

January 13th, 2009 Regular Board Meeting Minutes

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Meeting called to order at the Village of Hainesville Council Chambers by Mayor Ted Mueller at 7:00p.m. Chief McCommons led the pledge of allegiance to the flag.

Mayor Mueller thanked everyone for coming out on this cold night.

Clerk Kathy Metzler took roll call. The following Officials were present Mayor Ted Mueller, Trustees Walkington, Barrett, Tiffany and Gottsacker.

Also present were: Chief Roy McCommons, Village Clerk Kathy Metzler, Treasurer Kelly Hensley, Building Official Russ Kraly, Public Works Supervisor Jeff Gately, Village Engineer Marcia McCutchan and Village Attorney Julie Tappendorf.

Absent: Trustees Bonds and Stilz

Establishment of quorum

Agenda Approval

Mayor Mueller will be asking for a motion to go into executive session to discuss probable and pending litigation.

Trustee Barrett motioned to approve the agenda; seconded by Trustee Walkington.

Roll Call:

Ayes: Trustees Walkington, Barrett, Tiffany and Gottsacker

Absent: Trustees Bonds and Stilz

Motion carried.

Public discussion and/or comments from the floor:

Georgeann Duberstein, 82 Tall Oak Drive, Hainesville, IL 60073 – stated she would like each Trustee to state who they picked with the Reverse 911 and why. Georgeann asked if we would state the amount of money in the motion.

Jim DeNemie, 120 Tall Oak Drive, Hainesville, IL 60073 – stated they moved here for the preserve and at that time they were told by the marketing people that Cranberry Lake was not to be used for boating, swimming and fishing. Over the past few years he has requested to have this stopped but our lake continues to be fished. In the past there has been a jurisdiction issue. Everyone knew what to do with the property around the lake but not with the lake itself. The lake has now been transferred over to the Village; it is the Village's responsibility. He did call the police department a few times and asked them to please do something about the guys out on the lake. They had been given permission by the Mayor to fish. Currently they have had a few guys fishing the lake for about a week now and Mr. DeNemie would like to protect the lake. Can something be done to protect our lake/preserve? It would be appreciated. Mayor Mueller granted permission because he was advised at that time by our attorney that it was a public lake and he could not restrict that. Mayor Mueller stated that if the fisherman have poor behavior then the police can arrest them. Trustee Barrett asked if this was a D & R issue. Mayor Mueller stated that would be State limits but we could enforce our own limits. Attorney Tappendorf will review the SSA ordinance. Mayor Mueller stated this is a public lake and we will have the attorney look into it and get back to us.

Georgeann Duberstein, 82 Tall Oak Drive, Hainesville, IL 60073 – stated her husband looked into the jurisdiction issue because it has been raised a few times. George spoke to several agencies and the information he received was that there was a list of lakes in the appendix of some statues of all the lakes that came under the control of the State of Illinois and Cranberry Lake was not on the list. Whomever George spoke with stated if the lake is not on the list then the Village has control over the lake.

Omnibus vote Agenda

1. A Motion to Approve the November 2008 Financials
2. A Motion to Approve the December 9th, 2008 Public Hearing to Approve a Proposed Property Tax Levy Increase Meeting Minutes
3. A Motion to Approve the December 9th, 2008 Regular Board Meeting Minutes
4. A Motion to Ratify the December 2008 Bills Payable
5. A Motion to Approve the January 2009 Bills Payable

Trustee Walkington motioned to approve the Omnibus Vote Agenda as presented; seconded by Trustee Barrett.

Roll Call:

Ayes: Trustees Walkington, Barrett, Tiffany and Gottsacker

Absent: Trustees Bonds and Stilz

Motion carried.

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Reports and Communications from Mayor and other Officers:

Mayor Report

Mayor Mueller stated that if anyone is reading the papers, Route 53 extension is not dead. There is a meeting tomorrow at the County Board Public Works with the Transportation Committee. They will be meeting in the assembly room on the 10th floor at the Lake County Court House in Waukegan at 10:00 a.m. This meeting is open to the public. The purpose of the meeting is to consider putting Route 53 on April's Ballot as a non-binding resolution.

Mayor Mueller presented Public Works Supervisor Jeff Gately with a Certificate of Appreciation for his dedication. Jeff was called out three times on Christmas Eve for broken water pipes. Mayor Mueller stated this is real dedication.

