditures for the first quarter concluding that the Village's fiscal health remains stable and that careful monitoring of expenses continues to be of paramount importance for all Departments.

**B. Authorization to Solicit Proposals for Purchases of Trees-2016 Parkway Tree Replacement Program**

Trustee Yuscka said that the first phase of the program involves the purchase of Parkway Trees to replace those which have been removed due to Emerald Ash Borer.

Director Babcock said that we are turning the corner on the Emerald Ash Borer. He said they have removed 153 trees and is anticipated that 153 new trees can be planted as part of this year's program.

He added that the program will be using a two phase approach to separate the purchase of the trees from the contractual planting services. He noted that the authorization request is strictly for the solicitation of proposals and will not incur expenditure of funds.

Trustee Kembitzky inquired whether there is cause for concern regarding the number of Maple trees and potentially susceptibility to diseases that impact this species. Director Babcock indicated that Maples were the most requested species in the 50/50 program based on recommendations by local green houses and arborist. He further explained that susceptibility to disease and other factors were reviewed and that based on the current public/parkway tree inventory the quantity or concentration of Maples is not concerning at this time.

**MOTION:** Moved by Trustee Yuscka and seconded by Trustee Pflanz to authorize Public Works staff to solicit proposals for the purchase of trees to support the 2016 Parkway Tree Replacement Program. Upon roll call, motion was approved.

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

**NAYS:** None

**C. Authorization to Solicit Proposals for Contractual Tree Planting Services 2016 Parkway Tree Replacement Program**

Trustee Yuscka said this request is to solicit proposals for the planting of each tree purchased by the Village. He noted that this is only for solicitation of proposals and no funds will be expended.

**MOTION:** Moved by Trustee Yuscka and seconded by Trustee Kembitzky to authorize Public Works staff to solicit proposals for contractual tree planting services to support the 2016 Parkway Tree Replacement Program. Upon roll call, motion was approved.

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

**NAYS:** None

**XII. MISCELLANEOUS:**

Trustee Hanley asked to have a Committee of the Whole meeting scheduled to discuss the Open Meetings Act and to discuss alternative funding.

Manager Cavallaro said he would put together a staff memo on the Open Meetings Act.

**XIII. ITEMS FOR FUTURE AGENDAS:**

- A. Discussion of alternative funding for downtown improvements

**XIV. ADJOURNMENT:**

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

The Regular Board Meeting adjourned at 9:14 pm.

**ATTEST:**

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Barbara Traver  
Village Clerk

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Christopher Nelson  
Village President