

**APPROVED MINUTES
VILLAGE OF LAKE ZURICH
Board of Trustees
70 East Main Street**



Monday, January 20, 2020 7:00 p.m.

1. **CALL TO ORDER** by Mayor Thomas M. Poynton at 7.00pm.
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Jim Beaudoin, Trustee Mary Beth Euker, Trustee Janice Gannon, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Also in attendance: Village Manager Ray Keller, Asst. Village Manager Roy Witherow, Village Atty. Scott Uhler, Finance Dir. Bane Thomey, Dir. of Innovation Michael Duebner, Fire Chief John Malcolm, Police Chief Steve Husak,, Dir. Of Community Services Sarosh Saher, Public Works Dir. Mike Brown, Park Dir. Bonnie Caputo.
3. **PLEDGE OF ALLEGIANCE**
4. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
 - A. **Oath of Office Appointing Finance Director Bane Thomey as Village Treasurer.**
Oath of office was administered by Mayor Poynton.
5. **PUBLIC COMMENT**

Edith de Castro, Barrington, addressed the Board on the Academy of Performing Arts (ATA) in support of the Park and Rec. Dept.'s dance programme which her daughter attends.

Eight students of APA spoke to their experiences in the dance programme and shared personal stories.

Melissa Wood, 65 Primrose, LZ., addressed the Board on her support of the APA programme and stated that Option A of the proposed new Barn facility was not her choice.

Matt Giovanni, Hawthorn Woods resident, addressed the Board on his support of the APA programme.

Suzanne Jacobs, 275 Meadow Ln, Lake Zurich, addressed the Board on her support of the APA programme, PARC grant and her choice was Option C.

Kim Klunder, 90 Meadowbrook Lane, LZ., addressed the Board on her support of the APA programme which her two daughters attend.

Christine Wilkerson, Andrew Ln., LZ, addressed the Board on her support of the APA programme and it's influence in her daughter's life.

Heather Monroe-Lang, Braemar subdivision, Barr., addressed the Board on her support of the APA programme and her willingness to have an increase in her real estate taxes for Option C.

Mollie Johnson, Dance Coordinator of APA and LZ resident, addressed the Board on the programme, number of students and recitals.

Emily Clauser, 3 Applegate Circ., LZ, addressed the Board on her support of the APA programme.

6. **CONSENT AGENDA**

A. **Approval of Minutes of the Village Board Meeting, January 6, 2020**

B. **Approval of Semi-Monthly Warrant Register Dated January 20, 2020 Totaling \$1,961,844.81**

C. **Agreement to Purchase One 2020 Ford F-550 One-Ton Dump Truck Replacement for Public Works from Sutton Ford and Bonnell Industries in the Amount Not-to-Exceed \$105,000**

Summary: The 2020 budget includes \$105,000 in the Equipment Replacement Fund to replace a dump truck in the Public Works Department. The existing truck is a 2008 model that has exceeded its useful life. Staff will purchase the chassis from Sutton Ford through the Suburban Purchasing Cooperative and a snow plow, salt spreader hydraulic system and body from Bonnell Industries through the Sourcewell Joint Purchasing Contract.

D. **Agreement to Purchase One 2020 Ford F-150 Responder Pickup Truck for Fire Department from Currie Motors in the Amount Not-to-Exceed \$57,000**

Summary: The 2020 budget includes \$57,000 in the Equipment Replacement Fund to replace a pickup truck in the Fire Department. The existing truck is a 2007 model that has exceeded its useful life. Staff will purchase the replacement truck from Currie Motors through the Suburban Purchasing Cooperative.

E. **Agreement to Purchase One 2020 Kubota Tractor for Public Works from Burris Equipment in the Amount Not-to-Exceed \$40,000**

Summary: The 2020 budget includes \$40,000 in the Equipment Replacement Fund to replace a Kubota tractor in the Public Works Department. The existing tractor is a 1988 model that has exceeded its useful life. Staff will purchase the replacement tractor from Burris Equipment through the Sourcewell Joint Purchasing Contract.

F. **Agreement to Purchase Two 2020 Ford Interceptor Utility Vehicles for the Police Department and One 2020 Ford Interceptor Utility Vehicle for the Fire Department from Currie Motors in the Amount Not-to-Exceed \$132,000**

Summary: The 2020 budget includes \$132,000 in the Equipment Replacement Fund to replace two police patrol vehicles and one fire vehicle. The existing vehicles are models from 2010, 2014, and 2015 and all have exceeded their useful lives. Staff will purchase the three replacement vehicles from Currie Motors through the Suburban Purchasing Cooperative.

