

REGULAR BOARD MEETING
Village Hall, 102 S. 2nd Street

September 9, 2024 – 7:30 pm
Village of West Dundee

I. CALL TO ORDER:

Manager Cavallaro called the Regular Board Meeting to order at 7:30 p.m.

II. ROLL CALL:

Present were Village Manager, Joseph Cavallaro, Village Trustees Mark Johnson, Cheryl Alopogianis, Cheryl Anderley, Dan Wilbrandt, Tom Price, and Andy Yuscka. Village President Christopher Nelson was absent.

Also present were Village Attorney Kelli Melin, Fire Chief Michael Spiro, Interim Police Chief Dan Haines, Director of Economic Development Timothy Scott, Community Development Director Thomas Moszczynski, and Director of Public Works Eric Babcock.

There were approximately forty (40) people in the audience.

III. PLEDGE OF ALLEGIANCE:

Trustee Wilbrandt led the Board and those in attendance in the Pledge of Allegiance.

IV. APPROVAL OF AGENDA:

MOTION: Moved by Trustee Johnson and seconded by Trustee Alopogianis to approve the agenda as presented. Upon roll call, the motion was approved by acclamation.

AYES: Trustees Johnson, Alopogianis, Anderley, Wilbrandt, Price and Yuscka

NAYS: None

ABSENT: None

V. VILLAGE PRESIDENT'S REPORT:

Trustee Yuscka read the proclamation recognizing Emmett's Brewing Company's 25th Anniversary and presented the proclamation to Andy Burns who was in the audience.

Chief Spiro announced that Firefighter Luke Hellman was being sworn in at tonight's meeting. He was sworn in and pinned by his girlfriend.

Jerry Christopherson of True Patriots Care thanked the Board for their support in bringing The Wall that Heals exhibit back to Randall Oaks Park this past Memorial Day. He said that it's almost impossible to get the exhibit twice and this is their second time getting the exhibit. He said they couldn't have done it without the help of all the surrounding Villages, especially West Dundee. He thanked the Board, the Police Department, the Fire Department, and Public Works for their help and presented the Village with a plaque.

VI. REPORTS AND QUESTIONS FROM TRUSTEES AND WORKING GROUPS None

Trustee Johnson said that in light of the traffic study for a left turn lane off of Route 72 onto First Street, he spoke with concerned residents on First Street and the impact this would have. He would like for the Board to discuss this topic sooner than later.

Trustee Alopogianis asked Director Babcock if the crosswalks in Grand Point Meadows could be addressed, she said cars cannot see the cross bars / stop signs and asked for them to be re-done. Manager Cavallaro said he would have Public Works address this.

Trustee Yuscka asked Director Babcock when the street grinding would begin. Director Babcock said it was supposed to begin this week and he would get an updated schedule.

VII. STAFF REPORTS: Manager Cavallaro said the volunteers were still needed for Heritage Fest this upcoming weekend, the weather looks good, and it should be a nice community event.

VIII. QUESTIONS FROM THE AUDIENCE:

Barb Haines approached the Board and said that she was copied on a letter that was sent to the owners of The Mansion asking that they install a fence between their property and hers. She said that they didn't install a new fence but instead, put up broken fence sections. She asked that the Village address this issue with the owners. Manager Cavallaro said that what they did was unacceptable, and he directed the Community Development Department to address this issue.

Bernadette Stoecker addressed the Board and said, "A picture is worth a thousand words" and submitted pictures and her statement which are attached to these minutes.