Clerks Report

Clerk Kathy Metzler reported the first day to file nominating petitions is on Monday, January 19th starting at 9:00 a.m. through Monday, January 26th, 2009 ending at 5:00 p.m. Do not drop your petition packet in our drop box. You need to file in person or have a representative file for you or mail it. Our business hours are Monday and Tuesday 9:00 a.m. to 5:00 p.m., Wednesday 9:00 a.m. to 3:00 p.m. Thursday 9:00 a.m. to 5:00 p.m. and Friday and Saturday 9:00 a.m. to 12:00 p.m. We are open on Monday the 19th which is Martin Luther King Jr. Day.

Clerk Metzler is starting to work on a village newsletter. Please get articles to her by Monday, January 26th.

Treasurer Report

Treasurer Kelly Hensley stated W2's were printed and mailed on January 6th. She will be printing the 1099's next. December financials are almost ready for the next board packet.

Treasurer Hensley reported that the direct debit program for the utility billing is working well. We had our first withdrawal taken out yesterday. A Few residents that called were very happy with the direct debt program.

Police

Police Chief Roy McCommons stated that the department's Shop with a Cop program was on December 20th at the Round Lake Beach Sports Complex which went extremely well. There were 29 children that were able to spend \$100 at the Round Lake Wal-Mart. There was assistance from the Round Lake Area Park District Police and officer assistance. The Hainesville Starbucks had two employees come and serve drinks and food which they donated. The Lake County Crime Stoppers had two volunteers give out goodie bags. The children rode to Wal-Mart in squad cars from Hainesville, Round Lake Park District and Lake Villa. There were volunteers from the village hall and police department staff along with their family members. Mayor Mueller was the photographer for the day.

Stats since December 9th, 2008 were 47 written warnings, 53 citations, 1 verbal, 10 ordinances, 3 non-traffic, 62 cases which 16 were followed up and calls of service were 194.

Mayor Mueller stated that our ex-police chief Ron Roth participated with the Shop with a Cop and we were happy to have him.

Chief McCommons stated last year we had received from Winnetka light bars for the squads and they started crashing so we had to purchase three new light bars for the marked units.

Building Official

Building Official Russ Kraly stated that we have his yearly and monthly report.

Public Works Supervisor

Public Works Supervisor Jeff Gately stated public works has been on the quiet side except for the Christmas Eve event.

We are doing okay with our salt. We have plenty available. Our mix is three parts sand to one part salt. Jeff stated we have had minimal complaints regarding the streets and appreciate everyone's kind gestures dealing with the snow/ice removal.

We are starting to trim parkway trees again. Last year we started with Misty Hill and are trying to wrap up in the next month. Mayor Mueller stated that Jeff is servicing all the Police vehicles, he is their trouble shooter.

EMA Coordinator

EMA Coordinator Mark Gottsacker asked residents to try to take care of sidewalks for the school kids. If you know of residents that are elderly, give them a hand please.

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Trustee Barrett stated that the people that work with EMA, weather providing, will be out this weekend to start digging out hydrants.

Attorney

Attorney Julie Tappendorf had nothing to report.

Village Engineer

Village Engineer Marcia McCutchan stated that this has been a quiet month. The Mayor and Marcia will be meeting with LCDOT next week to talk about the plans for Washington Street.

Reports of Standing Committees:

Finance – Trustee Bonds was unable to attend due to illness. Trustee Tiffany stated that the Board approved \$300 from the Hainesville Fest to go towards presents for the mitten tree at Prairieview School for kids in our area. Jim and Lynn purchased and wrapped the gifts and upon calling the school for delivery were told that everyone who had a name on the tree had received gifts. Jim had taken 24 names and was told they all had received gifts. Trustee Tiffany called some people and ended up delivering the gifts to the “Kids Hope” in Lake Villa and may consider them for next year. Kids Hope was very thankful for the gifts.

Public Works – Trustee Walkington had nothing to report.

Public Safety – Trustee Gottsacker had nothing to report.

Wetlands – Trustee Walkington reported they completed the project. There is one little area that they need to talk about. They have ordered seed, which is the next project. We have to wait for the snow to melt.

