

**VILLAGE OF HUNTLEY
VILLAGE BOARD MEETING
January 24, 2008
MINUTES**

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, January 24, 2008 at 7:00 p.m. in the Municipal Complex Village Board Room, 10987 Main St, Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor ProTemp Harry Leopold, Trustees: Pam Fender, Jay Kadakia, Paul Mercer, and John Piwko.

ABSENT: Mayor Charles H. Sass and Trustee Niko Kanakaris

IN ATTENDANCE: Village Manager Carl Tomaso, Assistant Village Manager David Johnson, Village Attorney Mike Coppedge, Management Assistant Barb Read, and Recording Secretary Anita Powers of Karick & Associates.

In the absence of Mayor Sass, Trustee Leopold conducted the meeting.

PLEDGE OF ALLEGIANCE:

Trustee Leopold led the Pledge of Allegiance.

PUBLIC COMMENTS

None

ITEMS FOR CONSIDERATION:

A. Approval of January 24, 2008 Bill List in the Amount of \$551,532.61

A MOTION was made to approve the January 24, 2008 Bill List in the Amount of \$551,532.61

MOTION:	Trustee Fender
SECOND:	Trustee Piwko
AYES:	Trustees Fender, Leopold, Kadakia, Mercer, and Piwko
NAYS:	None
ABSENT:	Trustee Kanakaris
Motion Carried	5:0:1

B. Approval of Ordinance (O)2008-01.06 – Petition No. 08-01.1 – Del Webb Communities of Illinois, Inc., Neighborhood 35: Amended Final Plat of Subdivision

Petitioner: Del Webb Communities of Illinois Inc.

Location

Neighborhood 35 is located southeast of Neighborhood 34 and north of Jim Dhamer Drive. The gross site area is approximately 22.15 acres.

Assistant Village Manager Johnson presented a PowerPoint presentation including a site plan, second amended final plat of subdivision and a landscape plan.

Development Overview

Assistant Village Manager Johnson reported that the petitioner, Del Webb, originally received a Planning Commission recommendation for approval for the 117-lot, sixplex-version of NH 35 Final Plat on May 9, 2005 and Village Board approval on May 26, 2005. A duplex-version approval followed in the autumn of 2006 (Planning Commission – 10/11/06; Village Board – 10/19/06).

The proposed amended plat includes 106 single-family lots on 22.15 total gross acres, yielding 4.79 dwelling units per gross residential acre (14.95) which is in conformance with the 5.2 dwelling unit per gross acre requirement of the Amended Annexation Agreement. The southern portion of this subdivision abuts Jim Dhamer Drive. There is no change to the unit count with this amendment.

Landscaping

Due to the close proximity of the proposed dwelling units to Jim Dhamer Drive in Neighborhood 34 and 35, Staff requested the developer to enhance the landscaping buffer adjacent to the roadway. Due to grading issues, it was determined that in order to maximize the landscape buffer it would need to be located within the right-of-way along Jim Dhamer Drive. As a result, the ordinance approving the Amended Final Plat of Subdivision included a condition of approval requiring an amended landscape plan that included additional trees within the Jim Dhamer Drive right-of-way.

The petitioner will be required to obtain the final approval of the landscape plans from the Village Forester prior to the execution of the plat documents.

At the January 16, 2008 Joint Meeting of the Planning Commission and Zoning Board of Appeals, the petitioner’s request was recommended for approval (5 to 1) by the Planning Commission subject to the following conditions:

1. All public improvement and site development must occur in full compliance with all applicable Village engineering and approved Del Webb site design standards.
2. The developer must comply with all Engineering and Public Works review comments.

3. No zoning or land use variations are granted as part of this petition.
4. The municipal utilities will be located in a 5' easement in the parkway as part of the typical parkway section throughout the Sun City Development.
5. An enhanced landscape buffer is required along Jim Dhamer Drive (NH 34, NH 35, Jim Dhamer right-of-way) and the final landscape plan must be approved by the Village Staff and Village Forester prior to the execution of the amended plat documents for Neighborhood 35. An amendment to the Plat of Dedication for Roadway Purposes and Grant of Easement for Jim Dhamer Drive (Document No. 2005K152499) must be filed with Kane County to reflect the applicable Landscape Easement adjacent to Neighborhoods 34 and 35 for the placement of landscaping within the Jim Dhamer Drive right-of-way and/or maintenance of said landscaping by the Sun City Homeowners Association in perpetuity
6. The 2-rail PVC fence along the eastern borders shall be constructed of the approved Del Webb fence product.
7. The petitioner shall obtain final approval of the engineering plans from the Village Engineer prior to the execution of the plat documents.
8. The Emergency Access "roadway" leading to Jim Dhamer Drive (represented as a "Municipal Utility Easement") must be fully operational prior to the issuance of any occupancy permits for Neighborhood 35.

