

VILLAGE OF LAKE ZURICH
Village Board of Trustees Regular Meeting

Monday, August 17, 2020

1. CALL TO ORDER

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

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

(This is an opportunity for residents to comment briefly on matters included on the agenda and otherwise of interest to the Board of Trustees.)

5. PRESIDENT'S REPORT

(This is an opportunity for the Mayor to report on matters of interest to the Village.)

A. Proclamation Honoring Brian Burch For His Many Years Of Service To The Village Of Lake Zurich And Law Enforcement Explorer Post 2

6. CONSENT AGENDA

(These titles will be read by the Village Clerk and approved by a single Roll Call Vote. Any item may be pulled from the Consent Agenda for discussion by any member of the Board).

A. Approval Of Minutes Of The Village Board Meeting, August 3, 2020

B. Approval Of Semi-Monthly Warrant Register Dated August 17, 2020 Totaling \$342,979.36

C. Agreement With Copenhaver Construction, Inc. For Infrastructure And Streetscape Improvements At 35 West Main Street In The Amount Not-To-Exceed \$139,365

Summary: On August 3, 2020, the Village Board unanimously approved an agreement providing assistance for the redevelopment of the building at 34 West Main Street, committing the Village to assist the developer with infrastructure improvements that includes a new six-inch water service line, the installation of a sanitary service monitoring manhole and streetscape improvements along the south side of Main Street. A bid opening on July 23, 2020 yield five bids for this project, with the lowest responsible bid received from Copenhaver Construction, Inc. of Gilberts, Illinois in the amount of \$109,415. The requested not-to-exceed amount of \$139,365 includes a project contingency, engineering, and materials testing.

D. Agreement With Mauro Sewer Construction, Inc. For Watermain Improvements On Whitney Road And The Paulus Park Barn In The Amount Not-To-Exceed \$338,995

Summary: This project includes the installation of a 10-inch water main connection in Paulus Park and the replacement of 1,200 feet of aging 6-inch cast iron main with a modern 10-inch PVC main. This project will increase the capacity of additional water volume for fire suppression upgrades at the Paulus Park Barn. The replacement of this segment of water main will also improve water distribution from the existing Route 12 water main to Whitney Road by increasing the main size to 10-inches. A bid opening on July 29, 2020 yield five bids, with the lowest responsible bid received from Mauro Sewer Construction, Inc. of Des Plaines, Illinois in the amount of \$289,995. The requested not-to-exceed amount of \$338,995 includes a project contingency and engineering costs.

E. Resolution Authorizing The Execution Of An Intergovernmental Agreement Among The County Of Lake And The Villages Of Bartlett, Hoffman Estates, Barrington Hills, South Barrington, Barrington, Deer Park, Lake Zurich, Hawthorn Woods, Long Grove, Libertyville, Mettawa, Green Oaks, And The City Of North Chicago For The Equally Shared Costs For Engineering Work Towards The Recertification Of A Quiet Corridor Along The Elgin, Joliet, And Eastern Railroad (Assign Reso. #2020-08-048)

Summary: In 2008, the Village of Lake Zurich participated in the establishment of the quiet zones along the EJ&E railroad with 12 other municipalities and Lake County. Quiet zones prevent the train horns from being used at crossings in the various communities unless there is a clear and obvious danger near the tracks. In order to maintain the formal quiet zones with the Federal Railway Administration, re-certification is needed at this time. The Village of Vernon Hills is coordinating those intergovernmental process and has received a proposal from Patrick Engineering to complete necessary engineering studies for the. The shared cost for each community is \$3,338.46. This does not include any construction costs for mitigating any deficiencies identified by Patrick Engineering required by the FRA.

7. OLD BUSINESS

(This agenda item includes matters for action by the Board of Trustees.)

8. NEW BUSINESS

(This agenda item includes matters coming to the Board of Trustees for discussion and possible action.)

A. Resolution Providing For The Submission Of The Proposition At Referendum Of Whether The Village Of Lake Zurich Shall Increase Its Current Local Sales Tax Of 0.5% To A Rate Of 1% (Assign Reso. #2020-08-049) (Mayor Poynton)

Summary: Approval of this resolution would authorize placing a referendum question to increase the Village's non-home rule sales tax rate by a half-cent, from 0.5% to 1.0%, on the November 3, 2020 election ballot. As the Village is not a home rule unit of government, an increase in this sales tax rate must be approved by voters prior to its implementation.

Recent facility assessments of the Paulus Park Barn and Fire Station #1, two of the Village's oldest facilities, identified pressing space and building deficiencies that would require substantial reinvestment in both facilities. A fire at the park barn in November 2019 accelerated recognition of these needs, prompting the Village to conduct a public participation process focusing on future investment in the two facilities. Participants favored investment in a one-story expansion to the Paulus Park barn and a new Fire Station #1 to address the needs identified in the facility assessments. The two facility improvements are estimated to cost \$15.9 million, necessitating consideration of an appropriate revenue source to fund them.