Business

Senior Housing Project – Rock Property Management

Mayor Mueller stated we have three gentlemen that are here to present a potential Senior Project in Hainesville referring to the property on Route 134 to the left of Cranberry Lake Drive. This is a proposed project and would like to get a consensus from the Board whether they should proceed with the public hearing. Mayor Mueller introduced Steven Seplowin and Craig Scully from Rock Property and Daniel Tonnesen with Anchor Group.

Mr. Tonnesen thanked the Board for letting them come to present their project. They are proposing a 60-unit elderly building, three stories tall with elevators, security doors and common space for activities for the residents. This will be primarily 60 one bedroom units and a few two bedrooms which will be included in that count. There will also be 15 units for families to rent which are townhouse style units. Rent would be around \$700 for the one bedroom and about \$1,000 for the four bedroom family townhomes. They will be using some financing from the state in the form of a tax credit to help finance the construction of the building. This will be privately owned and managed. They will have to compete for the funding and they feel they will be successful with purchasing the land and build the buildings which would take place in the third quarter of this year. If they get our approval to proceed then they will go through the process to get funding put together. There were questions regarding whether there will be adequate parking spaces. Also questioned was if there would be a single entrance and exit. Engineer Marcia McCutchan stated that this has to meet our code. We also have to maintain access to our well house. Mayor Mueller and Engineer McCutchan are going to approach the subject of allowing a service road off of Route 134 but Marcia is not too optimistic. Mayor Mueller did state that our Village Planner Al Maiden will review these plans.

Comments from the public:

Gerry Daley, 366 E. Big Horn Dr., Hainesville, IL 60030 – asked if any of the units are low income. Mr. Tonnesen stated the units will have an affordable income limit. Mr. Daley asked if they were planning to request tax relief from the Village. Mr. Tonnesen stated they are not asking for any specific relief and are not asking for tax abatement.

Georgeann Duberstein, 82 Tall Oak Drive, Hainesville, IL 60073 – asked how many acres is the property. Mayor Mueller stated 6 acres. Mrs. Duberstein asked Russ Kraly if the ratio of building to land is what it should be. Mayor Mueller stated that Al Maiden will look at all of that. Mrs. Duberstein stated her concerns about the elevators. If the building had to be evacuated her concern was that the seniors would have to go down three flights of stairs. Russ stated that they all have to have elevators. Mrs. Duberstein stated this is Section 8 housing, this is a low income project and she would like the board to remember we have limited property to be used for commercial use and this would only bring property tax to the village, no sales tax.

Gerry Daley, 366 E. Big Horn Drive, Hainesville, IL 60030 – asked how these housing units would benefit our Village. Mayor Mueller stated that was a good question. Georgeann did state they would not generate any sales tax; however, it would complement the project on the other side of Cranberry Lake

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Drive. It wouldn't benefit us as far as sales tax. This is just a preliminary stage. The Mayor has put the two developers in touch with each other but they haven't spoken one on one yet. Scott Wallach from Hainesville Towne Center is interested in working with them.

John Derenoski, 176 Centennial Drive, Hainesville, IL 60073 – asked where the entrance would be for the senior housing project. It was explained that it would be on Cranberry Lake Drive. Mayor Mueller stated this complete pathway will be reviewed by the fire department for safety and fire truck access, etc. Mr. Derenoski asked that with all the foreclosures right now is it really smart to build townhomes? Daniel Tonnesen stated that the majority of the units are for senior citizens. These are rental units, they are not for sale.

Mr. Tonnesen wanted to respond to the question regarding what this will do for Hainesville. One thing would be the interest for commercial retail development on the other side of Cranberry Lake Drive. This will provide 75 households of people that buy goods.

Georgeann Duberstein, 82 Tall Oak Drive, Hainesville, IL 60073 – stated that you already have 500 residents. Ms. Duberstein asked if they did the development in Rockford and they didn't. They did a 60 unit development a few years ago. Ms. Duberstein asked the Board to check into the other developments that they have built.

Trustee Walkington asked if they are going to build both buildings at the same time. Mr. Tonnesen stated it is all or nothing. They will finance this as a package deal. It is not an option for us to do only part of it. Mayor Mueller asked what consensus they were looking for so we can ask the Board. They wanted a general feel. If there are any substantial issues that they are not aware of, that they need to be aware of. They would like to proceed with the zoning process and the plan review. Attorney Tappendorf stated we need to see what this is zoned for, so let us know the zoning.

