

VILLAGE OF SLEEPY HOLLOW
VILLAGE BOARD MEETING MINUTES

FEBRUARY 20, 2017

The regular meeting of the Sleepy Hollow Corporate Authorities was called to order at 7:33 p.m. at the Sleepy Hollow Village Hall. Board members in attendance were President Stephan Pickett and Trustees Scott Finney, Dennis Fudala, Russell Getz, Joseph Nemec, and Jeff Seiler. Trustee Donald Ziemba was absent. Also in attendance was Village Attorney Mark Schuster (for portion of meeting) and Police Sgt. Susan Wilson.

MINUTES

1. Nemec moved with a second from Seiler to approve the Village Board Meeting Minutes of February 6, 2017. Motion passed unanimously.

PRESIDENT

1. President Pickett met with a company that handles small cell systems. The company reviewed the area with its engineer and said that due to the topography, it would require more than 7-8 small cells and the cost to handle this project would be prohibitive.

CLERK

1. Nemec moved with a second from Seiler to approve Ordinance No. 2017-7, "An Ordinance Authorizing the Sale or Disposal of Certain Property in the Village." Aye: Nemec, Seiler, Finney, Fudala, Getz. Motion passed. This is for 7 bicycles that will be donated.

2. Bids in the amount of \$50 each were received for the two snow blowers that were previously authorized to be sold.

3. The draft newsletter was reviewed by editor Karen Kruger and comments were made by the Board.

PLAN COMMISSION

No report.

ZONING BOARD

No report.

ZBA

No report.

ATTORNEY

No report.

ENGINEER

No report.

DIRECTOR OF FINANCE

1. Seiler moved with a second from Finney to approve the accounts payable of February 20, 2017 in the amount of \$153,485.27. Aye: Seiler, Finney, Fudala, Getz, Nemec. Motion passed.

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John Clifford and Tim Lintner of Republic Services were present to discuss an extension to the trash contract with the Village. The Board is interested in pursuing an extension proposal that could include free trash containers, a reduction in the monthly cost, a possible senior citizen discount, and optional larger recycling containers at an additional fee. It was noted that pick-up should not start until 7 a.m.

COMMENTS FROM THE PUBLIC

1. Joe Golat of Walnut Drive commented on the village maintenance and aesthetics of Sleepy Hollow Road and that the proposed cell tower doesn't make sense. He also noted the recent village discussion regarding appurtenances on vehicles and said that some appurtenances are needed for the livelihood of residents. He questioned where the village would draw the line on what appurtenances were permitted on vehicles.
2. James Kruger of Hilltop Lane updated the Board on the meeting of the Rutland-Dundee Fire District Citizens Committee of which he is a member. The committee discussed the possible combining of the Sleepy Hollow and West Dundee stations. There will be another meeting before the committee's recommendations are given to the Fire District.

PARKS, ROADS AND STREETS

1. Getz moved with a second from Nemec to accept the Dundee United proposal to maintain the field in exchange for a waiver of the fee to use the field for soccer. Motion passed unanimously.

FINANCE

No report.

WATER AND SEWER

1. Two long term leaks were recently discovered, one at Sleepy Hollow School and another on Carol Crest Court, which caused water efficiency to drop substantially. There have been additional issues related to these leaks. It was also noted that the pipes inside some older homes have developed pinhole leaks.

POLICE AND PUBLIC SAFETY

No report.

PUBLIC BUILDINGS AND ENVIRONMENTAL

No report.

BUILDING AND ZONING ENFORCEMENT

1. Fudala moved with a second from Finney to increase the village administration fee for building permits from 5% to 10%. Aye: Fudala, Finney, Getz, Nemec, Seiler. Motion passed. This increase was recommended by the Finance Committee. (Mark Schuster arrived.)

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OLD BUSINESS

1. President Pickett reviewed the Finance Committee recommended fee increases on various fees in the Village that have not changed in 10 years. Nemec moved with a second from Seiler to approve Resolution No. 488, "A Resolution Adopting a Schedule of Various Fees for Village Services, Licenses and Permits." The Board reviewed the proposed fee changes. Nemec moved with a second from Getz to amend the motion to maintain the pavilion reservation fee for residents at \$25 and to increase the fee for non-residents to only \$100. Motion passed with Seiler voting nay. In reviewing the transition fees, it was felt these could not be charged to a single house being built. On main motion: Aye: Nemec, Seiler, Finney, Fudala, Getz. Motion passed.
2. A local auction firm in the south suburbs would be interested in adding the end loader to their April auction. This company can also transport the equipment to their auction site for a fee. They would also be interested in the village generators for the auction, which is open to bids nationwide. We are waiting for further details from the company.
3. The zoning enforcement issues will be discussed at the next meeting.
4. Trustee Nemec would like someone from QuadCom to attend a board meeting to answer questions on the cell tower and service issues.

NEW BUSINESS

No report.

Seiler moved with a second from Getz to adjourn to executive session at 8:23 p.m. to discuss lease of village-owned property pursuant to §2(c)(6) of the Open Meetings Act. Aye: Seiler, Getz, Finney, Fudala, Nemec. Motion passed.

The regular meeting resumed at 8:32 p.m.

President Pickett advised the Board that he spoke with The Mad Bomber, the company that has handled the July 4th fireworks for the past several years. They said they have no problem doing fireworks with the proposed location of the tower behind the public works building. However, they may have a problem if the tower is constructed by the tree line. They are to send this information in writing. Mr. Pickett also advised that the small cell company he met with said if a tower were constructed by the trees, a regular road should be constructed, not just a gravel road.

Seiler moved with a second from Getz to adjourn the meeting at 8:35 p.m. Motion passed unanimously.

Respectfully submitted,



Norine Olson
Village Clerk

Released 7-3-17

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EXECUTIVE SESSION MINUTES
FEBRUARY 20, 2017

The executive session of the Sleepy Hollow Corporate Authorities was convened at 8:23 p.m. at the Sleepy Hollow Village Hall to discuss setting a price for a lease of village-owned property pursuant to §2(c)(6) of the Open Meetings Act. Board members in attendance were President Stephan Pickett and Trustees Scott Finney, Dennis Fudala, Russell Getz, Joseph Nemec and Jeff Seiler. Trustee Donald Ziemba was absent. Also in attendance was Village Attorney Mark Schuster.

The financial terms of the proposed cell tower lease with National Wireless/Insite were reviewed by Mr. Schuster. Mr. Schuster had spoken with Mr. Robert Stapleton of National Wireless prior to the meeting. Mr. Stapleton reported that he did not yet have the written information as requested by the Board at the February 6, 2017 meeting regarding the feasibility of locating the tower by the tree line.

Mr. Schuster advised the Board that National Wireless does not like to use CPI factors in a lease. The Village could consider proposing a 4% increase as of the commencement of the lease, which could be as long as 18 months after Board approval as the federal approval process can be lengthy. Mr. Schuster was also advised that a village proposal for increase in co-locator rent would probably not be accepted by National Wireless. The Board had previously stated that the lease rental of \$1,800/month would be acceptable as long as there was a 4% annual escalator.

The Board does not wish to authorize any official counter-offer until their questions about the tower location/floodplain issues have been answered, and Mr. Schuster will relay that to National Wireless. If federal authorities will not approve the tree line location, the Board would like to know if there is any possibility that National Wireless would pursue a letter of map revision or wetland mitigation to allow this location. Mr. Schuster reported that National Wireless plans to attend the next board meeting.

Seiler moved with a second from Fudala to adjourn the executive session at 8:32 p.m. Motion passed unanimously.

Respectfully submitted,

Norine Olson

Norine Olson
Village Clerk