With the conclusion of the PowerPoint presentation, Assistant Village Manager Johnson asked if there were any questions.

Trustee Mercer asked about the emergency access lanes. Bernie Pallardy of Del Webb Communities stated that there is an emergency access in the southeast corner of the neighborhood and also two other areas for utility access. A GeoBlock type material will be used.

Trustee Mercer asked about landscaping along the fence. Mr. Pallardy explained that because of elevation and grade conditions, the best design is for the landscaping to be on the side of the fence facing the right-of-way. Trustee Fender asked what type of landscaping will be used. Mr. Pallardy stated the landscaping will consist of a variety of taller plants that will cover the fence.

A MOTION was made to approve Ordinance (O)2008-01.06 - Petition No. 08-1.1, Del Webb Communities of Illinois Inc., Neighborhood 35: Amended Final Plat of Subdivision, subject to the above referenced conditions.

MOTION:	Trustee Piwko
SECOND:	Trustee Mercer
AYES:	Trustees Fender, Leopold, Kadakia, Mercer, and Piwko
NAYS:	None
ABSENT:	Trustee Kanakaris
Motion Carried	5:0:1

C. Approval of Ordinance (O)2008-01.07 – Petition No. 08-01.2 – Del Webb Communities of Illinois Inc., Neighborhood 41: Amended Final Plat of Subdivision

Petitioner: Del Webb Communities of Illinois Inc.

Location and Size

Neighborhood 41 is located south of Clanyard Road, west of Del Webb Neighborhood 40, east of Unincorporated Kane County and north of Del Webb Neighborhood 30. The gross site area is approximately 5.91 acres.

Assistant Village Manager Johnson presented a PowerPoint presentation including a plat of subdivision.

Development Overview

An attached-duplex version of the Final Plat of Subdivision for the subject property was reviewed by the Planning Commission on April 10, 2006, received unanimous recommendation for approval (subject to conditions of approval) and received subsequent approval from the Village Board on April 27, 2006. A request to amend the Final Plat of Subdivision followed in August of 2006 (Planning Commission – 08/14/06; Village Board – 08/24/06) to accommodate relatively minor revisions to the alignment of Clanyard Road.

As proposed, the subdivision accommodates 16 detached single-family units on 5.91 acres, yielding 2.7 dwelling units per gross acre. The total open space on the proposed plat is 3.0 acres or 50.7%. The majority of the open space is on the north end of the “spire-shaped” tract and on the east side of the property between the proposed Holbrook Court and the 60’-wide Lakehead Pipeline Co. easement. There is no change in the unit count with this amendment.

At the January 16, 2008 Joint Meeting of the Planning Commission and Zoning Board of Appeals, the petitioner’s request was unanimously (6 to 0) recommended for approval by the Planning Commission subject to the following conditions:

1. All public improvement and site development must occur in full compliance with all applicable Village engineering and approved Del Webb site design standards.
2. The developer must comply with all Engineering and Public Works review comments.
3. No zoning or land use variations are granted as part of this petition.
4. The petitioner has installed the required 1 ½” water service to accommodate the option for residential sprinkler requirements, according to the specifications of the Huntley Fire Protection District.
5. The Landscape Plans shall be revised to replace the Autumn Purple White Ash (*Fraxinus americana* ‘Autumn Purple’) with Swamp White Oak (*Quercus bicolor*)

6. The petitioner shall obtain final approval of the engineering plans from the Village Engineer prior to the execution of the plat documents

With the conclusion of the PowerPoint presentation, Assistant Village Manager Johnson asked if there were any questions.

Trustee Fender asked if the changes were made because of sales. Mr. Pallardy answered yes, there is a greater demand for single family homes. The revision of the fire suppression requirements and the included items in the price point also contributed to the change.

Trustee Fender asked how close the Del Webb development is to completion. Mr. Pallardy stated that over 90% of the units have been built.

Trustee Mercer asked if any of the pipeline is visible above ground. Assistant Village Manager Johnson answered no.

