

CALL TO ORDER

The Special meeting of the Board of Trustees of the Village of Deer Park was held on Monday, April 24th, 2006, at Charles Quentin Elementary, 21250 W. Shirley Road, Palatine, in the Village of Deer Park, Lake and Cook Counties, Illinois.

President Gifford called the meeting to order at 8:07 p.m. Board members and Guests recited the Pledge of Allegiance. Upon roll call, the following were present: President Gifford, Trustees Dowell, Ekstrom, Kizior, Plautz, Rotter and Thrun. Other Village Officials present were Administrator Diesen-Dahl, Clerk Pratscher, Treasurer Stade, Engineer Gordon and Attorney Shifrin.

Others present were: Mike Behrens, 20231 Hazelcrest Road, Palatine; Gerald Ewing, 24967 Hunters Lane; Deborah Barry, 412 Bramble Lane; John and Mary Lahr, 201 Rue Touraine; Layla Broadus, 23009 Thornhill Court; Teri Bridge, 23675 Hedgeworth Court; Steven King, 20152 N. Rand Road.

SITE DEVELOPMENT PLAN FOR 20140 N. RAND ROAD

Steven King had been asked by the Board at the April 17 meeting to return with a proposed use for the property he acquired at 20140 N. Rand Road. Because the property is within the Village's Planned Development district, redevelopment of the site is subject to approved uses within the district and approval of the Plan Commission and Village Board. Mr. King stated, however, that he had obtained a copy of the Planned Development section of the Village's zoning code, and none of it pertains to his site. He said he plans no site improvements for the property except for clearing debris, leveling the ground and installing drain tile. He stated previously that he has erected holding bins out of concrete blocks for mulch, dirt and other landscaping material as an extension of his landscaping business at 20152 N. Rand Road.

President Gifford stated that the wholesale/retail landscaping business that Mr. King plans for the property is not an accepted use in the zoning code. The Board would have to make an exception to the code to allow such a business. (His current business is grandfathered under the zoning code.)

Several trustees voiced the opinion that cleaning up the site is desirable, but Trustee Dowell stated that he did not think the Board should grant an exception to the code every time a property owner does a good deed.

Mr. King stated that the zoning code refers to 5-acre parcels in the Planned Development district. He said his two parcels together equal only 3.5 acres. He said he is looking for approval of a temporary use until the property can be sold to a developer who plans to redevelop a larger area.

The consensus of the Board was that it could not vote to grant an exception for such a temporary use until the proper paperwork was filed with the Village, specifically a request for a variance to the zoning code as well as a request for a Watershed Development Permit. The Board instructed Mr. King to meet with the Village Administrator to determine what steps he needs to follow.

ZONING VIOLATION AT 20139 DEER CHASE COURT

President Gifford requested authorization from the Board to levy a fine against the property owner at 20139 Deer Chase Court. He stated the Village has sent the owner numerous letters regarding weeds and debris on the property, which is a violation of the Village's code. President Gifford stated the owner would have 15 days to clean up the property; if he fails to comply, the Village would levy a fine of up to \$500. The Board granted President Gifford such authorization.

PLAYFIELDS RESTORATION PROJECT

Engineer Gordon stated that he opened bids on April 19 regarding work to be done at Town Center Park playfields, specifically fine grading and preparation of the soil for seeding and installation of an erosion control blanket to establish vegetation. He said four bids were received but one was withdrawn because of an error. Engineer Gordon recommended that the Board accept the bid by McGinty Brothers Inc. in the amount of \$30,025.

MOTION: by Trustee Kizior to accept the bid by McGinty Brothers for the playfields restoration project in the amount of \$30,025.

The consensus of the Board was to defer this vote and to incorporate it into the budget discussion later in the evening. Trustee Kizior withdrew his motion.