IX. CONSENT AGENDA:

- A. Ratification of Checks: 09/09/2024
- B. Approval of Bill List: 09/09/2024
- C. Approval of Minutes: Special Board Meeting – August 12, 2024
- D. Approval of Minutes: Regular Board Meeting – July 15, 2024
- E. Approval of Minutes: Regular Board Meeting – August 5, 2024
- F. Approval of Minutes: Regular Board Meeting – August 19, 2024
- G. Special Event Request – VFW Post 2298 Heritage Fest 5K After Party and Award Presentation
- H. Special Event Request – West Dundee Halloween Party
- I. Special Event Request – Dundee Middle School Midnight Mile
- J. Authorization for Molly Maid Service at Pump House

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

AYES: Trustees Johnson, Alopogianis, Anderley, Wilbrandt, Price and Yuscka

NAYS: None

ABSENT: None

X. RESOLUTIONS AND ORDINANCES

A. Ordinance Approving Final Plans and Final Plat of Subdivision for Construction of 111 Townhomes on Approximately 19 Acres Located on the South Side of Huntley Road East of Huffman Park, Identified as the Hickory Glen Subdivision

Trustee Price said that the Board has seen the plan for the Hickory Glen plan before and it has gone through Planning & Zoning with their recommendation to approve the final plans and plat of subdivision to develop “Hickory Glen”, 111 for-sale townhomes on approximately 19 vacant acres on the south side of Huntley Road east of Huffman Park.

Trustee Price gave an overview of this item based on the information provided in the agenda packet.

MOTION: Moved by Trustee Price and seconded by Trustee Anderley approving final plans and final plat of subdivision for the purpose of constructing 111 townhomes on approximately 19 acres on the south side of Huntley Road east of Huffman Park, identified as the Hickory Glen subdivision with the following conditions:

1. Compliance with all documents as submitted with the Planning and Zoning Application;
2. Review and approval of final engineering plans; and,
3. Compliance with all other applicable village codes and ordinances.

AYES: Trustees Price, Yuscka, Johnson, Alopogianis, Anderley and Wilbrandt

NAYS: None

ABSENT: None

B. Ordinance Approving a Development Agreement by and between the Village of West Dundee and CalAtlantic Group, LLC for the Construction of 111 Townhomes on Approximately 19 Acres Located on the South Side of Huntley Road East of Huffman Park, Identified as the Hickory Glen Subdivision

Trustee Price said that as a follow-up to the previous item, this Ordinance approves the development agreement by and between the Village of West Dundee and CalAtlantic Group for the construction of 111 townhomes on 19 acres on the south side of Huntley Road, east of Huffman Park identified as the Hickory Glen Subdivision. He said that this sets the terms and conditions of the subdivision and outlines what’s expected of the Village.

MOTION: Moved by Trustee Price and seconded by Trustee Alopogianis to approve an ordinance approving a development agreement by and between the Village of West Dundee and CalAtlantic Group, LLC for the construction of 111 townhomes on approximately 19 acres on the south side of Huntley Road East of Huffman Park, identified as the Hickory Glen Subdivision, subject to final review and approval by the Village Attorney.

AYES: Trustees Price, Yuscka, Johnson, Alopogianis, Anderley and Wilbrandt

NAYS: None

ABSENT: None

C. Ordinance Approving: (1) Rezoning from R-5 Medium Density Multiple-Family District to R-4 Low-Density Multiple-Family District; (2) Variations from Required Side and Rear Yard Setbacks and Minimum Lot Area; and (3) a Preliminary Plat of Subdivision for the Purpose of Construction 12 Townhomes in Three, Four-unit Buildings on Approximately 1.7 Acres on the South Side of Strom Drive East of Century Plaza, Identified as Hillside Point Subdivision.

Trustee Price explained that this plan has also been seen before and that this site plan is a reiteration of the previous plan with a couple of changes including the density of the buildings, setback variations, and minimum lot area. Trustee Price provided an overview of the plan based on the information that was provided in the agenda packet.

Trustee Wilbrandt asked about the easement or right of way from Edwards Avenue and asked if there were any discussions about an interconnection from Edwards to the HLC property. He wondered if the Village might wish we had not vacated the property in the future. Director Scott said that a connection was never envisioned by the Village or Haeger, and HLC has no desire to make the connection.

MOTION: Moved by Trustee Price and seconded by Trustee Alopogianis to Approve an Ordinance Approving Rezoning to R-4 Low-Density Multiple Family District, Variations from Required Side and Rear Yard Setbacks and Minimum Lot Area, and a Preliminary Plat of Subdivision to Allow Construction of 12 Townhomes in Three, Four-unit Buildings on Approximately 1.7 Acres of Vacant Property Located on the South Side of Strom Drive East of Century Plaza, Identified as Hillside Point Subdivision, subject to the following conditions:

1. Compliance with all documents as submitted with the Planning and Zoning application;
2. Review and approval of engineering plans; and,
3. Compliance with all other applicable Village codes and ordinances.

AYES: Trustees Price, Yuscka, Johnson, Alopogianis, Anderley and Wilbrandt

NAYS: None

ABSENT: None

XI. UNFINISHED BUSINESS

A. Amendment to Intergovernmental Agreement for State-Maintained Traffic Signals

Trustee Yuscka explained that based on the conditions of the highway permit for the installation of the signal at Route 31 and Canterfield Parkway, the associated construction, operation, and maintenance of the traffic and pedestrian signal is 100% the responsibility of the Village. The construction and installation of these improvements were placed on the developer as a condition of the development agreement. Village staff will pursue the appropriate agreement with the master developer to cover reimbursement for the maintenance and energy charges for this signal. The agreement also stipulates and requires that the State of Illinois will conduct the actual maintenance for the intersection.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Price to authorize staff to execute an amendment to the Intergovernmental Master Agreement for state-maintained traffic signals for the addition of the signal at Illinois State Route 31 and Canterfield Parkway between the Village of West Dundee and IDOT.

AYES: Trustees Yuscka, Johnson, Alopogianis, Anderley, Wilbrandt and Price

NAYS: None

ABSENT: None

B. Professional Services Agreement – Lead Service Line Replacement, Phase 1

Trustee Yuscka said that as a result of the original Professional Services Agreement in April 2022, the Village has been allocated funds through the IEPA for lead service line replacement. Staff asked Baxter & Woodman to prepare a proposal to facilitate the design for Phase 1 of the program.

Phase 1 of the Village’s Lead Service Line Program includes replacing the public and the private side of approximately 258 lead services. Trustee Yuscka provided a brief overview of Baxter & Woodman’s services which included the entirety of the Phase 1 work at a cost not to exceed \$129,400.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Alopogianis to authorize a Professional Services Agreement with Baxter and Woodman to complete Phase 1 Engineering for the Lead Service Line Replacement, Phase 1 Project at a cost not to exceed \$129,400.

AYES: Trustees Yuscka, Johnson, Alopogianis, Anderley, Wilbrandt and Price

NAYS: None

ABSENT: None

XII. NEW BUSINESS

A. Recommendation to Authorize Tree Planting and Tree Purchasing

Trustee Yuscka explained that Public Works solicited quotes for the 2024 Parkway Tree Replacement Program which is being presented to the Board for authorization to proceed.

Three quotes were received with the low quote of \$165 per tree provided by Langton Group of Woodstock, IL. Director Babcock said that the Village has not previously worked with Langton Group, but Public Works checked their references which were all positive.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Price to authorize Public Works to proceed with the 2024 Parkway Tree Replacement Program at a total cost of \$17,250.

AYES: Trustees Yuscka, Johnson, Alopogianis, Anderley, Wilbrandt and Price

NAYS: None

ABSENT: None

B. Authorization to Purchase Solar-Powered Arrow Board

Trustee Wilbrandt explained that Public Works is requesting the purchase of a solar-powered arrow board for traffic control and safety during excavations and pavement work along dense traffic routes. Three quotes were received and are being presented to the Board for consideration.

The primary use of the arrow board is to facilitate lane closures for the safety of motorists and staff when work occurs along dense traffic routes.

