



Village Board of Trustees Minutes

Village of Cary
August 15, 2023 at 6:00 PM CST
Cary Municipal Center Board Room
755 Georgetown Drive, Cary, IL 60013

ATTENDANCE

Village Board of Trustees

Mayor Mark Kownick, Trustee Dale Collier, Trustee Rick Dudek, Trustee Ellen McAlpine, Trustee Anthony Stefani, Trustee Rick Walrath, Trustee Jennifer Weinhammer

Others Present

Village Administrator Morimoto, Assistant Village Administrator Sage, Community Development Director Simmons, Public Works Director Noonan, Police Chief Finlon, Economic Development Specialist Gardner, Village Attorney Uhler

I. Call to Order

The meeting was called to order by Mayor Kownick at 6:00 p.m.

II. Roll Call

The roll was called and all were present.

III. Pledge of Allegiance

Mayor Kownick led in the recitation of the Pledge of Allegiance.

IV. Open Forum

Scott Kuykendall, Water Resources Specialist with the McHenry County Department of Planning and Development, stated the 6th Annual McHenry County Water Forum will be held on Wednesday, September 13, at McHenry County College from 5:30 to 8:00 p.m. Mr. Kuykendall stated the theme for this year's forum is "Water Conservation".

Mayor Kownick stated the Village will put information regarding this event on the Village's Facebook page.

There being no further comments, Mayor Kownick closed Open Forum at 6:04 p.m.

V. Mayor's Report

Mayor Kownick welcomed Kealan Noonan as the Village's new Director of Public Works and Engineering.

VI. Trustee Reports

None.

VII. Consent Agenda

Motion:

Mayor Kownick entertained a motion to approve Consent Agenda items A-F as shown on the Village website and as displayed on the video monitor during the Village Board meeting.

Motion moved by Trustee Collier and motion seconded by Trustee McAlpine.

Motion Passed.

AYES: Collier, Dudek, McAlpine, Stefani, Walrath, Weinhammer

NAYS: None.

ABSTAIN: None.

- A. Consider for Approval the Warrant Dated August 15, 2023
- B. Consider for Approval the August 1, 2023 Village Board Meeting Minutes
- C. Consider for Approval a One-Year Extension of the Employee Leasing Agreement between the Village of Cary and GovTemps USA, Inc.
- D. Consider for Approval an Ordinance Amending Section 3.04.050 in the Village of Cary Municipal Code to Reflect Amendments Made to the Village's Purchasing and Procedures Manual
- E. Consider for Approval a Resolution to Enter Into an Updated Intergovernmental Agreement with Community High School District 155 to Provide School Resources Services at Cary-Grove High School
- F. Consider for Approval a Resolution Authorizing the Chief of Police of the Cary Police Department to Enter into a Reciprocal Reporting System Agreement, Including the Proposed Amendments, with Community High School District 155

VIII. Items for Separate Action

- A. Consider for Approval an Ordinance Approving the Village of Cary Central Cary Tax Increment Financing District (TIF District #3) Redevelopment Project Area Redevelopment Plan and Project

Director Simmons provided background on the proposed ordinance.

Trustee McAlpine stated the Village has done a great job with community outreach to explain what the proposed TIF is and how it can benefit the Village. Trustee McAlpine stated she was glad to see so much community participation during the TIF process. Trustee McAlpine stated the current Village Board has no desire to exercise eminent domain on any properties within the Village.

Trustee Walrath encouraged everyone to read the TIF Redevelopment Plan and the other proposed TIF documents to fully understand the Village's goals. Trustee Walrath stated one of the goals of the plan is to reduce the tax burden on Cary's residents by increasing the Village's economic development. Trustee Walrath stated the current Village Board has no interest in exercising eminent domain on properties within the Village. Trustee Walrath spoke about some of the features of the TIF Redevelopment Plan and how funds earned by the proposed TIF can be

directly utilized by businesses and residents to improve the community.

Trustee Collier thanked Village staff and consultants for compiling all the information related to the TIF process and for helping to correct some misinformation about the proposed TIF that had circulated.

Trustee Dudek stated although the proposed TIF project has elicited spirited debate, he feels it will be very successful. Trustee Dudek cited the positive impacts of TIF districts in other communities and feels Cary will enjoy the same type of benefits. Trustee Dudek would like to see all the public bodies work together to address some of the concerns raised during the TIF process. Trustee Dudek stated it is important to remember the proposed TIF project will benefit the entire Cary community as a whole.

Mayor Kownick stated many downtown business owners have expressed a desire to improve their businesses by utilizing TIF funds. Mayor Kownick stated the Village has no desire to exercise eminent domain on any property within the Village. Mayor Kownick stated there are mechanisms in the proposed TIF to assist the school district in developing the Maplewood property. Mayor Kownick stated the proposed TIF will benefit the Village of Cary as a whole, including the other taxing districts. Mayor Kownick thanked Village staff and its consultants for their efforts on this project.

Motion:

Mayor Kownick entertained a motion to approve an ordinance approving the Village of Cary Central Cary Tax Increment Financing District (TIF District #3) Redevelopment Project Area Redevelopment Plan and Project.

Motion moved by Trustee McAlpine and motion seconded by Trustee Dudek.

Motion Passed.

AYES: Collier, Dudek, McAlpine, Stefani, Walrath

NAYS: Weinhammer

ABSTAIN: None.

- B. Consider for Approval an Ordinance Designating the Village of Cary Central Cary Tax Increment Financing District (TIF District #3) Redevelopment Project Area

Motion:

Mayor Kownick entertained a motion to approve an ordinance designating the Village of Cary Central Tax Increment Financing District (TIF District #3) Redevelopment Project Area.

Motion moved by Trustee Collier and motion seconded by Trustee Dudek. Motion Passed.

AYES: Collier, Dudek, McAlpine, Stefani, Walrath

NAYS: Weinhammer

ABSTAIN: None.

C. Consider for Approval an Ordinance Adopting Tax Increment Financing for the Village of Cary Central Cary Tax Increment Financing District (TIF District #3)

Motion:

Mayor Kownick entertained a motion to approve an ordinance adopting Tax Increment Financing for the Village of Cary Central Tax Increment Financing District (TIF District #3).

Motion moved by Trustee McAlpine and motion seconded by Trustee Dudek.

Motion Passed.

AYES: Collier, Dudek, McAlpine, Stefani, Walrath

NAYS: Weinhammer

ABSTAIN: None.

IX. Administrator's Report

Administrator Morimoto welcomed the Village's new Director of Public Works and Engineering, Kealan Noonan.

X. Department Head Reports

Director Noonan stated Tower #4 has had the first coat of paint applied. Director Noonan stated the downtown streetscape project is progressing with brick work and irrigation lines. Director Noonan stated the majority of the shelter at Rotary Park has been constructed. Director Noonan reminded everyone the Public Works Open House will take place on Thursday, August 17, from 5:00 to 7:00 p.m. at the Public Works facility, located at 454 Cary Woods Circle.

Economic Development Specialist Gardner stated he will be giving an update on development in the Village at a Board meeting in September.

XI. Future Agenda Items and Discussion by Village Board

None.

XII. Adjourn

Motion:

There being no further items to discuss, Mayor Kownick entertained a motion to adjourn the meeting at 6:39 p.m.

Motion moved by Trustee McAlpine and motion seconded by Trustee Walrath.

Motion Passed.

AYES: Collier, Dudek, McAlpine, Stefani, Walrath, Weinhammer

NAYS: None.

ABSTAIN: None.



Susan Greene, Deputy Village Clerk