A MOTION was made to approve Ordinance (O)2008-01.07 Petition No. 08-1.2, Del Webb Communities of Illinois Inc., Neighborhood 41: Amended Final Plat of Subdivision, subject to the above referenced conditions.

MOTION:	Trustee Mercer
SECOND:	Trustee Fender
AYES:	Trustees Fender, Leopold, Kadakia, Mercer, and Piwko
NAYS:	None
ABSENT:	Trustee Kanakaris
Motion Carried	5:0:1

- D. Approval of Final Payout Request – Midwest Well Services Inc., d/b/a Municipal Well and Pump for Well 11 Pumping Equipment - \$13,884.40

Village Manager Tomaso reported that on May 3, 2007, the Village Board of Trustees awarded Midwest Well Services, Inc. d/b/a Municipal Well and Pump, the contract to install well pumping equipment at Well 11. The contact amount awarded was \$138,844 plus a 3.5% contingency bringing the total to \$143,744.00.

In accordance with the Facility Expansion Agreement with Huntley Venture for the Talamore Subdivision, all costs for the Well 11 construction are to be funded by Huntley Venture. Midwest Well Services Inc. received notice to proceed with the contract work on or before June 4, 2007. Midwest Well has completed installation of the equipment and is now requesting final payment for work performed and material purchased. The amount now due and payable to Midwest Well Services Inc. in accordance with the terms of the construction contract documents for this project is \$13,884.40 which is the 10% retainage amount. The project is 100% complete.

Funds paid to date including the proposed \$138,844.00. Contract amount \$138,844.00 minus payouts to date, \$13,884.40 leaves an outstanding balance of zero (\$0.00). To date, no contingency funds have been used.

Trustee Piwko asked when the well will be operational. Village Manager Tomaso answered that it will be by the end of February.

A MOTION was made to approve the Engineer's Final Payment Estimate for the Well 11 Pumping Equipment and placement on the February 7, 2008 Bill List for payment to Midwest Well Services Inc., d/b/a Municipal Well and Pump in the amount of \$13,884.40.

MOTION:	Trustee Mercer
SECOND:	Trustee Fender
AYES:	Trustees Fender, Leopold, Kadakia, Mercer, and Piwko
NAYS:	None
ABSENT:	Trustee Kanakaris
Motion Carried	5:0:1

E. Approval of Payout Request No. 1 – Elmund and Nelson Co. for the Haligus Road Lighting Improvements in the amount of \$127,449.75

Village Manager Tomaso reported that at the September 6, 2007 Village Board meeting, the Board of Trustees accepted the Elmund and Nelson Co. bid of \$141,871.90 for the Haligus Road Lighting Improvements project. The project limits are from Algonquin Road to Reed Road.

The Village has received a written one-year guarantee from the contractor as per the contract documents. The Village Engineer recommends payment to Elmund and Nelson Co. in the amount of \$127,449.75. Waivers of lien have been received. The final contract amount is not anticipated to exceed the original contract amount of \$141,871.90.

Village Manager Tomaso noted that there may be a few follow up items. Trustee Piwko asked when the one-year warranty begins. Village Manager Tomaso stated that it begins in early spring.

A MOTION was made to approve Engineer's Payment Estimate No. 1 for the Haligus Road Lighting Improvements and payment to Elmund and Nelson Co., in the amount of \$127,449.75.

MOTION:	Trustee Fender
SECOND:	Trustee Piwko
AYES:	Trustees Fender, Leopold, Kadakia, Mercer, and Piwko

NAYS: None
ABSENT: Trustee Kanakaris
Motion Carried 5:0:1

F. Approval of the Scope and Proposal by Patrick Engineering for the Design of a Water Main Relocation (Algonquin Road Widening Project)

Village Manager Tomaso reported that the Village was notified by McHenry County Department of Transportation (MCDOT) on December 5, 2007, that the Village water main would need to be relocated, as it would be in conflict with the proposed Algonquin Road Widening Project (Annandale to Church Street). The Village was given several options to accomplish this work, and through discussions with MCDOT it is recommended by the Village Engineer that the most cost-efficient and timely option to the MCDOT request is to have MCDOT's design engineer, Patrick Engineering, incorporate the water main relocation design into the road project. This option offers the benefit that Patrick Engineering already has the survey data necessary for the water main design, and in incorporating this work into the road project, the Village should realize a savings in construction cost given that notification, traffic control, construction coordination, etc., would already be in place for the other aspects of the road project.