G. **Agreement to Purchase One 2020 Ford F-250 for Public Works from Curie Motors in the Amount Not-to-Exceed \$40,000**

Summary: The 2020 budget includes \$40,000 in the Equipment Replacement Fund to replace a pickup truck in the Public Works Department. The existing truck is a 2006 model that has exceeded its useful life. Staff will purchase the replacement pickup truck from Currie Motors through the Suburban Purchasing Cooperative.

- H. **Agreement to Purchase Bulk Water Conditioning Salt from Midwest Salt in the Amount Not-to-Exceed \$116,000**
Summary: The 2020 budget includes \$116,000 from the Water and Sewer Fund for the purchase of water conditioning salt which is used during the regeneration process of the ion exchange filters at the Village's five water treatment plants. Staff solicited bids from suppliers in the area and recommends a contract with the least expensive proposal by Midwest Salt.
- I. **Agreement to Purchase Bulk Rock Salt from Compass Minerals America Inc. in the Amount Not-to-Exceed \$202,062**
Summary: The 2020 budget includes \$202,062 from the Motor Fuel Tax Fund for the purchase of bulk road salt. The Village participates in the Illinois Department of Central Management Services (CMS) joint purchasing program with several state-wide agencies in order to receive more favorable pricing. On October 1, 2019, a contract was approved by CMS with Compass Minerals America for the purchase of bulk road salt at \$96.22 per ton.
- J. **Agreement with Copenhaver Construction for Route 12 Watermain Improvements in the Amount Not-to-Exceed \$720,568**
Summary: The 2020 budget includes \$736,000 in the Water and Sewer Fund for replacing approximately 2,000 feet of aging water main infrastructure along US Route 12 that is over 50 years old. A bid opening on December 18, 2019 resulted in four bids, with the lowest responsible bid received from Copenhaver Construction of Gilberts, IL. The project authorization costs include a contract with Copenhaver for \$615,971, with a project budget including contingency and engineering not-to-exceed \$720,568.
- K. **Ordinance Approving a Text Amendment and Second Amendment to a Special Use Permit for Life Storage at 300 East Route 22 ORD. #2020-01-354**
Summary: 300 Main Street LZ, LLC has filed a zoning application for the property at 300 East Route 22 seeking to remove the existing prohibition of outdoor storage on the property. The company would like to utilize the vacant 2.7 acre portion of the property to the east of the existing building to establish an outdoor storage and parking area for boats, RV's, and commercial vehicles. This area of the property has frontage along Route 22 but is currently screened by industrial buildings on the east, west and north, and by berms and landscaping on the south.
On December 16, 2019, the Village Board held a courtesy review on this pending request and referred the application to the Planning and Zoning Commission. The Commission held a public hearing on December 18, 2019 to consider this application and voted 5-0 in favor of recommending approval of the Text Amendment and Special Use Permit Amendment to allow for the establishment of the outdoor storage area.
- L. **Illinois Department of Transportation Resolution for Maintenance under the Illinois Highway Code in the Amount of \$531,995**
Summary: This IDOT resolution appropriates Fiscal Year 2020 Motor Fuel Tax funds for contractual services and materials associated with Lake Zurich streets and right-of-way maintenance, such as traffic signal maintenance, pavement marking, and sign replacements.
- M. **Resolution Authorizing the Participation in the Northern Illinois Municipal Electric Collaborative (NIMEC) and Authorizing the Village Manager to Approve**

**a Contract with the Lowest Cost Electrify Provider for a Period Up to 36 Months
RES. #2020-01-039**

Summary: The electricity aggregation program for municipal well sites and lift stations is set to expire in May 2020 with the larger public aggregation program for residential and small-business accounts set to expire in July 2020. In order to best situate the Village to secure the lowest available rates for electricity after these dates, the proposed resolution provides Village Board reauthorization to the Village Manager and Public Works Director to renew the program following future bids via NIMEC.

N. Resolutions Approving Race Routes for Stephen Siller Tunnel to Towers 5k on June 14, 2020 RES. #2020-01-040, Lake Zurich Triathlon on July 12, 2020 RES. #2020-01-041, and Alpine Races on September 27, 2020 RES. #2020-01-042

Summary: The three proposed resolutions formalize requests to the Illinois Department of Transportation to allow the Village to temporarily close portions of State highways for public events. During State road closures for Village events, the Village assumes full responsibility for direction, protection and regulation of the traffic.

