

REGULAR BOARD MEETING
Village Hall, 102 South Second Street

December 1, 2014 - 7:30 pm
Village of West Dundee

I. CALL TO ORDER:

President Nelson called the Regular Board Meeting to order at 7:32 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, Community Development Director Tymoszenko, Finance Director Danielson, Fire Chief Freise, Interim Public Works Director Behm, Water Superintendent Doyle and sixteen people in the audience.

III. PLEDGE OF ALLEGIENCE:

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

IV. APPROVAL OF AGENDA:

MOTION: Moved by Trustee Price and seconded by Trustee Hanley to approve the agenda. Upon roll call, motion was unanimous.

V. VILLAGE PRESIDENT'S REPORT:

President Nelson announced a 10 for 10 night as part of the Ambassador Program. He invited residents from Fairhills to meet at Chubby Bullfrog at 5pm. They will then go to either Something 4 U or Ladybug Lane and spend \$10, to support the small businesses in West Dundee. Those people will then encourage 10 other people to do the same at businesses in West Dundee.

A. 2014 Property Tax Levy Public Hearing

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

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

NAYS: None

The Public Hearing opened at 7:34pm.

Director Danielson said that due to the fact that the Village is levying more than 5% over last year's amount, the required "Truth in Taxation" notification was published in the November 23, 2014 issue of the Elgin Courier News.

Director Danielson said at the November 17, 2014 Board Meeting, direction was given to staff to publish for a proposed 9.25% increase in the 2014 tax levy. He said the proposed levy to be presented to the Board for formal action on December 15, 2014, is for \$3,629,537. He further

explained that in actual dollars received; this would provide the Village's General Fund an additional \$307,306 in operating revenue from property taxes in the upcoming budget year.

Director Danielson said that \$113,000 of the \$307306 proposed increase will be used to fund the mandated increases to the West Dundee Fire and Police Pensions Funds. The remaining \$194,000 will be used to fund the costs of honoring the 2% increases in our labor contracts and the increased costs of providing on-going services to our organization.

Director Danielson emphasized that all debt service obligations for the upcoming year, totaling approximately \$1,700,000 will once again be abated in full and paid wholly from the home rule sales tax.

He called the Board's attention to the Municipal Cost Comparison Survey for 2014 which he said will be updated in the spring of 2015, but that it should be noted, however, that even with the proposed tax rate of \$1.80 per EAV, the Village of West Dundee will most likely retain the position of having the lowest overall cost in comparison to our neighboring communities.

A brief discussion was held on the sales tax (Director Danielson projects it to be flat for 2015) and how the EAV works.

In conclusion, Director Danielson said that he did confirm with the Kane County Tax Extender that if the Village in the preparation of the 2015/16 budget identified additional General Fund operating revenues, that we would have until approximately March 01, 2015 to reduce this proposed levy amount.

Direction was given to prepare the Tax Levy Ordinances for the December 15, 2014 Board Meeting in order to meet the required filing deadlines as established by State Statute.

There were no comments from the Public.

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

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

NAYS: None

The Public Hearing closed at 7:47pm.

President Nelson asked the Board to let him know which Saturday in January he should schedule for discussion of the Economic Development Plan.

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

VII. VILLAGE STAFF REPORTS:

Director Tymoszenko said there will be an Appearance Review Commission meeting Tuesday, December 2, 2014 for signage at John's Mobil, Papa John's, Dragon Buffet and 24 Hour Total Fitness as well as demolition and reconstruction of Around the Corner Candy.

She also announced that Shoe Department Encore will be opening in Spring Hill Mall and will using 14,000 square feet of space.

Manager Cavallaro said there will be a final leaf pick-up this Friday and tree planting will be completed this week.

Manager Cavallaro announced Dickens in Dundee this weekend, including the warming house at the Village Hall, activities and parade. Trustees Kembitzky, Wilbrandt and Pflanz will be working the first shift at the warming house and Trustee Price will do the second shift.

President Nelson thanked Public Works and the Village Manager for their work with the tree program.

VIII. QUESTIONS FROM THE AUDIENCE: There were none.

IX. CONSENT AGENDA:

- A. Approval of Bill List: December 1, 2014
- B. Official Zoning Map Update
- C. Street & Infrastructure Program Final Change Order – Plote Contract
- D. Road Salt Purchase

Prior to approving the Consent Agenda, Trustee Hanley had questions regarding the zoning map and Trustee Kembitzky asked for clarification on zoning classifications. It was decided to approve the Official Zoning Update, but to place on a January meeting agenda a discussion on the questions and clarifications.

Trustee Price had a question on the road salt contract. Manager Cavallaro said the Village is paying upfront for the salt. The contract is with Midwest Salt which has salt orders with many other government agencies.

MOTION: Moved by Trustee Price and seconded by Trustee Pflanz to approve the Consent Agenda. Upon roll call, motion was approved.

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

NAYS: None

X. UNFINISHED BUSINESS:

A. Springs of Canterfield: Motion to Concur with Recommendation to Deny

Trustee Price said the Planning & Zoning Commission held a Public Hearing and as a result of the Public Hearing sent a recommendation for denial to the Village Board. He said the Continental has rescinded their application.

MOTION: Moved by Trustee Price and seconded by Trustee Wilbrandt to concur with the recommendation of the Planning and Zoning Commission and deny the Petition submitted by Continental 303 Fund LLC requesting approval of a Map Amendment and Zoning Change: a Special Use for R5 Planned Development, a variation for parking space design, a variation for number of parking spaces; and a Preliminary Plat of Subdivision for a multiple family residential planned development to be know as Springs at Canterfield located at the northwest corner of Route 31 and Boncosky. Upon roll call, motion was approved.