The option of a separate request for proposals for design and a separate construction contract for the water main may be more costly and result in a possible delay of the anticipated Spring, 2008 construction start.

The scope appears adequate and the not-to-exceed figure of \$43,500.00 seems reasonable for this work. As a part of the FY08 budget, the Village Board budgeted \$500,000 in the Capital Project Fund for utility location and landscaping costs. A separate intergovernmental agreement will be needed to address other issues such as the landscape/streetscape elements for the south side of Algonquin Road, and construction engineering for the water main will be forthcoming.

A MOTION was made to approve the Scope and Proposal submitted by Patrick Engineering for the Design of a Water Main Relocation (Algonquin Road Widening Project), and authorization to sign the January 11, 2008 MCDOT letter requesting Village concurrence and agreement to reimburse MCDOT for the Design Fees in an amount not-to-exceed \$43,500.00.

MOTION: Trustee Piwko
SECOND: Trustee Fender
AYES: Trustees Fender, Leopold, Kadakia, Mercer, and Piwko
NAYS: None
ABSENT: Trustee Kanakaris
Motion Carried 5:0:1

G. Approval of Ordinance (O)2008-01.08 - Authorizing an Intergovernmental Agreement to continue the Northern Illinois Government Energy Cooperative and to waive the bidding requirements for the purchase of electricity

Village Manager Tomaso reported that in November 2006, the Village Board approved Ordinance (O)2006-11.99 authorizing an Intergovernmental Agreement with the Northern Illinois Governmental Energy Cooperative (NIGEC). Rates received for electricity through the agreement were significantly lower than those which would have been received from ComEd. The most significant cost savings for the Village are realized through the lower energy costs to operate the Village's water and sewer utilities. The agreement is now being proposed for a five year renewal. To date cost savings ranged from 5-15% based on kilowatt usage ranging in a cost savings of approximately \$60,000 for 2007.

NIGEC was created in 2006 to assist its members with the purchase of lower cost electric power in the newly deregulated electric utility industry. NIGEC was only created to deal with power purchase contracts under the first period through May of 2008. It was expected that during that period that the trends of the market would become clearer and the membership would decide whether to continue or whether group power purchasing would no longer be needed. The members recently met and have agreed that there will continue to be ongoing cost-saving opportunities for group power purchasing. In particular, it is expected that the membership will share administrative costs between themselves. Thus, at a minimum, it is expected that administrative costs will be lower. It is also anticipated that working together as a group that there may be lower cost commodity opportunities or other information sharing opportunities that will result in significant cost savings to the membership.

The intergovernmental agreement establishes a purchasing cooperative that will be administered by representatives of the entire group and will be authorized to negotiate electric power purchase agreements on behalf of the group.

Because electricity is a commodity in a rapidly changing market, it is necessary for members to execute agreements on a relatively short basis after prices are obtained. Accordingly, NIGEC is seeking authorization to designate each municipality as the party responsible for entering into these agreements on the condition that they ultimately report on the results to each Village Board.

A MOTION was made to approve Ordinance (O)2008-01.08 - Authorizing an Intergovernmental Agreement to continue the Northern Illinois Governmental Energy Cooperative and to waive the bidding requirements for the purchase of electricity.

MOTION:	Trustee Mercer
SECOND:	Trustee Fender
AYES:	Trustees Fender, Leopold, Kadakia, Mercer, and Piwko

NAYS: None
ABSENT: Trustee Kanakaris
Motion Carried 5:0:1

VILLAGE ATTORNEY'S REPORT:

No report

VILLAGE MANAGER'S REPORT:

No report

VILLAGE PRESIDENT'S REPORT:

Trustee Leopold stated that a ComEd hearing regarding the high power lines proposed for Kreutzer Road will be held on January 29th and 30th at 9:30am. The meeting will be held at the Bilandic Building on Washington St in Chicago.

Trustee Leopold noted that a transportation agenda was approved at last night's MCCOG meeting. The agenda specified projects for consideration in future lobbying efforts.

UNFINISHED BUSINESS:

Trustee Mercer asked that Staff re-examine the speed limit and weight restrictions on Dean Street.

NEW BUSINESS:

None

EXECUTIVE SESSION:

None

ADJOURNMENT:

There was a MOTION made to adjourn the meeting at 7:30pm.

MOTION: Trustee Mercer

SECOND: Trustee Kadakia

Motion carried unanimously

Respectfully submitted,

Anita M. Powers
Recording Secretary
Karick & Associates.