O. A Resolution Appointing Finance Director Thomey as the Village's Authorized Agent for the Illinois Municipal Retirement Fund RES. #2020-01-043

Summary: This resolution authorizes the new Finance Director to serve as the Village's authorized agent in the Illinois Municipal Retirement Fund. The Village currently has 69 full-time employees participating in IMRF.

Trustee Spacone asked Dir. Brown about the bidding on Agenda item 6J as the bids were variable and Mr. Brown answered the question.

Motion was made by Trustee Weider, seconded by Trustee Sprawka, to approve the Consent Agenda as presented.

AYES: 6 Trustees Beaudoin, Euker, Gannon, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

7. OLD BUSINESS

None at this time.

8. NEW BUSINESS

**A. Ordinance Approving Budget Amendment #3 for Fiscal Year 2019 Budget
ORD. #2020-01-355**

Summary: Upon evaluation of the financial projections and end-of-year results for Fiscal Year 2019, a number of necessary budget amendments have been identified based on actual figures or best estimates to date.

The largest adjustment to the General Fund revenues are reductions to Sales Tax (\$251K), Ambulance Service Fees (\$149K) and Electric Utility Tax (\$124K), offset by increases from Income Tax (\$237K), Fire District reimbursement (\$179K), Building Permits (\$114K) and Engineering Reviews (\$136K). The budget amendment includes revisions to expenditures as well, including Police and Fire overtime (increase of \$475K) due to multiple disabilities, offset somewhat by salary savings during periods in which positions were vacant. A listing of all proposed amendments impacting revenues and expenditures to several different municipal funds has been included in the proposed Ordinance.

Village Manager Ray Keller explained the process and answered the Board's questions.

Recommended Action: A motion was made by Trustee Sprawka, seconded by Trustee Euker, to approve Ordinance #2020-01-355 Approving Budget Amendment #3 for Fiscal Year 2019 Budget.

AYES: 6 Trustees Beaudoin, Euker, Gannon, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

B. Resolution of Authorization for Park and Recreational Facilities Construction Program (PARC) Grant for Paulus Park Community Center for Village-Matching Funds in the Amount Not-to-Exceed \$625,000

Summary: The Village has contracted with Hitchcock Design Group and BKV Group to design a 7,550 square foot addition to the Paulus Park Barn and submit an application with the Illinois Department of Natural Resources to grant funding via the Park and Recreational Facility Construction (PARC) program. If approved by the State, the grant covers 75% of capital project costs for most applicants with the max grant amount of \$2.5 million. This year's application would require a financial commitment from the Village of at least \$625,000 for 25% project funding, which would be funded through the 2021 and 2022 Village budgets.

Village Manager Ray Keller gave background information on the application. Dir. Caputo stated that the multi-purpose room would give flexibility for programmes. The grant is for indoor amenities as opposed to the OSLA grant which is for outdoor amenities. The Board's questions were answered by the staff.

Recommended Action: A motion was made by Trustee Weider, seconded by Trustee Spacone, to approve the Resolution of Authorization for Park and Recreational Facilities Construction Program (PARC) Grant for Paulus Park Community Center for Village-Matching Funds in the Amount Not-to-Exceed \$625,000.

AYES: 6 Trustees Beaudoin, Euker, Gannon, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

C. Ordinance Approving a Redevelopment Agreement by and between the Village of Lake Zurich, Lake County, Illinois and Vela Carina, LLC ORD. #2020-01-356

Summary: Don and Cindy Malin are the owners of Vela Carina, LLC and Illinois, LLC and wish to undertake a redevelopment agreement with the Village of Lake Zurich for the redevelopment of the former Bank of America building located at 23 and 35 West Main Street. The Malins are proposing to acquire the building, upgrade the interior and exterior, and lease the spaces to tenants with proposed uses such as a coffee shop, restaurant, community theater, wine and coffee bar, arts center, micro-brewery or tasting room, salon/spa, coding business, or dental/medical use.

This redevelopment concept was presented to the Village Board at a Courtesy Review on January 6, 2020 when the Malins described the scope of work, the total estimated cost of the project and the financing gap for the costs to upgrade the building for the proposed uses. The developers requested assistance from the Village through a public/private partnership arrangement. The concept received

favorable feedback from the Village Board. The developers have therefore decided to proceed with the project and are requesting approval of the proposed redevelopment agreement.