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

B. SCBA Authorization to Purchase

Trustee Wilbrandt said the study has been completed for the purchase of new SCBA (Self-Contained Breathing Apparatus) and a decision has been made to purchase from Scott.

Chief Freise explained why new SCBAs are needed and the type of funding that is available. He said he has applied for an AFG grant for the SCBAs, but unfortunately there is a gap between the end of service life of the current SCBAs and the earliest possible award of an AFG grant. He said the Fire Department can't function without compliant SCBAs during this time.

President Nelson asked for thirty days to see if he can obtain support from outside the organization. After discussion, Chief Freise said 30 days would work and he will submit for the AFG grant.

MOTION: Moved by Trustee Wilbrandt and seconded by Trustee Price to authorize the purchase of Scott SCBA's with auxiliary equipment at a cost to the Village not to exceed \$150,000. Upon roll call, motion was approved.

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

C. Heritage Fest 2015 Discussion

Trustee Hanley said he called for this discussion as he has questions on how it is run, changing the date and talking with East Dundee to have two different weekends.

Discussion was held on involving the Car Show, Art in the Heartland, fireworks, having one festival in the spring and one in the fall, extending the festival to cover two weekends back to back and changing up the entertainment.

Manager Cavallaro said that the entertainment is usually booked by the first of the year as the more popular musical groups book early.

President Nelson suggested that a subcommittee be created to look into the ideas; attraction availability, what the towns around us are doing, look into spring, summer events, improvements for next year and talk to East Dundee to see what they are planning to do. Trustees Hanley and Wilbrandt will be the subcommittee and will present their findings in early January to the Board.

D. Revision to Ordinances Regulating Driveway Approaches

Manager Cavallaro presented examples of existing conditions of driveway approaches, one of which was a conforming driveway approach and bump out with an extra legal parking space and one with an extra large approach leading to a one car garage. He said that the larger driveway approach does create a zoning violations related to illegal parking in the front yard.

Discussion was held regarding the sizes of driveway approaches and it was recommended that the maximum size of the driveway approach for one car garages be allowed at 12'.

MOTION: Moved by Trustee Price and seconded by Trustee Pflanz to approve an Ordinance Amending the Driveway Approach Regulations included in the Public Way and Property and the Subdivision Ordinances of the Village of West Dundee. Upon roll call, motion was approved.

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

XI. NEW BUSINESS:

A. Well 6 Pump Emergency Repairs

Trustee Yuscka brought this item to the Board for discussion, explaining that the Randall Road Water Treatment Plant has been out of service since the end of October due to a short in the motor.

Water Superintendent Doyle explained that the flat cable motor link at the terminal to the pump was damaged. He said Layne Western believes that the pump experienced a restart during the back spin, creating too much torque and broke the cable and a bolt. He said the bowl assembly has been deemed to be in good condition as well as the 8" pipe. He said the cost of the repairs is estimated to be approximately \$95,000.

In addition to the Randall Road Water Treatment Plant, Manager Cavallaro gave a brief explanation of the Angle Tarn plant, which he said has 4 softeners that treat the Village's water supply and is fed by 2 wells, which now has three softeners out of service.

As a result of this notices will be sent to the residents about the change and water conditions. The well water will still be treated with chlorine, fluoride and sodium hydroxide as before, but the barium cannot be removed.

Manager Cavallaro said that the first softener should be working in approximately 2 weeks and as soon as that softener is working repairs on the second one will be done, which will take an additional 2 months.

Manager Cavallaro said budgeting for filter replacement and failure was not planned for and that repair and replacement of each filter is about \$15,000 to \$20,000. He said in past years, the Village has used tap on fee revenues as a source to pay for these emergency utility repairs and ongoing major maintenance items, but does expect to see two sizable tap on fees from the development within the Oakview Corporate Park that will be direct revenues to the Sewer and Water Fund.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Price to authorize Layne Western to complete the necessary emergency repairs for Well 6 and its pump, at an amount not to exceed \$95,000. Upon roll call, motion was approved.

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

B. Authorization – Community Development Director Recruitment

Trustee Price explained that with Director Tymoszenko's departure on the 14th of December, there is an immediate need to fill the Community Development Director position in order to

ensure that there is managerial oversight for the department and department activities; to have someone available to the residents and businesses for any direct inquiries; and to oversee the contractual obligations and service delivery for the community.

A brief discussion took place regarding hiring a recruitment firm, what is being done locally and how other municipalities research for personnel.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to authorize the execution of a professional services agreement with Gov HR USA for the recruitment of the Director of Community Development for the Village of West Dundee in an amount not to exceed \$15,560. Upon roll call, motion was approved.

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

NAYS: None

XII. MISCELLANEOUS:

Trustee Wilbrandt said he attended the retirement lunch for Lieutenant Riggle and thank him for his 27 years of service to the Village of West Dundee. He said the Village can look to him to be a valuable resource.

XIII. ITEMS SCHEDULED FOR FUTURE MEETING DATE

- a. Official Zoning Map Update –Clarifications
- b. Meeting Date for Board Discussion for Economic Development
- c. SCBA –Thirty days to gain outside support
- d. Heritage Fest findings from steering committee

XIV. ADJOURNMENT:

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

The Regular Board meeting adjourned at 8:57 pm.

ATTEST:

Barbara Traver
Village Clerk

Christopher Nelson
Village President