

VILLAGE OF HUNTLEY
VILLAGE BOARD MEETING
June 25, 2015
MINUTES

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, June 25, 2015 at 7:00 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor Charles Sass; Trustees: Ronda Goldman, Tim 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 and Village Attorney Mike Coppedge.

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

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 May 21, 2015 Committee of the Whole and May 28, 2015 Village Board Meeting Minutes
- b) Approval of the June 25, 2015 Bill List in the Amount of \$1,698,991.41
- c) Referral of a Proposed Final Planned Unit Development for Outlot 7, Huntley Grove to the Plan Commission to begin the Formal Development Review Process
- d) Approval of a Resolution Approving a Façade Improvement Assistance Program Grant for Strode's Colonial Vermont Furniture, 11707 East Main Street
- e) Approval of an Ordinance Granting a One Year Extension to the Preliminary Plat of Subdivision, Special Use Permits, and Site Plan for Alden Realty Services
- f) Approval of Payout Request No. 1 in the amount of \$136,282.18 to Elmund & Nelson, Co. for Downtown Dry Utility Replacement Plan
- g) Approval of Payout Request No. 1 (Final) in the amount of \$49,938.00 to Behm Pavement Maintenance, Inc. for the 2015 Crack Sealing Project

- h) Approval of an Ordinance Ascertaining the Prevailing Rate of Wages for Laborers, Mechanics, and other Workman Engaged in the Construction of Public Works Under the Jurisdiction of the Village of Huntley

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

A MOTION was made to approve the Consent Agenda.

MOTION: Trustee Piwko
SECOND: Trustee Westberg
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: None

ITEMS FOR DISCUSSION AND CONSIDERATION:

- a) Resolution Approving a Professional Services Agreement with Gruen Gruen + Associates (GGA)

Village Manager David Johnson reported that the current condition of the Huntley Outlet Center and its continued operation as an outlet center has been a significant source of concern for some time. The Village has attempted to reach out to the owner to discuss the future of the center but have had little response. Staff has met with representatives from the real estate research and consulting firm of Gruen Gruen + Associates (GGA) regarding research and consulting assistance they could provide to evaluate potential reuse or redevelopment options for the Huntley Outlet Center.

Staff Analysis

GGA would work with the Village to develop an initial set of potential reuse/redevelopment options to evaluate. Feasible options would then be studied further, with the goal being to identify options that meet the test of market responsiveness and financial feasibility. These options could then be presented to the owner of the Outlet Center. The attached proposal outlines the process that GGA would follow.

Financial Impact

The proposed cost to complete the initial work is approximately \$9,500 and would be funded through the Economic Development Line Item 01-70-2-6487.

Village Manager Johnson reported that Mr. Aaron Gruen was in attendance to answer questions.

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

A MOTION was made to approve a Resolution Approving a Professional Services Agreement with Gruen Gruen + Associates (GGA).

MOTION: Trustee Kanakaris
SECOND: Trustee Goldman
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: None

VILLAGE PRESIDENT'S REPORT:

Mayor Sass reported that the July 2nd Committee of the Whole meeting is cancelled and that on July 9th there will be a Liquor Commission Hearing and Village Board 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 7:03 p.m. to Enter into Executive Session for d) Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Huntley.

MOTION: Trustee Westberg

SECOND: Trustee Kanakaris

The Voice Vote noted all ayes and the motion carried.

A MOTION was made at 7:20 p.m. to Exit Executive Session.

MOTION: Trustee Kanakaris

SECOND: Trustee Leopold

The Voice Vote noted all ayes and the motion carried.

ACTION ON CLOSED SESSION ITEM: None

ADJOURNMENT:

There being no further items to discuss, a MOTION was made to adjourn the meeting at 7:21 p.m.

MOTION: Trustee Piwko

SECOND: Trustee Hoeft

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary