

VILLAGE OF HUNTLEY
VILLAGE BOARD MEETING
July 27, 2017
MINUTES

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, July 27, 2017 at 7:01 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor Charles Sass; Trustees: Ronda Goldman, Timothy Hoeft, Niko Kanakaris, Harry Leopold, John Piwko and JR Westberg.

ABSENT: None

IN ATTENDANCE: Village Manager David Johnson, Assistant Village Manager Lisa Armour, Management Assistant Barbara Read, Director of Finance Cathy Haley and Village Attorney John Cowlin.

PLEDGE OF ALLEGIANCE: Mayor Sass led the Pledge of Allegiance.

PUBLIC COMMENTS: None

CONSENT AGENDA:

- a) Approval of the June 15, 2017 Committee of the Whole, June 22, 2017 Liquor Commission and June 22, 2017 Village Board Meeting Minutes
- b) Approval of a Resolution Approving a Temporary Use Permit for Trinity Lutheran Church to Hold an Oktoberfest August 25th – August 27th 2017 and Temporary Sign Request
- c) Approval of a Resolution Approving an Off-Premise Sign Request for an event at Legion Post 673
- d) Approval of an Ordinance Approving a (i) Preliminary/Final Plat of Subdivision, (ii) Special Use Permit for a Drive-Through for a CVS Pharmacy and (iii) Site Plan Review, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley
- e) Approval of an Ordinance Approving (i) a Final Planned Unit Development, including any necessary relief and (ii) a Special Use Permit for a Restaurant with a Drive-Through to accommodate the proposed Panda Express Restaurant on Lot 2 of Huntley Crossings, Phase 2, Plat 1
- f) Approval of an Ordinance Approving Amendments to Chapter 156: Zoning Ordinance of the Village of Huntley Code of Ordinances to: (i) Add definitions to Article II Interpretations and Definitions, Section 156.011 Definitions; (ii) Modify permitted uses and special uses in Article

VI Planned Development District, Section 156.060 C-1 Neighborhood Retail District; and (iv) modify permitted uses and special uses in Article VI Planned Development District, Section 156.061 C-2 Regional Retail District.

- g) Approval of a Resolution Approving the Bid Award to Alliance Contractors, Inc. in the amount of \$464,675.30 to Complete 1st Street Municipal Parking Lot Improvements and Amending the FY2017 Budget
- h) Approval of an Ordinance Authorizing Execution of a Parking Easement Agreement with First Congregational Church, to allow Public Parking on Church-Owned Property at 11628 E. Main St.
- i) Approval of Payout Request No. 1 in the amount of \$181,462.05 to Mauro Sewer Construction Inc. for 2017 Water Main Replacement Program
- j) Approval of the July 27, 2017 Bill List in the amount of \$664,572.42

Mayor Sass reported that the Consent Agenda Items were previously discussed at the Committee of the Whole.

Mayor Sass reported that Consent Agenda Items d) Approval of an Ordinance Approving a (i) Preliminary/Final Plat of Subdivision, (ii) Special Use Permit for a Drive-Through for a CVS Pharmacy and (iii) Site Plan Review, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley; and h) Approval of an Ordinance Authorizing Execution of a Parking Easement Agreement with First Congregational Church, to allow Public Parking on Church-Owned Property at 11628 E. Main St. have been removed from the Consent Agenda and will be Roll Call Votes.

Mayor Sass asked if the Board had any comments or questions regarding the Consent Agenda; there were none.

A MOTION was made to approve the Consent Agenda, as amended.

MOTION: Trustee Leopold

SECOND: Trustee Hoeft

AYES: Trustees: Goldman, Hoeft, Kanakaris, Leopold, Piwko and Westberg

NAYS: None

ABSENT: None

The Motion Carried: 6-0-0

ITEMS REMOVED FROM THE CONSENT AGENDA:

- a) Approval of the June 8, 2017 Village Board Meeting Minutes

Mayor Sass reported that this item was removed from the Consent Agenda because Trustee Piwko was absent. Mayor Sass asked if the Board had any comments or questions regarding the Minutes; there were none.

A MOTION was made to Approve the June 8, 2017 Village Board Meeting Minutes

MOTION: Trustee Goldman
SECOND: Trustee Kanakaris
AYES: Trustees: Goldman, Kanakaris, Leopold and Westberg
NAYS: None
ABSENT: None
ABSTAIN: Trustees: Piwko and Hoeft
The Motion Carried: 4-0-0-2

- b) Approval of an Ordinance Approving a (i) Preliminary/Final Plat of Subdivision, (ii) Special Use Permit for a Drive-Through for a CVS Pharmacy and (iii) Site Plan Review, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley

Mayor Sass reported that this item was removed from the Consent Agenda because the Ordinance that went before the Committee of the Whole stated that the Final Plat must be recorded within three (3) months and the Petitioner has requested an additional three (3) months to extended to six (6) months. Mayor Sass asked if the Village Board had any comments or questions; there were none.

A MOTION was made to approve an Ordinance Approving a (i) Preliminary/Final Plat of Subdivision, (ii) Special Use Permit for a Drive-Through for a CVS Pharmacy and (iii) Site Plan Review, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, as amended.

