

**VILLAGE OF HUNTLEY
VILLAGE BOARD MEETING
June 5, 2008
MINUTES**

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, June 5, 2008 at 7:00 p.m. in the Municipal Complex Village Board Room 10987 Main St, Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor Charles H. Sass, Trustees: Pam Fender, Jay Kadakia, Niko Kanakaris, Harry Leopold, Paul Mercer, and John Piwko.

ABSENT: None

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.

PLEDGE OF ALLEGIANCE:

Mayor Sass led the Pledge of Allegiance.

PUBLIC COMMENTS

None

ITEMS FOR CONSIDERATION:

A. Approval of the June 5, 2008 Bill List in the amount of \$365,593.79

A MOTION was made to authorize payment of the June 5, 2008 Bill List in the amount of \$365,593.79

MOTION:	Trustee Leopold
SECOND:	Trustee Kanakaris
AYES:	Trustees Fender, Kadakia, Kanakaris, Leopold, Mercer and Piwko
NAYS:	None
ABSTAIN:	None
Motion carried	6:0:0

B. Approval of Ordinance (O)2008-06.31 - Talamore Lift Station No. 1 and Off-Site Sewer Recapture Agreement

Assistant Village Manager Johnson reported that Lift Station No. 1 is located at the southern end of Talamore along the railroad tracks and has a capacity of 12,008 p.e.'s. The off-site sewer was constructed from the lift station, parallel along the north side of the railroad tracks, south down Bonnie Brae to Main Street. The Talamore flow to the Lift Station is 5,662 p.e. or 47.15%. The additional capacity of 6,346 p.e. or 52.85% is available for use by surrounding benefited properties.

The total certified costs for Lift Station No. 1 and the off-site sewer is \$2,543,278.03. The Talamore properties account for 47.15% or \$1,199,155.60 of the lift station and off-site sewer main total cost. This leaves 52.85% or \$1,344,122.43 to be recaptured from the benefited properties at a rate of \$211.81 per p.e.

Mayor Sass asked if there were any questions. There were none.

A MOTION was made to approve Ordinance (O)2008-06.31 - Talamore Lift Station No. 1 and Off-Site Sewer Recapture Agreement

MOTION:	Trustee Piwko
SECOND:	Trustee Fender
AYES:	Trustees Fender, Kadakia, Kanakarlis, Leopold, Mercer and Piwko
NAYS:	None
ABSTAIN:	None
Motion carried	6:0:0

C. Approval of Ordinance (O)2008-06.32 - Talamore Lift Station No. 2, Force Main and Sanitary Sewer Recapture Agreement

Assistant Village Manager Johnson reported that Lift Station No. 2 located on the east side of Founders Field Boulevard, south of Ackman Road and the sanitary sewer system connecting Lift Stations 1 and 2 have a design capacity of 5,453 p.e. The Talamore flow to the Lift Station is 2,925 p.e. or 53.64%. The additional capacity 2,528 p.e. or 46.36% is available for use by surrounding benefited properties. A benefited property map is attached. The benefited properties include: the Liberg property, Ernesti property, Prigge property, etc.

The total certified costs for Lift Station No. 2, force main and sanitary sewer is \$1,965,292.74. The Talamore properties account for 53.64% of the Lift Station capacity or \$1,054,183.02 of the total cost. This leaves 46.36% or \$911,109.72 to be recaptured from the benefited properties at a rate of \$360.41 per p.e.

Mayor Sass asked if there were any questions. There were none.

A MOTION was made to approve Ordinance (O)2008-06.32 - Talamore Lift Station No. 2, Force Main and Sanitary Sewer Recapture Agreement

MOTION: Trustee Fender
SECOND: Trustee Leopold
AYES: Trustees Fender, Kadakia, Kanakaris, Leopold, Mercer and Piwko
NAYS: None
ABSTAIN: None
Motion carried 6:0:0

D. Approval of Ordinance (O)2008-06.33 - West Main Street Sanitary Sewer Recapture Agreement

Assistant Village Manager Johnson reported that the 18” West Main Street sanitary sewer extends from Bonnie Brae to Kreutzer Road and has a design capacity of 13,278 p.e. The Talamore flow to the sewer is 5,662 p.e. or 42.64%. The additional capacity of 7,616 p.e. or 57.36% is available for use by surrounding benefited properties.

The total certified cost for the West Main Street sanitary sewer is \$319,705.60. The Talamore property accounts for 42.64% or \$136,322.47 of the total cost. This leaves 57.36% or \$183,383.13 to be recaptured from the benefited properties at a rate of \$24.08 per p.e.

Mayor Sass asked if there were any questions. There were none.

A MOTION was made to approve Ordinance (O)2008-06.33 - the West Main Street Sanitary Sewer Recapture Agreement

MOTION: Trustee Kanakaris
SECOND: Trustee Piwko
AYES: Trustees Fender, Kadakia, Kanakaris, Leopold, Mercer and Piwko
NAYS: None
ABSTAIN: None
Motion carried 6:0:0

E. Approval of Ordinance (O)2008-06.34 - Kreutzer Road Sanitary Sewer Recapture Agreement

Assistant Village Manager Johnson reported that the 24” Kreutzer Road sanitary sewer extends from West Main Street to the West Waste Water Treatment Plant and has a design capacity of 16,128 p.e. The Talamore flow to the sewer is 5,662 p.e. or 35.11%. The additional capacity of 10,466 p.e. or 64.89% is available for use by surrounding benefited property.

The total certified cost for the Kreutzer Road sanitary sewer is \$213,444.62. The Talamore property accounts for 35.11% or \$74,940.41 of the total cost. This leaves 64.89% or \$138,504.21 to be recaptured from the benefited properties at a rate of \$13.10 per p.e.

Mayor Sass asked if there were any questions. There were none.

A MOTION was made to approve Ordinance (O)2008-06.34 - the Kreutzer Road Sanitary Sewer Recapture Agreement

MOTION:	Trustee Leopold
SECOND:	Trustee Kanakaris
AYES:	Trustees Fender, Kadakia, Kanakaris, Leopold, Mercer and Piwko
NAYS:	None
ABSTAIN:	None
Motion carried	6:0:0

F. Approval of Ordinance (O)2008-06.35 - Well No. 11 and Talamore Water Treatment Facility Recapture Agreement

Assistant Village Manager Johnson reported that the 1,000 gallon per minute well and treatment facility was constructed on 5 acres of Village owned property located on South Union Road and southwest of Talamore Pod 4. This new well and treatment facility brings the Village's total water pumping capacity to 6.7 million gallons per day. A benefited property map is attached.

The total certified cost amount is \$4,128,873.04. The Talamore Subdivision accounts for 56.62% of the capacity of the well and treatment plant or \$2,337,767.92 of the total cost. This leaves 43.38% or \$1,791,105.12 to be recaptured from the benefited properties at a rate of \$412.89 per p.e.

Mayor Sass asked if there were any questions. There were none.

A MOTION was made to approve Ordinance (O)2008-06.35 - the Well No. 11 and Talamore Water Treatment Facility Recapture Agreement

MOTION:	Trustee Mercer
SECOND:	Trustee Fender
AYES:	Trustees Fender, Kadakia, Kanakaris, Leopold, Mercer and Piwko
NAYS:	None
ABSTAIN:	None
Motion carried	6:0:0

G. Approval of Ordinance (O)2008-06.36 - Talamore Off-Site Water Main Recapture Agreement

Assistant Village Manager Johnson reported that the 12” off-site water main was constructed on the east side of Route 47 from the terminus point of Edinburgh Lane in the Covington Lakes Subdivision to Talamore Boulevard west of Route 47.

The total certified cost is \$225,423.71, which is to be divided evenly (50%) between the Sullivan and Golding/Bellino property. In exchange for granting a municipal utility easement for the water main extension, Huntley Venture agreed to waive the Parkway Bank & Trust (Sullivan) recapture (\$112,711.85) leaving the remaining recapturable amount of \$112,711.86 to be paid by the T&D Wilborn Trust (Golding/Bellino) property.

Mayor Sass asked if there were any questions. There were none.

A MOTION was made to approve Ordinance (O)2008-06.36 - the Talamore Off-Site Water Main Recapture Agreement.

MOTION:	Trustee Leopold
SECOND:	Trustee Fender
AYES:	Trustees Fender, Kadakia, Kanakaris, Leopold, Mercer and Piwko
NAYS:	None
ABSTAIN:	None
Motion carried	6:0:0

H. Approval of Huntley Venture / Bond Reduction Request – West Wastewater Treatment Plant Phase 3 Improvements

Assistant Village Manager Johnson reported that the Village is in receipt of a request from Huntley Venture, the developer of the Talamore Subdivision, requesting a reduction in the bond for the West Wastewater Treatment Plant (WWTP) Phase 3 improvements. In October 2006, Huntley Venture posted a bond in the amount of \$15,768,734.35 to guarantee the construction of the one million gallon per day expansion of the WWTP.

The Village’s project engineer reports that the project is now 80% complete with an outstanding balance of \$2,668,695.04 to be paid to the contractor Joseph J. Henderson. Huntley Venture is requesting that the bond be reduced to \$3,202,434.05. This amount is based on 120% of the balance of the project (\$2,668,695.04). Village staff has reviewed the bond reduction request and all is in order for Village Board consideration.

Mayor Sass asked if there were any questions. There were none.

A MOTION was made to approve the Huntley Venture / Bond Reduction Request – West Wastewater Treatment Plant Phase 3 Improvements

MOTION: Trustee Kanakaris
SECOND: Trustee Fender
AYES: Trustees Fender, Kadakia, Kanakaris, Leopold, Mercer and Piwko
NAYS: None
ABSTAIN: None
Motion carried 6:0:0

I. Approval of Huntley Venture / Bond Reduction Request – Well No. 11 and Water Treatment Plant

Assistant Village Manager Johnson reported that on March 15, 2006, Huntley Venture posted a bond in the amount of \$4,400,000 to guarantee the construction of the one million gallon per minute well (No. 11) and water treatment facility.