EXECUTIVE SESSION TO DISCUSS PERSONNEL AND COMPENSATION

MOTION: by Trustee Dowell to temporarily close the special meeting of the Board of Trustees in order to enter an Executive Session to discuss personnel issues. Upon a voice vote:

YES: (6)
NO: (0)
ABSTAIN: (0)

Motion carried 6/0

MOTION: by Trustee Dowell to go into Executive Session in order to discuss personnel issues. Upon a voice vote:

YES: (6)
NO: (0)
ABSTAIN: (0)

Motion carried 6/0

REOPENING OF SPECIAL MEETING OF BOARD OF TRUSTEES

MOTION: by Trustee Ekstrom to reopen the special meeting of the Board of Trustees. Upon a voice vote:

YES: (6)
NO: (0)
ABSTAIN: (0)

Motion carried 6/0

PROPOSED BUDGET FOR FISCAL YEAR 2006-2007

Trustee Rotter noted that the proposed budget issued by Trustee Dowell and Treasurer Stade does not include building permit fees or park fund donations from pending developments, such as the Praedium or Red Seal developments. Trustee Dowell responded that those items are not included because permits have not been approved. He expressed a preference to approve a budget without those items and then reconsider budget requests if and when that money is received. Proposed receipts for 2007 were \$2,707,755, a 5% decrease from the 2006 budget. Proposed expenditures, including all projects proposed by trustees within their specific areas, were \$4,480,514, which would mean a deficit of \$1,772,759 if all line items were approved.

Trustee Dowell stated that he is comfortable with a cash reserve of \$900,000 to \$1 million. He then outlined the budget categories that he felt would have to be cut to achieve such a reserve, specifically parks, infrastructure, repairs and maintenance, roads and Vehe Farm. His recommendations included:

- ◆ Eliminating the proposed budget of \$186,942 for Park and Recreation Development until more park donations are received.
- ◆ Including only Priority 1 capital expenditure items from the Vehe Farm proposed budget, which would total \$66,000, in addition to \$17,500 in operation expenses and \$19,108 in expenses carried over from the 2006 budget for the Barn.
- ◆ Allow a lump sum of \$482,000 for the categories of roads, infrastructure and repairs and maintenance, to be allocated as directed by the Roads Chairperson, Trustee Ekstrom. He specified two items for definite inclusion in that sum, however: Ferndale subdivision drainage at a cost of \$120,000 and speed humps on Deerpath Road at a cost of \$30,000.

A lengthy discussion followed about the proposed budget, with the rest of the Board offering the following input:

Trustee Ekstrom:

- ◆ Presented a spreadsheet with cuts she proposed to bring the Village's cash reserves up to \$1.5 million, based on an updated number for current cash reserves. As opposed to Trustee Dowell's approach, Trustee Ekstrom proposed trimming amounts from a large number of line items, many of which she said were based on actual 2006 run rates. Among the larger cuts she proposed were: legal fees from \$165,000 down to \$100,000; parks beautification from \$7,250 to \$0; planning fees from \$30,000 down to \$5,000; Rand Road planning for the proposed TIF district from \$35,000 to \$0; miscellaneous drainage repairs from \$40,000 to \$30,000; roads program from \$498,709 down to \$270,841; Vehe Farm expenses from \$38,400 down to \$26,400; Vehe Farm operational expenses from \$17,500 down to \$8,608; and Vehe Farm construction from \$280,000 to \$208,136. Trustee Ekstrom stated that her proposal includes disbursements of \$3,452,818, an amount that is \$705,863 greater than her proposed receipts.
- ◆ Stated that the Village has spent every dime for the past three years on Vehe Farm with the understanding that residents would be put first in this year's budget. She advocated spending on drainage and road repairs over capital expenditures and other deferrable expenses at Vehe Farm.
- ◆ Stated she proposed reducing the legal fees line item because, in her experience, the Village spends whatever it budgets in that category.

- ◆ Stated she thinks the Village should negotiate with Red Seal Development Corp. in an effort to secure a park land donation in addition to a monetary park fund donation.

