

APPROVED
LAKE ZURICH BOARD OF TRUSTEES
REGULAR MEETING
70 East Main Street

Monday, November 19, 2012

1. **CALL TO ORDER** by Village President Suzanne Branding at 7.00pm.
2. **ROLL CALL:** Village President Suzanne Branding, Trustee Jeff Halen Trustee Terry Mastandrea, Trustee Tom Poynton, Trustee Dana Rzeznik, and Trustee Rich Sustich. Also present: Village Manager Jason Slowinski, Asst. Village Manager Roy Witherow, Village Attorney Scott Uhler, Police Chief Pat Finlon, Fire Chief Dave Wheelock, Finance Director Jodie Andrew, Planning Manager Vijay Gadde, Gen. Services Supt. Mike Brown and Utilities Supt. Steve Schmitt, Public Works. Trustee Jonathan Sprawka arrived at 7.19pm

3. **PLEDGE OF ALLEGIANCE**

4. **PUBLIC COMMENT**

There were none.

5. **PUBLIC HEARING** for Tax Levy 2012

Motion made by Trustee Sustich, seconded by Trustee Poynton, to open the Public Meeting.

Approved by Voice vote, AYES: 5, NAYS: 0, ABSENT: 1. MOTION CARRIED.

The Public Meeting opened at 7.03pm.

President Suzanne Branding stated that proper notice had been given to the newspapers and posted at the Village Hall. Any one wishing to testify was invited forward to be sworn in.

There was no one wishing to testify.

Motion made by Trustee Sustich, seconded by Trustee Poynton, to close the Public Meeting.

Approved by Voice vote, AYES: 5, NAYS: 0, ABSENT: 1. MOTION CARRIED.

6. **PRESIDENT'S REPORT**

- A. Community update.**

President Branding invited Julie Parchment and Mark Bajor from Old Mill Grove subdivision to address the Board on a neighborhood project to replace a deck for the Brodeur family of Surryse Rd. Donations were received from local businesses; volunteers were from neighborhood and LZFD; assistance given from Building/Zoning Dir. Peterson and a cupcake fundraiser held by the neighborhood children. The finished project was unveiled on 11/17/12. President Branding thanked Ms. Parchment and Mr. Bajor for their efforts on this project. Mrs. Kelly Brodeur thanked the community for this gift to the family.

President Branding gave an update on the community's support of the Hurricane Sandy donations/fundraising. The Knights of Columbus will have a fundraiser on 12/1/12 at Columbus Center and donations which will be forwarded to New Age Transportation, Rose Rd, Lake Zurich.

New Age Transportation is collecting donations for shipping to the NY and NJ areas hit by Hurricane Sandy and waiving their fees. The first truck left on 11/9 to Hoboken, NJ, the second one went 11/16 to Breezy Point, NY (the trucking company

waived their fee, also). Eleven pallets of donations, from Bettenhausen Dealerships in Tinley Park and Orland Park, were received on Sat. 11/17/12 to be taken to New Age for the next shipment.

Congratulations were given to the Lake Zurich High School Football team and their success in reaching the State semi-finals.

***Trustee Sprawka arrived at 7.19pm.**

7. CONSENT AGENDA

A. Minutes of the Village Board Meeting, November 5, 2012

Motion made by President Branding to approve the Consent Agenda as presented, seconded by Trustee Sustich.

AYES: 5 Trustees Halen, Mastandrea, Poynton, Sprawka, Sustich.

NAYS: 0

ABSTAIN: 1 Trustee Rzeznik.

MOTION CARRIED.

8. OLD BUSINESS

There was none.

9. NEW BUSINESS

A. TIF Redevelopment Agreement for 20 E. Main Street (Trustee Mastandrea)

Summary: Pete Panagakis, owner of 20 E. Main Street has spent significant funds in the purchase and redevelopment of 20 E. Main Street for commercial use. This reinvestment in the long vacant store will result in added EAV and future commercial employment opportunities. Currently, the building is being served by an undersized $\frac{3}{4}$ inch water service that does not meet the minimum Village standard and would severely impact potential tenants that may relocate to the Village's TIF District. The connection fee to upgrade the water service to the minimum 2" service line is \$24,000. The owner has advised the Village that without assistance with a portion of the Water Fund connection fee, he would be limited on moving forward with the required upgrade until a tenant is secured. He is requesting \$12,000 in TIF assistance. The remaining balance would be paid by Mr. Panagakis and through a credit for the existing undersized service line.

