

REGULAR MEETING
MINUTES

APRIL 5, 1999

The regular meeting of the Sleepy Hollow Corporate Authorities was called to order at 7:30 p.m. In attendance were President Shields; Trustees DeBolt, Harney, Merkel, Nemec, and Williams; Police Chief Montalbano; Treasurer Panning; Attorney Schuster; Engineer Heinz; and Clerk Olson. Trustee Czerniawski was absent.

MINUTES:

1. The March 15, 1999 regular minutes should be amended to include attendance at the meeting by President Shields. HARNEY MOVED WITH A SECOND FROM MERKEL TO ACCEPT THE REGULAR MINUTES AS AMENDED. MOTION PASSED BY VOICE VOTE WITH WILLIAMS ABSTAINING.

PRESIDENT:

1. President Shields received correspondence from Rep. Lindner stating that the EPA has continued the matter of the FPA changes and no action will be taken at this time.
2. President Shields received a letter from Mr. Nollman that he has not heard from anyone regarding his property concerns. We have been waiting for better weather to view the area.

CLERK:

No report.

PLAN COMMISSION:

Chairman Markey said the informational meeting was held on the 23rd on the wetlands ordinance issue. Mr. Markey briefly stated some of the items discussed at this meeting. John Regan is concerned that the undeveloped property north of Route 72 will be affected by the restrictions of this proposed ordinance. There was some concern that we do not have a map of the proposed areas to be affected by this ordinance. Board noted that this map would be extremely costly to prepare. Mr. Markey said he has discussed this with the county and another village that has prepared this type of map and is obtaining information on how we might have this done. Trustee Harney noted we could use our current soils maps which other municipalities have used for their wetlands ordinance.

ZONING BOARD:

Chairman Neil distributed a summary of the development of the wetlands ordinance prepared by a member of the Plan Commission. Attorney Schuster prepared and submitted minutes of the joint meeting of the two boards. Mr. Neil feels the overlay map is important to identify the areas that will be affected by the ordinance. He is concerned that future commercial development may be affected by this ordinance as proposed. Mr. Neil would like definite direction from the board on how to proceed with this ordinance. Trustee Harney said we included in the budget a wetland study of the village that could be used for an overlay map. President Shields suggested that a meeting be held after the election with both zoning and planning to review this entire project with the new board of trustees.

ZBA:

No report.

ATTORNEY:

1. Mr. Schuster said the village does not have the authority to establish a tax on the sale/transfer of property to ensure payment of any monies due the municipality. This would enable us collect unpaid water bills from residents leaving the village.

2. The EPA hearing on the proposed lagoon system has been continued to the fall due to objections filed by West Dundee to our answers to pleadings.
3. Resident John Bohanek recently complained that his filtering system was not working well.
4. One of the members of the Plan Commission is reviewing the information from Metracom. Mr. Schuster noted that Carpentersville has not modified the Metracom agreement for their village.

WILLIAMS MOVED WITH A SECOND FROM NEMEC TO ADJOURN TO EXECUTIVE SESSION AT 8:05 P.M. FOR THE PURPOSE OF DISCUSSING POSSIBLE LITIGATION PURSUANT TO §2(C)(11) OF THE OPEN MEETINGS ACT. MOTION PASSED BY VOICE VOTE.

The regular meeting resumed at 8:10 p.m.

ENGINEER:

1. Engineer Joe Heinz noted that KinderCare underground work is almost complete.
 2. Frank Little has requested a letter from our attorney stating that sanitary sewer service is not available to his property located off Willow Lane through the Village of Sleepy Hollow. Board discussed our available capacity. Our agreement and any amendments should be researched first to determine exactly how much capacity is still available before we respond to Mr. Little.
 3. Mr. Heinz is reviewing revised plans from Sears. Sears is requesting, and our engineers recommend, that we waive our requirement that the sanitary sewers be 8' deep. They are requesting the sewers be 5' deep.
- DEBOLT MOVED WITH A SECOND FROM HARNEY TO GRANT THE SEARS HOMELIFE PROJECT THE WAIVER OF THE DEPTH OF THE SEWERS PER OUR ENGINEERING SPECIFICATIONS. HARNEY MOVED WITH A SECOND FROM DEBOLT TO AMEND THE MOTION TO SPECIFY THAT THE SEWERS BE NO LESS THAN 6' DEEP.

ON AMENDMENT: MOTION PASSED BY VOICE VOTE.

ON MAIN MOTION: MOTION PASSED BY VOICE VOTE.