Trustee Rotter:

- ◆ Stated he was pleased to learn of the park fund donation that the Village will receive if the Red Seal development is approved and said he hopes the Praedium development will lead to an increase in sales tax revenue for the coming year, as well. He agreed with Trustee Dowell's approach, however, not to allocate those receipts until they are received.
- ◆ Stated that he was not pleased with the projected 3.5% interest income from the Dahm property sale proceeds. He advocated investing in a longer-term instrument at a higher yield. In addition, he said he does not think the Village should pay down the loan it took out when it purchased the Dahm property if the sale of 2.33 acres to Red Seal goes through, even when the prepayment penalty expires. He said the difference in the interest rate on the loan and what the Village could earn in interest from a certificate of deposit could compound to a net of \$200,000 over the life of the loan.
- ◆ Stated he appreciated Trustee Ekstrom's line-by-line approach to budget cuts, saying that everyone has to pay a price to achieve the reserve balance.
- ◆ Supported Trustee Ekstrom's elimination of the Rand Road/TIF District planning budget, saying that economics will spur development. He said he thinks the Praedium development might be the last retail development the area can sustain, and he doesn't see a return on the Village's money (funding the TIF study) if the eventual development does not generate sales tax.
- ◆ Stated that the Vehe Farm Foundation should apply for grants for many of the items for which they are seeking Village funding.
- ◆ Stated that he would like to receive a monthly report from Building and Zoning Officer Bill Holmes in order to better understand the fees paid to him.

Trustee Kizior:

- ◆ Stated he disagreed with Trustee Dowell's proposal to eliminate the Park and Recreation Development budget. He said two items in particular need attention: the playfield restoration addressed by Engineer Gordon earlier in the evening and the tennis courts at Dover Pond. He said the courts are unplayable and need a minimum investment to patch cracks and holes. He estimated that would cost \$5,000-\$10,000. He added that he intends to apply for a state grant, which could fund 50% of the cost to rebuild the tennis courts next year.
- ◆ Stated he supports the TIF District budget, saying the Village needs the information that will come out of that study.
- ◆ Stated he thinks the budget is a good balance, allocating 75% to roads and drainage issues but maintaining minimal investments in other areas.
- ◆ Stated that he disagreed with Trustee Ekstrom's proposal to eliminate the Park Beautification budget. He said it would be for plantings and trees, adding that he personally oversees that landscaping work, which saves the Village money.

Trustee Plautz:

- ◆ Stated she supports Trustee Dowell's plan to increase cash reserves, even though it means the Board has to make some difficult budget cuts.
- ◆ Stated that the budget should be trimmed in a way that will have the least possible impact on residents. For example, she suggested altering the Board's standard meeting agenda so the Village Attorney and Village Engineer could leave earlier, thus incurring lower fees. Other trustees supported this idea, and Trustee Plautz asked President Gifford to investigate the possibility of implementing it.

Trustee Thrun:

- ◆ Agreed with Trustee Plautz's suggestion to reduce the hours that the attorney and engineer spend at Board meetings.
- ◆ Supported the TIF District budget item, saying that if it helps to encourage a developer to aggregate several small parcels to accommodate a "mini-mall" or some such development, it would be worth the money spent. He emphasized that the cost of the TIF study is less than 1% of the total budget.
- ◆ Supported funding of the Vehe Farm expenses, emphasizing that the Barn will be the Board's meeting hall.

Trustee Dowell:

- ◆ Responded to trustees who felt Vehe Farm was getting a disproportionate share of the budget, saying that it is one of the Village's parks and should not be set aside as "them vs. us."
- ◆ Stated that he appreciated Trustee Ekstrom's efforts with her electronic spreadsheet, but said he had a few concerns adopting the budget based solely on manipulations to that spreadsheet tonight. He said he was not given the opportunity to verify her cell data or formulas. He also stated that he disagreed with her approach to micromanage the budget, referring to her many suggested cuts to line items that were already quite small.

President Gifford:

- ◆ Urged the Board to keep the TIF District line item in the budget. He said a TIF district offers a way to develop new sources of revenue from some of the properties on Rand Road that are currently compromised by environmental issues.
- ◆ Responded to Trustee Ekstrom that the Village is not in a position to negotiate park land donations from Red Seal because it is not an annexation situation.
- ◆ Stated that emergency road and drainage issues will be addressed as they arise throughout the year.