The Malins intend to purchase the property from the owners at the agreed upon cost of \$425,000. Additionally, they have identified approximately \$800,000 in costs for repairs, reconstruction and upgrading the existing building and site for a total investment of \$1,225,000. Their pro forma has identified a \$300,000 financing gap for the costs to complete the project to upgrade the building for the proposed uses.

Dir. Of Community Services Sarosh Saher explained the proposal which was presented at the last Board meeting. The Board's questions on infrastructure, financing and TIF funds were answered by Staff.

Recommended Action: A motion was made by Trustee Beaudoin, seconded by Trustee Euker, to approve Ordinance #2020-01-356 approving a redevelopment agreement by and between the Village of Lake Zurich, Lake County, Illinois and Vela Carina, LLC.

AYES: 6 Trustees Beaudoin, Euker, Gannon, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

D. Request from The Copper Fiddle at 532 West Route 22 to Modify the Existing Video Gaming Terminal Locations Granted via Ordinance #2018-07-265 to Allow Video Gaming in its Original Space at Suite 110

Summary: James Iverhouse is the owner of Copper Fiddle LLC at 532 West Route 22, Suite 110 as of September 2019. The Village Board granted The Copper Fiddle a Class-V video gaming license in April 2019 as part of a business expansion into the adjacent space at Suite 100. A Special Use Permit was approved at that time to allow for the business expansion, including video gaming terminals, outdoor seating and live entertainment on premises.

Mr. Iverhouse is now requesting the Village Board to allow the operation of three video gaming terminals in the existing space at Suite 110 prior to expanding into the new space at Suite 100 at a future date. Village staff is seeking direction from the Village Board to permit the conversion of a portion of Suite 110 for three video gaming terminals. The Board's consensus was given to agree on the Ordinance #2018-07-265.

Recommended Action: No action is required unless the Board has an objection to Mr. Iverhouse's implementation of the special use permit. If the Board disagrees with Mt. Iverhouse's implementation, the applicant requests the Board's guidance on how to modify his approach.

E. Discussion of Facility Renovation or Replacement for Fire Station #1 at 321 South Buesching Road: Presentation from BKV Group

Summary: The Village retained BKV Group in 2019 to study and evaluate long-term community needs assessments for the fire station at 321 South Buesching Road, which was built in 1981. A team of architects and building experts from BKV conducted space needs analysis outlining issues, opportunities, benefits, costs, and phasing of master plan concepts on Fire Station #1. Henry Pittner and Craig Carter from BKV will present an overview of the preliminary facility assessments and potential renovations.

Craig Carter, from BKV, gave a PowerPoint presentation on the needs assessment of Fire Station #1, pointing out the water damage, electrical issues, sleeping quarters, carpeting non-ADA compliance in public areas, steps etc. Mr. Carter stated that the Fire Dept. staff were interviewed in the assessment and the recommendation is an increase to 25,000 sq. feet from 13,000 sq. feet with an estimated cost of \$13m.

There was a recess at 9pm and the meeting reconvened at 9.04pm.

The Board's questions were answered by Mr. Carter and staff and included # of stations and the Fire District, financing of a project, energy efficiencies, timeline, among others.

Recommended Action: This is a non-voting item at this time. Staff and consultants will be presenting information for discussion purposes only.

9. TRUSTEE REPORTS AND COMMENTS

There were none.

10. VILLAGE MANAGER'S REPORT

A. Monthly Data Metric Reports

Mr. Keller thanked Craig Carter and Henry Pittner of BKV Group for their presentation.

11. DEPARTMENT HEAD REPORTS

Dir. Brown stated that the Flint Creek/Sping Creek Watershed meeting with Lake Co. Stormwater Commission is Wednesday, January 21st at 9am at the Village Hall.

12. ADJOURNMENT

Motion to adjourn was made by Trustee Sprawka, seconded by Trustee Euker.

AYES: 6 Trustees Beaudoin, Euker, Gannon, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 0

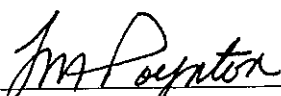
MOTION CARRIED.

Meeting adjourned at 9.27pm

Respectfully Submitted by:

Kathleen Johnson, Village Clerk.

Approved by:



Thomas M. Poynton, Village Mayor

2-5-2020
Date.