The outreach process also explored the community's willingness to financially support the facility improvements. The results indicated that residents favored a half-cent increase in the Village's non-home rule sales tax, rather than rely on a property tax increase. If approved by referendum, the sales tax increase would be effective in July 2021 and would generate an additional \$1.5 million annually. After prioritizing investment in the park and fire buildings, the Village would be allowed to use the increased funds for other eligible infrastructure projects, such as those identified in the Community Investment Plan.

To place the referendum question on the November 3, 2020 ballot, the Village Board would need to adopt the provided resolution with the question formatted as follows:

"Shall the Village of Lake Zurich be authorized to increase its current one-half percent (.5%) sales tax by another one-half percent (.5%) to levy a 1% sales tax to be used for public infrastructure, municipal operations, or property tax relief?"

Consistent with the Village's commitment to radical transparency, placing the referendum question on the upcoming ballot would allow Lake Zurich voters to directly decide whether to approve a half-cent sales tax increase for future facility and infrastructure investments."

Recommended Action: A motion to approve a Resolution #. #2020-08-049 Providing for the Submission of the Proposition at Referendum of Whether the Village of Lake Zurich Shall Increase its Current Local Sales Tax of 0.5% to a Rate of 1%.

- B. Resolution Declaring The Village Board's Commitment To Use Increased Non-Home Rule Sales Tax Revenue, If Approved By Referendum On November 3, 2020, To Fund Building Improvements At The Paulus Park Barn, Fire Station #1, And Municipal Infrastructure Investment (Assign Reso. #2020-08-050) (Mayor Poynton)

Summary: Consideration of this resolution is contingent upon the Village Board's approval of Resolution 2020-08-049, to proceed with a referendum question to increase the Village's non-home rule sales tax rate from 0.5% to 1.0%.

The wording of the referendum question is set by statute, without an opportunity to declare the Village Board's intent for the use the increased revenue. Adoption of this resolution would memorialize the Board's intent to apply the increased funding, if approved by referendum, to improvements to the Paulus Park barn and Fire Station #1. Thereafter, available funding would be invested in the Village's infrastructure projects, particularly those listed in the Community Investment Plan.

Recommended Action: A motion to approve a Resolution #2020-08-050 Declaring the Village Board's commitment to use increased non-home rule sales tax revenue, if approved by referendum, for fund building improvements at the Paulus Park Barn, Fire Station #1, and municipal infrastructure.

C. **Courtesy Review For Proposed Development Of 42-Acre Churchill Property In Kildeer At The Northeast Corner Of Rand Road And Cuba Road For 94 Single-Family Homes And Two Commercial Sites (Trustee Beaudoin)**

Summary: Pulte Home Corporation is proposing the development of the Churchill property at the northeast corner of Rand Road and Cuba Road. This proposal was presented to the Kildeer Village Board on July 21, 2020. While this property is located within the Village of Kildeer and will be developed under its jurisdiction, it is surrounded by Lake Zurich's boundaries on three sides. Lake Zurich owns and maintains a 10-inch water main and 15-inch sanitary sewer gravity main that run across the northerly portion of the property. Pulte Homes requests access to Lake Zurich water and sewer connections and proposes to relocate existing Lake Zurich sewer and water mains that extend across this property.

Pulte Homes proposes to develop the northerly portion of the 42-acre property with 94 single-family homes. The remaining portion of the property will be set aside for two 1.5-acre commercial sites along Rand Road, a 1.7-acre lot to be held back by the current property owner and 13 acres of naturalized open space extending to Cuba Road.

The developer and Village Staff seek to understand the Board's preferences towards the request from Pulte on the proposed development and highlight any areas of concern. With the Board's guidance, staff will work with the developer and the Village of Kildeer to prepare an intergovernmental agreement to govern the parties' respective responsibilities with the proposed development.

Recommended Action: This is only a courtesy review and is a non-voting item at this time.

9. **TRUSTEE REPORTS**

(This is an opportunity for Trustees to report on matters of interest to the Board of Trustees.)

10. **VILLAGE MANAGER'S REPORT**

(This is an opportunity for the Village Manager to report on matters of interest to the Board of Trustees.)

A. **Monthly Data Metric Reports**

11. **DEPARTMENT HEAD REPORTS**

(This is an opportunity for department heads to report on matters of interest to the Board of Trustees.)

12. **ADJOURNMENT**

The Village of Lake Zurich is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe and participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, should contact the Village's ADA Coordinator at 847.438.5141 (TDD 847.438.2349) promptly to allow the Village to make reasonable accommodations for those individuals.