MOTION: Trustee Leopold
SECOND: Trustee Westberg
AYES: Trustees: Goldman, Hoeft, Kanakaris, Leopold, Piwko and Westberg
NAYS: None
ABSENT: None
The Motion Carried: 6-0-0

- c) Approval of an Ordinance Authorizing Execution of a Parking Easement Agreement with First Congregational Church, to allow Public Parking on Church-Owned Property at 11628 E. Main St.

Mayor Sass reported that the work scope has been expanded and noted that there is an exhibit before the Board showing the expanded overflow parking limits. The agreement has been revised to reflect the new total cost of \$58,000.

Mayor Sass asked if the Village Board had any comments or questions.

Trustee Leopold asked and received clarification of the expanded parking area.

A MOTION was made to approve an Ordinance Authorizing Execution of a Parking Easement Agreement with First Congregational Church, to allow Public Parking on Church-Owned Property at 11628 E. Main Street.

MOTION: Trustee Piwko
SECOND: Trustee Goldman
AYES: Trustees: Goldman, Kanakaris, Leopold, Piwko and Westberg

NAYS: None
ABSENT: None
ABSTAIN: Trustee Hoeft
The Motion Carried: 5-0-0-1

ITEMS FOR DISCUSSION AND CONSIDERATION:

- a) Consideration of a Resolution Directing Staff to Proceed with the Refunding Process for Bonds for Special Service Areas Number 6, 7, 8, 9 and 10

In June 2007, the Village issued bonds for Special Service Areas Number 6, 7, 8, 9 and 10, in five separate series, the aggregate par amount of which is \$32.895 million (collectively, the Series 2007 Bonds). These SSAs are in Southwind, Heritage of Huntley, and Wing Pointe. The Series 2007 Bonds were fully callable on July 1, 2017 (the "Call Date") at par, plus accrued interest. There is currently an opportunity to refund these bonds for Village of Huntley for a potential aggregate net present savings over the life of the bonds of over \$1,000,000 and an aggregate annual savings between \$100,000 and \$200,000.

Staff Analysis

Per Village Board discussion and direction at the July 20th Committee of the Whole meeting, a resolution directing staff to proceed with the bond refunding process is presented for Village Board approval.

Financial Impact

Total savings in year one to an individual homeowner will be in the range of \$130 - \$156. Total savings over the remaining life of the bonds will be in the range of \$900 - \$1,350. All maturity dates will remain the same as they are currently with the 2007 Special Tax Refunding Bond Series. None of the refunding will extend the life of the bonds. For example, SSA No. 6 current 2007 bond amortization schedule matures in 2025. The new SSA No. 6 2017 refunding amortization schedule would mature in 2025. This is meant to be a reduction to the homeowner's tax bill in year one of the refunding through the life of the bond.

Legal Analysis

The Letter of Intent from Bernardi Securities and the Financial Advisory Agreement from PMA Securities have been reviewed and approved by the Village Attorney. All documents throughout the course of the refunding process will be reviewed by Bond Counsel and the Village's Legal Counsel.

Village Manager Johnson noted that additional items will come back before the Village Board in August but at this time Staff is requesting formal authorization to proceed.

Mayor Sass asked if the Village Board had any comments or questions.

Trustee Leopold stated that this was explained very well at the Committee of the Whole.

A MOTION was made to approve a Resolution Directing Staff to Proceed with the Refunding Process for Bonds for Special Service Areas Number 6, 7, 8, 9 and 10.

MOTION: Trustee Leopold
SECOND: Trustee Westberg

AYES: Trustees: Goldman, Hoeft, Kanakaris, Leopold, Piwko and Westberg
NAYS: None
ABSENT: None
The Motion Carried: 6-0-0

VILLAGE ATTORNEY'S REPORT: None

VILLAGE MANAGER'S REPORT:

Village Manager Johnson reported that the First Congregational Church will be expanding their portion of the parking lot at the same time that the Village's project is taking place.

VILLAGE PRESIDENT'S REPORT:

Mayor Sass reported that there have been discussions to possibly close Main Street from Woodstock Street to Church Street on August 22nd for the Bella Cain concert and stated that it will be up for Board discussion at a future meeting.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

EXECUTIVE SESSION:

- a) Probable or Imminent Litigation and Pending Litigation
- b) Contractual
- c) Property Acquisition, Purchase, Sale or Lease of Real Estate
- d) Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Huntley
- e) Collective Bargaining
- f) Appointment, Discipline or Removal of Public Officers
- g) Appointment of a Public Officer
- h) Review of Closed Session Minutes
- i) Other

A MOTION was made at 7:06 p.m. to enter into Executive Session for c) Property Acquisition, Purchase, Sale or Lease of Real Estate

MOTION: Trustee Piwko

SECOND: Trustee Kanakaris

The Voice Vote noted all ayes and the motion carried.

A MOTION was made at 7:16 p.m. to exit Executive Session.

MOTION: Trustee Leopold

SECOND: Trustee Kanakaris

The Voice Vote noted all ayes and the motion carried.

POSSIBLE ACTION ON ANY CLOSED SESSION ITEM: None

ADJOURNMENT:

There being no further items to discuss, a MOTION was made to adjourn the meeting at 7:17 p.m.

MOTION: Trustee Piwko

SECOND: Trustee Westberg

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary