

**VILLAGE OF HUNTLEY  
VILLAGE BOARD MEETING  
January 22, 2015  
MINUTES**

**CALL TO ORDER:**

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, January 22, 2015 at 7:29 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

**ATTENDANCE:**

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

**ABSENT:** Trustee Charles Huffman

**IN ATTENDANCE:** Village Manager David Johnson, Assistant Village Manager Lisa Armour, Management Assistant Barbara Read and Village Attorney Mike Coppedge.

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

**PUBLIC HEARING:**

- a) Consideration of an Ordinance Approving an Intergovernmental Agreement Between the Village of Algonquin and the Village of Huntley Regarding Jurisdictional Boundaries and Facilities Planning Areas

Mayor Sass asked for a motion to open the Public Hearing.

**A MOTION was made at 7:29 p.m. to Open the Public Hearing.**

**MOTION: Trustee Leopold**

**SECOND: Trustee Westberg**

**The Voice Vote noted all ayes and the motion carried.**

Mayor Sass reported that the Village previously approved a boundary agreement with the Village of Algonquin on November 10, 1992. The Agreement established the jurisdictional boundary for both planning and annexation purposes. The boundary ran along what is now the eastern edge of the Cider Grove subdivision and extended south of Huntley Road to split the parcel located at the intersection of Kreutzer Road/Huntley Road. The Illinois Compiled Statutes limits the term of boundary agreements to a maximum of 20 years; therefore, the agreement expired in 2012.

Mayor Sass asked if anyone from the audience or Village Board wished to make a comment. Trustee Leopold asked if the Village had met with Algonquin; Village Manager Johnson said Staff was in the process of scheduling a meeting with Algonquin.

**A MOTION was made at 7:30 p.m. to Close the Public Hearing.**

**MOTION: Trustee Leopold**  
**SECOND: Trustee Goldman**  
**The Voice Vote noted all ayes and the motion carried.**

**PUBLIC COMMENTS:** None

**CONSENT AGENDA:**

(All items listed under Consent Agenda have been discussed at the Committee of the Whole and may be approved/accepted by one motion. The Village Clerk will number all Ordinances and Resolutions in order, following approval)

- a) Approval of the December 18, 2014 Liquor Commission Hearing and December 18, 2014 Village Board Minutes
- b) Approval of the January 22, 2015 Bill List in the Amount of \$3,552,098.26
- c) Approval of an Ordinance Granting Off-Premise Sign Permits for the Huntley Area Chamber of Commerce for the Installation of Temporary Signs for the Annual Home and Business Expo
- d) Approval of an Ordinance Approving a Plat of Easement from Zain Enterprises (Catty Property)
- e) Approval of a Resolution Authorizing the Execution of Engineering Design Agreements and Payment of Associated Fees with ComEd and AT & T for the Relocation of Overhead Utilities in Downtown Huntley
- f) Approval of a Resolution Approving the Purchase of a 2015 Ford F550 Cab and Chassis from Bob Ridings Fleet Sales through the State of Illinois Joint Purchase Program in the amount of \$39,440.00
- g) Approval of a Resolution Authorizing the Purchase of Four Vehicles through the Illinois Department of Central Management Services (CMS) Procurement Program and the Suburban Purchasing Cooperative (SPC) for a total cost of \$108,968.00
- h) Approval of Payout Request No. 1 in the amount of \$149,614.54 to Berger Excavating Contractors for Downtown Watermain Extension and Looping Project

Mayor Sass asked if the Village Board had any changes to the Consent Agenda; there were none.

**A MOTION was made to approve the Consent Agenda.**

**MOTION: Trustee Piwko**  
**SECOND: Trustee Kanakaris**  
**AYES: Trustees Goldman, Kanakaris, Leopold, Piwko and Westberg**  
**NAYS: None**  
**ABSENT: Trustee Huffman**  
**The motion carried: 5-0-1**

**CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:**

- a) Approval of the December 11, 2014 Village Board Meeting Minutes

Mayor Sass reported that these Minutes were removed from the Consent Agenda because Trustee Huffman was absent. Mayor Sass asked if the Village Board had any comments or changes to the Minutes; there were none.

**A MOTION was made to approve the December 11, 2014 Village Board Meeting Minutes.**

**MOTION: Trustee Leopold**  
**SECOND: Trustee Westberg**  
**AYES: Trustees Goldman, Kanakaris, Leopold, Piwko and Westberg**  
**NAYS: None**  
**ABSENT: Trustee Huffman**  
**The motion carried: 5-0-1**

- b) Approval of an Ordinance Approving an Intergovernmental Agreement Between the Village of Algonquin and the Village of Huntley Regarding Jurisdictional Boundaries and Facilities Planning Areas

Mayor Sass reported that this item will need to be TABLED.

**A MOTION was made to TABLE the discussion of Item 6b) An Ordinance Approving an Intergovernmental Agreement between the Village of Algonquin and the Village of Huntley Regarding Jurisdictional Boundaries and Facilities Planning Areas.**

**MOTION: Trustee Leopold**  
**SECOND: Trustee Goldman**  
**The Voice Vote noted all ayes and the motion carried.**

- c) Approval of a Resolution Authorizing the Relocation of Overhead Utilities in Downtown Huntley

Village Manager Johnson reported that this Item was to revisit the options of relocating the overhead utilities in the downtown. Option 1 was to bury all the utilities behind the buildings and Option 2 was to keep three (3) poles behind the buildings in the alley. Staff is looking for the Board's final decision so that work may commence. He also reminded the Village Board that there will be overhead utility poles coming north from Mill Street along the perimeter of the Village's property to the alley.