Director Babcock said that they typically rent arrow boards, but considering the frequency with which this work occurs, combined with the rental costs and acquisition time for each occasion, having an arrow board on-premises makes sense from a fiscal and efficiency perspective.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Alopogianis to authorize Public Works to purchase a solar-powered arrow board from O’Leary’s Contractors Equipment and Supply at a cost of \$4,898.

AYES: Trustees Yuscka, Johnson, Alopogianis, Anderley, Wilbrandt and Price

NAYS: None

ABSENT: None

C. Authorization to Purchase Decorative Light Posts

Trustee Yuscka explained that the Village’s light pole inventory is down, and new light poles are needed to replace units that are deteriorating or have been damaged in vehicular incidents. Public Works is seeking authorization to purchase 5 heavy-duty light poles.

Trustee Alopogianis asked if insurance claims are submitted for light poles that are damaged in vehicular incidents. Director Babcock said that yes, the Police Department secures the information and works with IRMA.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Johnson to authorize Public Works to purchase decorative light poles at a total cost of \$28,087.

AYES: Trustee Yuscka, Johnson, Alopogianis, Anderley, Wilbrandt and Price

NAYS: None

ABSENT: None

D. Quarterly Financial Report – July 2024

In Director Danielson’s absence, Kathy Hays, Fiscal Assistant, presented the Quarterly Financial Report ending July 31, 2024. She pointed out that as outlined in Director Danielson’s memo to the Board, the fieldwork for the 2023/24 audit has been completed. It is the hope that the final audit can be presented to the Board at the October 21st Board Meeting, but this report usually does not change the cash/investment bottom line.

After Kathy Hays’ presentation, Trustee Johnson pointed out that the Court Fines line item under General Revenue is under what was budgeted. \$225,000 was budgeted and to date, \$25,986 has been collected. Interim Police Chief Haines reported that the Red Speed cameras located on Route 31 and Boncosky were down for several months which reduced the collected fines.

Trustee Johnson noted that the computer support equipment line item was up compared to last year. Ms. Hays said that it is most likely a timing issue and will research this and provide a response.

Trustee Johnson noted that the Police and Fire Pension line item is up. Manager Cavallaro said that this is tied to the tax levy and unfortunately goes up every year.

Trustee Johnson noted that the Fire Maintenance line item is up. Ms. Hays said that this is due to the accident involving the fire truck. Trustee Johnson asked if the Village would get anything back from insurance. Ms. Hays said that the claim is being processed with IRMA now.

Trustee Johnson noted that the Reimbursable Expenses line item under Community Development is up. Manager Cavallaro said that this has to do with plan reviews and outside engineering, and this is a timing issue.

E. Public Safety Center #1 Security Fence

Trustee Wilbrandt explained that the Police Department is requesting authorization for the purchase and installation of a security perimeter fence at Public Safety Center #1. The Police Department solicited 3 quotes for review. Trustee Wilbrandt said that this fence has been budgeted and anticipated for a while and it is good that this is being installed.

Interim Police Chief Haines showed a sample of the fence that would be installed. He said that it is very sturdy and will last a long time.

MOTION: Moved by Trustee Wilbrandt and seconded by Trustee Alopogianis to accept staff's recommendation of the Fence Connection, Inc. quote of \$122,844 including electric and underground locating, for a security fence and gates at Public Safety #1.

AYES: Trustees Wilbrandt, Price, Yuscka, Johnson, Alopogianis and Anderley
NAYS: None
ABSENT: None


XIV. MISCELLANEOUS / FUTURE AGENDA ITEMS

XV. ADJOURNMENT:

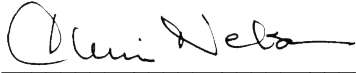
MOTION: Moved by Price and seconded by Trustee Anderley to adjourn the Regular Board Meeting. The motion was approved by acclamation.

The Regular Board Meeting adjourned at 8:36 p.m.

ATTEST:



Mary Jo Cape
Village Clerk



Christopher Nelson
Village President