Georgeann Duberstein, 82 Tall Oak Drive, Hainesville, IL 60073 – asked if this approval could wait until after the election. Mr. Tonnesen stated no. Mayor Mueller stated the election is irrelevant that should not become an issue.

Trustee Tiffany asked if there is a want and need for a senior development in the area. They did preliminary calling with the other senior developments in the area. They have waiting lists anywhere from 20 months to 2 years to move in. They will commission a market study.

Lynn Tiffany, 513 N. Deer Crossing Court, Hainesville, IL 60030 – asked if they will have someone planning the activities for the seniors. Mr. Tonnesen stated that the site manager will be responsible to oversee what gets planned. It works the best if the residents take ownership.

Mayor Mueller asked for a consensus:

Trustees Walkington, Barrett and Tiffany all agreed they would like to see a real drawing otherwise there is no problem.

Trustee Gottsacker stated he would also like to see more information. Also would like to see the research on which senior centers that they have a wait for and if they are in our area. Also would like to see information on the other developments they have that we could maybe go see or read something about. Doesn't sound like a bad idea.

Mayor Mueller asked what their timetable is. Mr. Tonnesen stated their hope would be, if they are able to get a zoning confirmation by the end of February that would be ideal. The Mayor stated that if they could stay we would get them a zoning packet. Clerk Metzler stated she had given them the public hearing packet which has the zoning information included before the meeting. Clerk Metzler also mentioned before they would need a reimbursement of fees agreement from Treasurer Hensley.

Dan thanked everyone for their feedback.

Native Restoration Services, Inc. Invoice \$3,609.50

Trustee Walkington stated this was never sent or misplaced. This is dated October 15th, 2008. They just have to plant the seed when the weather is warmer. Trustee Walkington recommends that we pay this invoice.

Trustee Walkington motioned that we pay Native Restoration \$3,609.50; seconded by Trustee Tiffany.

Roll Call:

Ayes: Trustees Walkington, Barrett, Tiffany and Gottsacker

Absent: Trustees Bonds and Stilz

Motion carried.

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Reverse 911

Mayor Mueller stated we have three proposals. One from Connect-CTY, RapidReach and CodeRed. Connect-CTY has an annual fee of \$3,007 which has an up front setup fee of \$750. RapidReach is \$2,500 which is their annual fee and CodeRed is \$5,000 annually.

Discussion took place regarding the different plans. A majority of the Lake County Communities have Connect-CTY. You can use Connect-CTY for fire hydrant flushing, mosquito spraying and any other kind of emergency announcement. Their price includes all of that. RapidReach is for emergencies only. Trustee Gottsacker spoke with Lee Shannon in Antioch and stated the system is superb and recommends Connect-CTY.

Trustee Barrett motioned to go with Connect-CTY for \$3,007 which includes the setup fee and complete turn on; seconded by Trustee Walkington.

Trustee Walkington asked who sets up the times when the calls are made. Mayor Mueller stated we do. Trustee Walkington stated what happens if there is an emergency in the middle of the night. Trustee Gottsacker stated if there is an emergency that requires the residents to be woken up in the middle of the night, it will happen. Trustee Walkington asked if a resident could not sign up to be on the list. Trustee Gottsacker stated they could say they don't want non-emergency calls just emergency issues.

Roll Call:

Ayes: Trustees Walkington, Barrett, Tiffany and Gottsacker

Absent: Trustees Bonds and Stilz

Motion carried.

Mayor Mueller will contact Connect-CTY tomorrow.

Trustee Barrett motioned to go into executive session to discuss probable and pending litigation; seconded by Trustee Walkington.

Mayor Mueller invited Russ Kraly to join us in executive session.

Roll Call:

Ayes: Trustees Walkington, Barrett, Tiffany and Gottsacker

Absent: Trustees Bonds and Stilz

Motion carried.

The Regular Board Meeting recessed at 8:13 p.m. to enter into Executive Session.

Trustee Barrett motioned to enter back into the Regular Board Meeting at 8:37 p.m.; seconded by Trustee Walkington.

All in favor say aye, motion carried.

There was no action taken in Executive Session.

Trustee Barrett motioned to adjourn the January 13th, 2009 Regular Board Meeting; seconded by Trustee Walkington.

All in favor say aye, motion carried.

The January 13th, 2009 Regular Board Meeting adjourned at 8:38 p.m.

Respectfully submitted,

Kathy Metzler, RMC, CMC

Village Clerk