As a result of the above comments, the Board agreed to the following budget line item decreases:

- ◆ Contributions, from \$11,000 to \$8,000
- ◆ Education, from \$1,500 to \$1,000
- ◆ Total engineering costs, from \$90,000 to \$85,000 (because the roads budget was cut, which will mean lower engineering costs)
- ◆ Infrastructure additions, from \$403,000 to \$148,000 (which would include the Bramble Overflow Structure, Deerpath Road speed humps and Ferndale drainage, but exclude Middlefork Road drainage, Murphy pipe and Deerpath sidewalks)
- ◆ Legal fees, from \$165,000 to \$140,000 (based on the assumption that the Village will not be involved in litigation, as it was in the past year)
- ◆ Office equipment (purchased), from \$5,000 to \$2,500
- ◆ Landscaping and Park Maintenance, from \$67,781 to \$65,781
- ◆ Park and Recreation Development, from \$186,942 to \$40,025 (includes only the playfield restoration and patching of the Dover Pond tennis courts)
- ◆ Payroll tax expense, from \$10,565 to \$9,000
- ◆ Planning fees (separate from the TIF study), from \$35,000 to \$5,000
- ◆ Postage, from \$3,000 to \$2,500
- ◆ Repairs and maintenance, from \$84,000 to \$71,000 (trimming \$10,000 from miscellaneous drainage repairs and \$3,000 from root cutting)
- ◆ Road repair, from \$498,709 to \$318,709 (which defers Country Corners subdivision resurfacing)
- ◆ Swansway drainage improvement, from \$18,000 to \$8,000 (based on retainage)
- ◆ Street lights, electric, from \$10,000 to \$8,500
- ◆ Street signs, from \$5,000 to \$2,000 (based on the 2006 run rate)
- ◆ Travel expense, from \$400 to \$200
- ◆ Gas bills, from \$2,500 to \$2,000 (based on the 2006 run rate)
- ◆ Vehe Farm current expenses, from \$38,400 to \$26,400 (eliminating exhibit systems, poster framing and lamination and AV control panel)
- ◆ OSLAD grant applications, from \$169,800 to \$30,000 (retaining only \$10,000 for parking lot surfacing and \$20,000 for paths, with the understanding that these amounts are most likely too small to qualify for grants)
- ◆ Vehe Farm construction, from \$280,000 to \$208,136
- ◆ Village office, from \$7,500 to \$3,500

These cuts would result in proposed disbursements of \$3,571,168, a figure \$863,213 greater than receipts. Cash reserves at the end of fiscal year 2007, based on actual cash balances as of April 30, 2006, would be \$1,056,687.

MOTION: by Trustee Rotter to accept as the Village's budget the electronic spreadsheet (used at the meeting), which will be given to Treasurer Stade to put in the Village's format and then distributed and used as the budget for next year.

Trustee Dowell asked Trustee Rotter to amend the motion, asking that the budget be submitted to Treasurer Stade for her review and for her to make any recommendations as she sees fit.

Trustee Rotter accepted that amendment with the addition that Treasurer Stade would bring any changes or recommendations to the next Board meeting. Upon roll call:

YES: (6) Dowell, Ekstrom, Kizior, Plautz, Rotter, Thrun
NO: (0)
ABSTAIN: (0)

Motion carried 6/0

Trustee Dowell asked Trustee Ekstrom if she was comfortable with the funding priority set for roads and drainage. She replied yes, except that she thought the Middlefork drainage issue should have been covered in this year's budget.

(Attached is the approved budget, as distributed by the Village Treasurer.)

ADJOURNMENT

MOTION: by Trustee Thrun to adjourn the meeting at 11:41 p.m. Upon a voice vote:

YES: (6)
NO: (0)
ABSTAIN: (0)

Motion carried 6/0

H. Scott Gifford, Village President

Maureen Pratscher, Village Clerk