There was discussion on precedence, using TIF funds and new tenant for the store. Mr. Pete Panagakis addressed the Board.

Recommended Action: Motion made by Trustee Mastandrea, seconded by Trustee Sustich, to approve "An Ordinance Authorizing a Redevelopment Agreement Between the Village of Lake Zurich and Property Owner in the Lake Zurich Downtown TIF District." (Panagakis) Assign ORD. 2012-11-865

AYES: 5 Trustees Halen, Mastandrea, Poynton, Sprawka, Sustich.

NAYS: 1 Trustee Rzeznik.

ABSENT: 0

MOTION CARRIED.

B. Semi-Monthly Warrant Register Dated November 19, 2012, Totaling \$165,501.76 (Trustee Rzeznik)

Finance Dir. Andrew stated that there was a change on Page 17 with a charge to SSA#8 and not SSA#9 for Top Notch Services.

Recommended Action:

Motion made by Trustee Rzeznik, seconded by Trustee Halen, to approve the semi-monthly warrant register dated November 19, 2012, totaling \$165,501.76

AYES: 6 Trustees Halen, Mastandrea, Poynton, Rzeznik, Sprawka, Sustich.

NAYS: 0

ABSENT:0

MOTION CARRIED.

C. 2012 Property Tax Levy and Abatement ordinances (Trustee Rzeznik)

Summary: Annually the Village must pass a Tax Levy Ordinance in order to have the County Clerk extend property taxes on real estate parcels within the boundaries of the Village. This year's levy request is based upon the estimated equalized assessed values (EAV's) of those properties. The estimated total EAV used in this calculation is \$849,335,747. Applying the maximum rates allowed by the Property Tax Extension Limitation Law (PTELL) the Village is requesting a total levy of \$7,938,422 which represents a 4.21% increase, or \$320,863 greater than the prior year's extension. The total request represents \$6,690,635 which is levied for corporate purposes, \$180,000 levied for Special Recreation purposed and \$1,067,787 levied for the payment of debt service obligations. In addition, there are seven separate Tax Levy Abatement Ordinances that will need to be passed by the Board. Six of these issues are TIF Alternate Revenue Bonds and one is Water and Sewer Alternate Revenue Bonds. The resources used to make the debt service payments on these bonds are generated through TIF incremental revenues and from Water and Sewer Fund utility revenue sources. Because sufficient funds are available from these revenue sources in order to pay scheduled debt service payments as they become due, the need to extend a property tax levy on these issues is not warranted. Therefore, the Village will have to notify the County Clerk not to extend those property taxes through these abatement ordinances.

Finance Director Andrew answered the Board's questions and stated that there was a new exhibit A which had been published for public viewing.

Recommended Action: Motion (s) to approve each of the following ordinances individually by Roll Call Vote:

1. Annual Tax Levy Ordinance (Assign Ord. 2012-11-866)

Motion by President Branding, seconded by Trustee Halen.

AYES: 6 Trustees Halen, Mastandrea, Poynton, Rzeznik, Sprawka, Sustich.

NAYS: 0

ABSENT:0

MOTION CARRIED.

2. An Ordinance Abating Certain Taxes Levied For \$2,050,000 General Obligation Waterworks and Sewerage Alternate Revenue Bonds, Series 2006 (Assign Ord. 2012-11-867)

Motion by President Branding, seconded by Trustee Halen.

AYES: 6 Trustees Halen, Mastandrea, Poynton, Rzeznik, Sprawka, Sustich.

NAYS: 0

ABSENT:0

MOTION CARRIED.