The Village's project engineer reports that the project is now 99% complete with an outstanding balance of \$172,160.68 to be paid to the contractor River City Construction. Huntley Venture is requesting that the bond be reduced to \$206,592.82. This amount is based on 120% of the balance of the project (\$172,160.68) Village staff has reviewed the bond reduction request and all is in order for Village Board consideration.

Mayor Sass asked if there were any questions. There were none.

A MOTION was made to approve the Huntley Venture / Bond Reduction Request – Well No. 11 and Water Treatment Plant

MOTION: Trustee Leopold
SECOND: Trustee Piwko
AYES: Trustees Fender, Kadakia, Kanakaris, Leopold, Mercer and Piwko
NAYS: None
ABSTAIN: None
Motion carried 6:0:0

J. Acceptance of Huntley Venture / Talamore Algonquin Road Extension Bond

Assistant Village Manager Johnson reported that the Development Agreement and Facilities Expansion Agreement (FEA) between the Village and Huntley Venture, the developer of the Talamore Subdivision requires the western extension of Algonquin

Road from Route 47 to the west end of the Talamore Subdivision where the road begins to rise and will be elevated over the railroad tracks.

Typically, financial security for these improvements is not required until the first Final Plat of Subdivision in the road improvement area, in this case, platting of a Pod 9 south of Reed Road. The Village and Huntley Venture agree that it is in the best interest of both parties for Huntley Venture to post the bond at this time so that the Village can continue working with the McHenry County Division of Transportation and developers west of the railroad tracks for the extension of Algonquin Road to Hemmer Road.

The bond amount is \$4,363,411.80. Assistant Village Manager Johnson noted that this is an estimated cost that will be monitored at monthly meetings and updated annually.

A MOTION was made to accept the Huntley Venture / Talamore Algonquin Road Extension Bond.

MOTION:	Trustee Fender
SECOND:	Trustee Piwko
AYES:	Trustees Fender, Kadakia, Kanakaris, Leopold, Mercer and Piwko
NAYS:	None
ABSTAIN:	None
Motion carried	6:0:0

K. Approval of Resolution (R) 2008-06.27 - Temporary Use Permit and Sign Variation for a Banner – Nick’s Furniture

Petitioner: Nick’s Furniture, 10514 Route 47

Village Manager Tomaso reported that Nick’s Furniture, 10514 Route 47, is requesting a temporary use permit and sign variation to allow a banner to be attached to the front of the store from now until Labor Day to advertise a special sales event. A variation is requested as banners are prohibited by the Village’s Sign Ordinance.

The banner is 5’ x 30’ and reads as follows: “One Million Dollar Emergency Furniture Sell-Off.”

Conditions of Approval:

a. Temporary Sign Fee:	\$ 75.00
b. Signage Fee of \$.50/s.f. (150 s.f x .50)	\$ 75.00
c. Temporary Use Permit Fee:	\$ 75.00
d. Appeal Filing Fee:	<u>\$100.00</u>
Total Fees:	\$325.00

Village Manager Tomaso noted that traditionally banners are allowed for new businesses or for special events. Banners of a maximum of 50 s.f. would be allowed for 30 days.

Mr. Nick Bumba, Petitioner, stated that the sign is attached to his building and had been up in a similar fashion last year with no complaints. Mr. Bumba noted that he has taken down any signs that have drawn complaints.

Trustee Fender asked why the term “million” was used on the sign and asked if after the one million dollars was met would the sign be removed. Mr. Bumba stated that the value of inventory needing to be sold is one million dollars.

A MOTION was made to approve Resolution (R) 2008-06.27 granting a request for a temporary use permit and sign variation to allow a banner at Nick’s Furniture

MOTION:	Trustee Kanakaris
SECOND:	Trustee Piwko
AYES:	Trustees Fender, Kadakia, Kanakaris, Leopold, Mercer and Piwko
NAYS:	None
ABSTAIN:	None
Motion carried	6:0:0

VILLAGE ATTORNEY’S REPORT:

No report

VILLAGE MANAGER’S REPORT:

Trustee Leopold commended Police Chief Perkins on the manner in which a dispute between two residents was handled.

VILLAGE PRESIDENT’S REPORT:

Mayor Sass announced that the Farmers Market will begin on Saturday at 8:00am. Mayor Sass reported that a commuter rail service extension through Huntley has been recommended by an advisory committee of the RTA.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

None

ADJOURNMENT INTO EXECUTIVE SESSION:

None

ACTION ON CLOSED SESSION ITEM:

None

ADJOURNMENT:

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

MOTION: Trustee Kadakia

SECOND: Trustee Fender

Motion carried unanimously

Respectfully submitted,

Anita M. Powers
Recording Secretary
Karick & Associates.