Trustee Leopold reported that he met with two groups of his constituents and those residents were overwhelmingly supportive of burying the utilities.

Trustee Goldman said that she also spoke with many people and they thought that it was a waste of TIF money so she was not in favor.

**A MOTION was made to Bury the Overhead Utilities.**

**MOTION: Trustee Kanakaris**  
**SECOND: Trustee Goldman**  
**AYES: Trustees Kanakaris, Leopold, Piwko and Westberg**  
**NAYS: Trustee Goldman**  
**ABSENT: Trustee Huffman**  
**The motion carried: 4-1-1**

**ITEMS FOR DISCUSSION AND CONSIDERATION:**

- a) Approval of Executive Session Minutes

Mayor Sass reported that approval the Executive Session Minutes will be divided into several motions as not everyone was at attendance at each meeting.

**A MOTION was made to approve for content but not release the February 6, 2014, March 6, 2014, March 20, 2014, April 24, 2014, June 5, 2014, July 10, 2014, August 21, 2014, August 28, 2014, September 18, 2014 and October 23, 2014 Executive Session Minutes.**

**MOTION: Trustee Westberg  
SECOND: Trustee Goldman  
AYES: Trustees Goldman, Kanakaris, Leopold, Piwko and Westberg  
NAYS: None  
ABSENT: Trustee Huffman  
The motion carried: 5-0-1**

**A MOTION was made to approve for content by not release the April 10, 2014 and June 26, 2014 Executive Session Minutes.**

**MOTION: Trustee Kanakaris  
SECOND: Trustee Westberg  
AYES: Trustees Goldman, Kanakaris, Piwko and Westberg  
NAYS: None  
ABSENT: Trustee Huffman  
ABSTAIN: Trustee Leopold  
The motion carried: 4-0-1-1**

**A MOTION was made to approve for content but not release the May 15, 2014 Executive Session Minutes.**

**MOTION: Trustee Leopold  
SECOND: Trustee Westberg  
AYES: Trustees Goldman, Leopold, Piwko and Westberg  
NAYS: None  
ABSENT: Trustee Huffman  
ABSTAIN: Trustee Kanakaris  
The motion carried: 4-0-1-1**

**A MOTION was made to approve for content but not release the June 19, 2014 Executive Session Minutes.**

**MOTION: Trustee Piwko  
SECOND: Trustee Kanakaris  
AYES: Trustees Goldman, Piwko and Westberg  
NAYS: None  
ABSENT: Trustee Huffman  
ABSTAIN: Trustees Kanakaris and Leopold  
The motion carried: 3-0-1-2**

- b) Approval of a Bid Award for the Hackett House Interior Renovation to Shales McNutt Construction and an Amendment to the FY15 Budget

Village Manager David Johnson reported that on January 15, 2015, the Village received seven (7) bids for the interior renovation of the Hackett House at 11879 E. Main Street. The lowest base bid was provided by Shales McNutt Construction (SMC) in the amount of \$116,292, and the highest base bid submitted was by Anthony Daniels Construction Management at \$218,721. The three lowest base bids and accepted alternates were analyzed in greater detail to determine the lowest responsible bidder and are summarized in the table below. Shales McNutt is the lowest responsible bidder in the amount of \$136,282.

Contractor	Base Bid	Accepted Alternates	Total
Shales McNutt Construction	\$116,292	\$19,990	\$136,282
Brackmann Construction Co.	\$123,500	\$17,650	\$141,150
Carmichael Construction, Inc.	\$128,990	\$23,196	\$152,186
William Tonyan and Sons	\$136,900		
Construction Consulting & Disbursement Services (CCDS)	\$140,800		
Walter Daniels Construction	\$166,000		
Anthony Daniels Construction Management	\$218,721		

Staff Analysis

The renovation will create the office space required to accommodate Visit McHenry County, the McHenry County Convention and Visitors Bureau. The Village Board approved a lease with Visit McHenry County for this space on November 6, 2014. The lease begins April 1, 2015.

Financial Impact

Funding of \$250,000 for the renovation of the Hackett House, both interior and exterior, was included in the Downtown TIF Fund in the FY15 Budget.

Legal Analysis

The bid analysis process was reviewed with the Village Attorney.

Village Manager Johnson reported that work will begin in the interior on January 23<sup>rd</sup> and will be completed on March 22<sup>nd</sup>.

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

**A MOTION was made to approve a Resolution Awarding the Bid for the Hackett House Interior Renovation to Shales McNutt Construction in the amount of \$136,282.**

**MOTION: Trustee Piwko**

**SECOND: Trustee Westberg**

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

**NAYS: None**

**ABSENT: Trustee Huffman**

**The motion carried: 5-0-1**

**VILLAGE ATTORNEY’S REPORT:** None

**VILLAGE MANAGER’S REPORT:** None

**VILLAGE PRESIDENT’S REPORT:**

Mayor Sass reported that the next meeting will be February 5<sup>th</sup> as next week is the 5<sup>th</sup> Thursday of the month.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**EXECUTIVE SESSION:** None

**ACTION ON CLOSED SESSION ITEM:** None

**ADJOURNMENT:**

**There being no further items to discuss, a MOTION was made to adjourn the meeting at 7:40 p.m.**

**MOTION: Trustee Piwko**

**SECOND: Trustee Kanakaris**

**The Voice Vote noted all ayes and the motion carried.**

Respectfully submitted,

Barbara Read  
Recording Secretary