3. An Ordinance Abating Certain Taxes Levied For \$7,830,000 General Obligation TIF Alternate Revenue Refunding Bonds, Series 2009A (Assign Ord. 2012-11-868)
Motion by President Branding, seconded by Trustee Halen.
AYES: 6 Trustees Halen, Mastandrea, Poynton, Rzeznik, Sprawka, Sustich.
NAYS: 0
ABSENT:0
MOTION CARRIED.
4. An Ordinance Abating Certain Taxes Levied For \$1,525,000 General Obligation TIF Alternate Revenue Refunding Bonds, Series 2009B (Assign Ord. 2012-11-869)
Motion by President Branding, seconded by Trustee Halen.
AYES: 6 Trustees Halen, Mastandrea, Poynton, Rzeznik, Sprawka, Sustich.
NAYS: 0
ABSENT:0
MOTION CARRIED.
5. An Ordinance Abating Certain Taxes Levied For \$4,255,000 General Obligation TIF Alternate Revenue Refunding Bonds, Series 2009C (Assign Ord. 2012-11-870)
Motion by President Branding, seconded by Trustee Halen.
AYES: 6 Trustees Halen, Mastandrea, Poynton, Rzeznik, Sprawka, Sustich.
NAYS: 0
ABSENT:0
MOTION CARRIED.
6. An Ordinance Abating Certain Taxes Levied For \$2,800,000 General Obligation TIF Alternate Revenue Refunding Bonds, Series 2011B (Assign Ord. 2012-11-871)
Motion by President Branding, seconded by Trustee Halen.
AYES: 6 Trustees Halen, Mastandrea, Poynton, Rzeznik, Sprawka, Sustich.
NAYS: 0
ABSENT:0
MOTION CARRIED.
7. An Ordinance Abating Certain Taxes Levied For \$1,205,000 General Obligation TIF Alternate Revenue Refunding Bonds, Series 2011C (Assign Ord. 2012-11-872)
Motion by President Branding, seconded by Trustee Halen.
AYES: 6 Trustees Halen, Mastandrea, Poynton, Rzeznik, Sprawka, Sustich.
NAYS: 0
ABSENT:0
MOTION CARRIED.
8. An Ordinance Abating Certain Taxes Levied For \$2,650,000 General Obligation TIF Alternate Revenue Bonds, Series 2012 (Assign Ord. 2012-11-873)

Motion by President Branding, seconded by Trustee Halen.

AYES: 6 Trustees Halen, Mastandrea, Poynton, Rzeznik, Sprawka, Sustich.

NAYS: 0

ABSENT:0

MOTION CARRIED.

D. Capital Improvement Plan 2013/2014 to 2017/2018 (Trustee Rzeznik)

Summary: This document contains the proposed long term capital spending plan for the Village. The CIP is a compilation of proposed capital expenditures tendered by the Village's operating departments and is subject to change by the Board before any requests for funding would be forthcoming during the budget process for each individual fiscal year. This document builds on the work conducted by staff in previous years, and is the next step in an evolutionary process of continuous improvement. It should be viewed as a planning tool and a multi-year reference document.

President Branding stated that Mike Brown and Steve Schmitt were present to answer the Board's questions. Discussion followed about items omitted from the CIP related to the recent OSLAD grant application by the Park and Rec. Dept. Finance Dir. Andrew answered the Board's questions. Asst. Village Manager Roy Witherow stated that 95% of items in last year's CIP are in this proposed CIP. President Branding requested that Board members submit their inclusions to Asst. Village Manager Roy Witherow and Finance Dir. Andrew as soon as possible so that this may be on the 12/3/12 agenda.

Recommended Action: Tabled until 12/3/12 meeting.

10. TRUSTEE REPORTS

There were none.

11. MANAGER'S REPORT

A. Bi-weekly Departmental reports as of November 9, 2012

B. Financial Report for Month of September, 2012

12. ATTORNEY'S REPORT

Atty. Uhler reported that there will be an updated status report at the next meeting.

13. DEPARTMENT HEAD REPORTS

Planning Manager Vijay Gadde reported that the preliminary RFQ and RFP has been received.

President Branding wished everyone a Happy Thanksgiving.

14. ADJOURNMENT

Motion by Trustee Mastandrea, seconded by Trustee Sustich, to adjourn.

AYES: 6 Trustees Halen, Mastandrea, Poynton, Rzeznik, Sprawka, Sustich.

NAYS: 0

ABSENT:0

MOTION CARRIED.

Meeting adjourned at 8.06pm.

Respectfully submitted by: Kathleen Johnson, Village Clerk.

Approved by:

/s/Suzanne K. Branding, Village President.

Date: 12/4/12