Mr. Heinz also said Sears has requested a change in the required 5% slope for the parking lot. Our engineers feel a slope of no more than 6% would be acceptable, but preferably on the entrance rather than the parking lot itself.

HARNEY MOVED WITH A SECOND FROM MERKEL TO ALLOW SEARS TO INCREASE THE SLOPE ON THE ENTRANCE DRIVEWAY AND KEEP THE SLOPE ON THE PARKING LOT AT 5%. MOTION PASSED BY VOICE VOTE.

TREASURER:

1. Add \$26,798.10 for the City of Elgin. HARNEY MOVED WITH A SECOND FROM NEMEC TO APPROVE THE ACCOUNTS PAYABLE OF APRIL 2ND IN THE AMOUNT OF \$77,643.51. AYE: HARNEY, NEMEC, DEBOLT, MERKEL, WILLIAMS. MOTION PASSED.
2. WILLIAMS MOVED WITH A SECOND FROM HARNEY TO APPROVE THE APPOINTMENT OF MUELLER & CO. TO CONDUCT THE VILLAGE AUDIT FOR THIS YEAR AT A COST OF \$11,300.00. AYE: WILLIAMS, HARNEY, DEBOLT, MERKEL, NEMEC. MOTION PASSED.
3. NEMEC MOVED WITH A SECOND FROM HARNEY TO APPROVE RESOLUTION 276 ENTITLED "RESOLUTION FORMALLY STATING THE DUTIES AND RESPONSIBILITIES OF THE OFFICE ADMINISTRATOR". Trustee Merkel questioned the authority over the police clerk and Treasurer Panning explained that this was thoroughly discussed at the last budget meeting. It was felt all office personnel should be supervised by one individual. MOTION PASSED BY VOICE VOTE WITH MERKEL VOTING NO AND WILLIAMS ABSTAINING.
4. Treasurer Panning said the county extension will be 99.44% of the amount requested due to the tax cap.

5. Purchase of vehicle stickers is slower than in past years.
6. The new web site address for the village is available at no cost.

ROADS & PARKS:

1. Trustee DeBolt said we have received an \$850 check from the Service Club to cover the first order of bricks. We now need to issue additional purchase orders for this project. DEBOLT MOVED WITH A SECOND FROM NEMEC TO ISSUE A PURCHASE ORDER IN THE AMOUNT OF \$5,700 TO LPS PAVEMENT COMPANY FOR THE PURCHASE AND INSTALLATION OF BRICKS. AYE: DEBOLT, NEMEC, HARNEY, MERKEL, WILLIAMS. MOTION PASSED.
2. DEBOLT MOVED WITH A SECOND FROM MERKEL TO ISSUE A PURCHASE ORDER IN THE AMOUNT OF \$1,981.75 TO SPORTY'S FOR THE 35' FLAGPOLE AND FLAG. AYE: DEBOLT, MERKEL, HARNEY, NEMEC, WILLIAMS. MOTION PASSED.
3. DEBOLT MOVED WITH A SECOND FROM MERKEL TO ISSUE A PURCHASE ORDER IN THE AMOUNT OF \$1,200 TO ST. CHARLES MEMORIAL WORKS FOR THE ENGRAVING OF THE BRICKS. AYE: DEBOLT, MERKEL, HARNEY, NEMEC, WILLIAMS. MOTION PASSED.
4. Only two bids were received for the new roof on the village hall, with the low bid of \$15,000 from Pride. The other bidder was Tyler Creek for over \$23,000. DEBOLT MOVED WITH A SECOND FROM HARNEY TO AWARD THE ROOF CONTRACT TO PRIDE CONSTRUCTION NOT TO EXCEED \$15,000. AYE: DEBOLT, HARNEY, MERKEL, NEMEC, WILLIAMS. MOTION PASSED. We budgeted \$25,000 for this roofing project and the remaining \$10,000 will be returned to the capital expenditures fund. The total bid from Pride, which included the roofing, was \$59,975. The total bid from Tyler Creek was \$76,787. The firewall is not in the bid from Pride but does need to be done. DEBOLT MOVED WITH A SECOND FROM MERKEL TO APPROVE THE EXPENDITURE OF NOT MORE THAN \$45,000 TO PRIDE CONSTRUCTION FOR THE REMAINING VILLAGE HALL RENOVATIONS. TO BE EXPENDED IN THE NEXT FISCAL YEAR. AYE: DEBOLT, MERKEL, HARNEY, NEMEC, WILLIAMS. MOTION PASSED.

FINANCE:

No report.

WATER:

1. The water treatment program for the lower part of the Village is not working as well or as quickly as anticipated and our engineers were asked to review this program to ensure we are doing everything properly.
2. Trustee Williams distributed maps prepared several years ago with the proposed water main replacement for the northeast corner of the village, including a portion of Route 72. This proposal would cost over one million dollars.

POLICE:

No report.

HEALTH & SANITATION:

1. The bike path extension up to the Bluffs should be completed in 30-60 days.
2. Trustee Nemec questioned whether we must be involved in the health inspections at KinderCare. This is a county responsibility, not ours.

BUILDING:

1. KinderCare is close to getting an occupancy permit. They have requested permission to conduct pre-opening sales on the construction site. HARNEY MOVED WITH A SECOND FROM WILLIAMS TO

GRANT KINDERCARE PERMISSION TO USE ½ OF THE CONSTRUCTION TRAILER AS A SALES OFFICE UNTIL APRIL 19TH. MOTION PASSED BY VOICE VOTE.

2. Trustee Harney researched our needs for a commercial building inspector, and found that they must have the certification for each inspection specialty (electrical, etc.) and be available during normal working hours. She and Trustee DeBolt interviewed and obtained proposals from three firms who do this type of work. They were Building Safety Consultant Services (\$13,130), B&F Construction Inspectors (\$15,780), and International Codes Consultants & Inspections, Inc. (\$11,000+). These proposals included plan review and various inspections. We will receive about \$16,000 in building fees from Sears for this project, so these inspection fees will be paid from that fee. Trustees DeBolt and Harney discussed this matter with Code Inspector Joel Kruse and found that he has already done some of the work listed in these proposals, including extensive plan review. They then met with Building Safety Consultants and negotiated their fee down to \$4,000 which would include the plan review and code inspections with their certified inspectors. The Board requested a written proposal for this new negotiated proposal to ensure it includes everything required for our needs, including indemnity clauses. Our village attorney should also be advised of this situation. HARNEY MOVED WITH A SECOND FROM WILLIAMS TO APPROVE THE PROPOSAL FROM BUILDING SAFETY CONSULTANT SERVICES IN THE AMOUNT OF \$4,000, PENDING REVIEW OF THEIR CREDENTIALS AND REFERENCES AND RECEIPT OF A NEW WRITTEN PROPOSAL AS WAS NEGOTIATED. AYE: HARNEY, WILLIAMS, DEBOLT, MERKEL, NEMEC. MOTION PASSED.

3. Our engineer has requested that Sears provide a 12" water main along the rear of their property with an 8" main for their internal loop, to which Sears has agreed.

OLD BUSINESS:

No report.

NEW BUSINESS:

Trustee DeBolt distributed a proposed schedule for the 4th of July festivities which includes a few new activities. These were described by Greg Raab of the Service Club. The Board saw no problem with these additions except for bingo, which they questioned in terms of the gaming laws and legality. Trustee DeBolt will check with the village attorney on this issue. Greg also requested more port-a-potties than last year, and the usual number of dumpsters. He then introduced George Gemberling, another member of the Service Club, who discussed the back barn and Service Club equipment to be stored there. They will downsize the wagon so it will fit in the barn and asked if the wagon could be moved to the barn by Public Works. They also requested a key to the barn to get Service Club equipment in and out. The Board gave permission for the Service Club to post flyers to advertise their spring dance at the Village Hall, but tickets could not be sold here.

NEMEC MOVED WITH A SECOND FROM MERKEL TO ADJOURN THE MEETING AT 9:25 P.M. AYE: NEMEC, MERKEL DEBOLT, HARNEY, WILLIAMS. MOTION PASSED.

Respectfully submitted,



Norine Olson
Village Clerk

EXECUTIVE MEETING
MINUTES

Released
12/18/00

APRIL 5, 1999

The executive session of the Board of Trustees was convened at 8:05 p.m. for the purpose of discussing possible litigation pursuant to §§2(c)(11) of the Open Meetings Act. In attendance were President Shields; Trustees DeBolt, Harney, Merkel, Nemec, and Williams; Attorney Schuster and Clerk Olson.

Board discussed possible litigation concerning property around the Route 72/Sleepy Hollow Road intersection.

WILLIAMS MOVED WITH A SECOND FROM NEMEC TO ADJOURN THE EXECUTIVE SESSION AT 8:10 P.M. MOTION PASSED BY VOICE VOTE.

Respectfully submitted,

Norine Olson

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Village Clerk