

August 22, 2017 Regular Board Meeting Minutes

Meeting called to order at the Village of Hainesville Council Chambers by Mayor Gerry Daley at 8:15 p.m.

Village Clerk Kathy Metzler took roll call. The following Officials were present: Mayor Gerry Daley, Trustees Barrett, Georgeann Duberstein, Derenoski, Hein, Kriese and George Duberstein

Also present were: Village Clerk Kathy Metzler, Village Attorney Jim Rock, Chief Perlini and Deputy Chief Jeff Myhra

Establishment of quorum:

Agenda Approval:

Trustee George Duberstein moved, seconded by Trustee Georgeann Duberstein to approve the agenda. Roll call vote: Ayes: Trustees Barrett, Georgeann Duberstein, Derenoski, Hein, Kriese and George Duberstein - 6 Motion carried.

Houseal Lavigne Community Planners – John Houseal

Mr. Houseal was introduced by Mayor Daley. He handed out brochures and did a presentation on his firm.

Trustee Georgeann Duberstein asked how we let developers know about Hainesville. Mr. Houseal stated that developer solicitation, developer summits and produce development materials. Developers know what is out there.

Trustee George Duberstein asked if Mr. Houseal has planning responsibilities for surrounding communities. Mr. Houseal does not at this time. He has done Comprehensive Plans for some surrounding communities. Mr. Houseal is the point person in the firm but he may bring in others from the firm.

There were no public comments.

Consent Agenda

1. Approval of the July 25th, 2017 Public Hearing Minutes for a Special Use Permit to Allow Christian Worship Services Located at 4 N. Deer Point, Units 1003 & 1005 in B-1 Commercial/Business District
2. Approval of the July 25th, 2017 Regular Board Meeting Minutes
3. Approval of the July 2017 Financial Statements
4. Approval of the August 22nd, 2017 Bills Payable for \$197,473.63
5. Ratify Lester's Material Contract to repair the Collapsed Retention Wall not to exceed \$9,770

Trustee Derenoski moved, seconded by Trustee Georgeann Duberstein to approve the Consent Agenda.

Roll call vote: Ayes: Trustees Barrett, Georgeann Duberstein, Derenoski, Hein, Kriese and George Duberstein - 6 Motion carried.

Reports and Communications from Mayor and other Officers:

Mayor

Mayor Daley distributed his report, which is attached.

Village Clerk

Village Clerk Kathy Metzler stated that she has been working on the Dunkin Donuts Public Hearing.

Finance and Treasurer

Trustee Derenoski reported that he, along with Kelly and Mayor Daley, are meeting with the auditors next week to get questions answered. Facebook has been busy and he has been answering messages that he received.

Public Works and Public Works Supervisor

Trustee Kriese has continued to have weekly meetings with Mike DePouw. They have tried starting the dredging of the Deer Crossing drainage ditch. Trees had to be cut down and then they found out there is more to the project. Greg Gruen will survey the situation and come up with a plan to get ponds and drainage ditches to flow correctly. He is also working on the Preventative Maintenance program. He has received two quotes for the electrical PM. They are waiting for one more quote. Mayor Daley added that preventative maintenance has not been happening much in the Village and the electrical side of the well houses has declined in condition over the years. This should help important infrastructure in the Village to operate correctly and long term. He contacted Union Square Management, Premier, regarding a complaint from a Brittany resident that there is a lot of buckthorn coming over the fences. Premier will go out for quotes to eradicate the buckthorn.

Trustee Kriese read Mike DePouw's report. Two new light poles were replaced. Mike had a pre-construction meeting with Payne & Dolan and Robinson Engineering regarding street resurfacing. Concrete work is scheduled to start week of August 28th with milling starting week of Labor Day and the project to be completed by September 22nd. The Village Hall parking lot was sealed and striped. The seasonal workers went back to school so Mike has one seasonal and one part-timer.

Community Events

Trustee George Duberstein reported that the signs have been put up for the Civil War. SWALCO meeting will be here Thursday.

Wetlands and Great Age Club

Trustee Georgeann Duberstein stated that herbiciding was done at Deer Point and at the southeast end of Cranberry Lake to get rid of the phragmites. She has received good responses regarding the flower sign at Cranberry Lake. The Great Age Club will be going to Arlington Park Race Track on September 7th and all seniors are welcome to join and be at the Village Hall between 11:30 and noon to caravan over to the track.

Ad Hoc Committees

New Resident Pamphlet

Trustee Hein and Trustee Georgeann Duberstein are working on the new resident packet.

Video Gaming

Trustee Hein has been investigating into video gaming and possibly bringing it to the Village. She will report her findings at the next Board meeting.

Ordinance Review

Trustee Barrett has made it through Section 10 and has found interesting ordinances that seem to be out of line. He gave examples.

Police Chief/Public Safety

Chief Perlini reported that there was a 17-year-old trapped in a fire in Grayslake and three Grayslake Officers went in under extreme heat and pulled him out. He is in critical condition. Two officers were treated and released and one was admitted and has just been released.

Business

A Motion to Appoint Village Planner John Houseal with Houseal Lavigne Community Planners.

Trustee Kriese moved, seconded by Trustee George Duberstein to approve the appointment of Village Planner John Houseal with Houseal Lavigne Community Planners
Roll call vote: Ayes: Trustees Barrett, Georgeann Duberstein, Derenoski, Hein, Kriese and George Duberstein - 6 Motion carried.

Consideration and Possible Action on an Ordinance Granting A Special Use Permit to Allow a Carry-Out/Sit-Down/Drive-Through Dunkin Donuts Restaurant at the Southwest Corner of Illinois Route 120 and Centre Drive which is currently Zoned B-1

Commercial/Business District. This Ordinance, if passed, would formally grant permission to Dunkin Donuts to allow a drive thru and an outdoor eating area.

Trustee George Duberstein moved, seconded by Trustee Hein to approve an Ordinance Granting A Special Use Permit to Allow a Carry-Out/Sit-Down/Drive-Through Dunkin Donuts Restaurant at the Southwest Corner of Illinois Route 12 and Centre Drive which is currently Zoned B-1 Commercial/Business District

Village Attorney Jim Rock stated that the Board has the actual Ordinance. The third page contains the five conditions that were discussed; sale of property to Mr. Patel, face of entire building tower be comprised of stone material, stone material matching the tower shall be installed at the base of the north and west side of the building, onsite lighting plan including a photo metric plan shall be subject to submittal and Village approval, additional stone material matching the tower shall be installed above the parapet in the return of the tower.

The building siding shall be jute brown in color will be added to the ordinance.

Trustee George Duberstein moved, seconded by Trustee Hein to approve an amended Ordinance Granting A Special Use Permit. Roll call vote: Ayes: Trustees Barrett, Georgeann Duberstein, Derenoski, Hein, Kriese and George Duberstein - 6 Motion carried. Ordinance #17-8-255

The Regular Board Meeting recessed at 8:50 p.m. to enter into Executive Session. Trustee Georgeann Duberstein moved, seconded by Trustee John Derenoski to go into Executive Session for the purpose of Personnel 2(C)1, Probable Litigation, Acquisition/Sale of Property 2(C)7, the discipline performance or removal of an occupant of public office when the public body is given power to remove the occupant under law or ordinance 2(C)3.

Roll call vote: Ayes: Trustees Georgeann Duberstein, Derenoski, Hein, Kriese and George Duberstein – 5, Abstained: Trustee Barrett - 1 Motion carried

Trustee George Duberstein moved, seconded by Trustee Hein to enter back into the Regular Board Meeting at 10:29 p.m. Roll call vote: Ayes: Trustees Barrett, Georgeann Duberstein, Derenoski, Hein, Kriese and George Duberstein - 6 Motion carried.

To Vote on once out from Executive Session:

Consideration and Possible Action on an Ordinance Declaring a Vacancy on the Village Board.

Trustee Hein moved, seconded by Trustee Georgeann Duberstein to Approve an Ordinance finding Abandonment of Trustee position by Kevin Barrett and declaring a vacancy on the Village of Hainesville Board of Trustees. Roll call vote: Ayes: Trustees Georgeann Duberstein, Derenoski, Hein, Kriese and George Duberstein – 5, Abstain - 1 Trustee Barrett. Motion carried. Ordinance #17-8-256

Trustee George Duberstein moved, seconded by Trustee Georgeann Duberstein to adjourn the August 22nd, 2017 Regular Board Meeting. All in favor; motion carried.

The August 22nd, 2017 Regular Board Meeting adjourned at 10:30 p.m.

Respectfully submitted,



Kathy Metzler, RMC, CMC
Village Clerk

For most of these items you've already received an email notification but it is what has been keeping me busy.

- 1) I've completed interviews and made a decision regarding a new community planner. Houseal Lavigne will now serve the Village in that capacity. I spoke personally to Al Maiden and Pete Manhard about my decision to terminate their service and then followed up with written notice. On a side note, I will be meeting with Al Maiden in early September as he now is representing a Hainesville landowner who would like to start talking about a development.
- 2) I have been discussing the possibility of outsourcing water billing for months. Robinson Engineering has met with us and has observed the billing operations. Terry Grom presented a proposal to us for \$1,400 per month. This amount is less than what we paid Donna Byrne per month. Since Donna resigned her position as of 8/15/2017, I've decided that this is a good time to give Robinson a shot. You will not see a contract on tonight's agenda because Terry, Kelly and I agreed that there was a great deal of work to do to facilitate the transition and that during that time we might discover something that would ultimately cause a contractual change. If all goes well, you'll see a contract at the September meeting. Also, worthy of note, the contract will include a 3 month and 6-month review clause.
- 3) Greg Gruen and I have been working with the owners of the Bento, Subway, Firestone strip mall. They have proposed plans for expanding the parking lot to the east and southeast of the current structure. The lot will have an entrance off Hainesville Road and will turn the current entrance into a right turn in and right turn out only. This should greatly relieve the dangerous current entry pattern. The plans also call for an increase size of the retention pond behind the building. My hope is that the additional size of the retention pond will alleviate some of the flooding to the Hutson property which is just west of the Firestone store.
- 4) Since taking office, I've had a goal of getting the private street part of Centre Street paved by the three property owners. I have 2 of the 3 owners on board to pay for their share of the paving costs. I have contacted Robert Frank who is the realtor for the Hutson building, 3 times in an attempt to communicate with Mr. Hutson. Mr. Hutson is a world traveler and is tough to communicate with. Last week I left a message with Mr. Frank requesting Mr. Hutson's email address. I have not received an answer from Mr. Frank. I'll keep on it.
- 5) Storm water/Wetlands. As noted in last week's email, the wetland drainage problem has only gotten bigger as most of our wetlands have had little or no preventative maintenance done to them in the last 20 years. I've asked Robinson Engineering to give me two plans. One plan to fix the problem now and one plan for proper long-term maintenance so that the problem doesn't reoccur.
- 6) Paving for parts of East Big Horn and Deer Crossing will be commencing shortly. Kathy and I will be putting together a CTY call to the Settlement and Sanctuary residents forewarning them of the paving. This paving wraps up the modified original 5-year paving plan. We accomplished much less than originally planned due to lack of funds. With that in mind, I've asked Greg Gruen and Mike DePouw to meet with Kelly Hensley to develop the next 5-year plan with Kelly's budget assistance.
- 7) Stating the obvious, considering our agenda this evening, the staff, Jim Rock, Dunkin Donuts representatives and I have put a lot of time in preparing for tonight's Special Use Permit meeting.
- 8) You may have noticed the arrival and eventual departure of some large red pump mounted advertising displays at the Mobil station. Both Mobil and 7-11 submitted permit requests some months ago to add that signage. The process was somewhat delayed with the change of administration at the Village, however, both requests were ultimately denied. A day or two after the denial was issued I noticed the signs were in place at Mobil. After much back and forth attempting to find a compromise, the owner decided that the easiest thing to do was to remove the offending items.
- 9) The retention walls that collapsed during the 7/12 rainstorm have been fixed. I reached out to both owners. One returned my call and indicated that they were pleased with the work and the Village's handling of the situation. I did not hear back from the other owner.