



## MINUTES

Village Board Meeting  
Tuesday, October 1, 2019

Cary Village Hall  
655 Village Hall Drive  
Cary, IL 60013

*Mark Kownick, Mayor*

### **I. Call to Order**

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

### **II. Roll Call**

Present: Mayor Kownick and Trustees Betz, Kraus, Collier, Weinhammer and McAlpine

Absent: Trustee Covelli

Others present included Village Administrator Rife, Community Development Director Simmons, Police Chief Finlon, Public Works Director Morimoto, Management Analyst Sage, Village Attorney Uhler and members of the audience per the sign-in sheet.

### **III. Pledge of Allegiance**

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

### **IV. Open Forum**

There being no comments from the public, Mayor Kownick closed Open Forum at 6:01 p.m.

### **V. Mayor's Report**

Mayor Kownick proclaimed October 6-12, 2019 as Fire Prevention Week.

Mayor Kownick proclaimed October 11 & 12, 2019 as Lions Candy Days.

### **VI. Trustee Reports**

Trustee McAlpine and Trustee Betz attended the IML Conference on Friday, September 20<sup>th</sup> and found it very informative.

### **VII. Consent Agenda**

1. Consider for Approval the Warrant Dated October 1, 2019
2. Consider for Approval Minutes of the September 17, 2019 Village Board Meeting
3. Consider for Approval Minutes of the September 17, 2019 Committee of the Whole Meeting

4. Consider for Approval the Temporary Closure of First Street from Pearl Street to Three Oaks Road for Cary Grove High School Homecoming Parade on October 5, 2019
5. Consider for Approval a Resolution Granting a Release of Lafarge Aggregates / Meyer Material Company's Fine Payment and Water Quality Letter of Credits and a Reduction to the Restoration Letter of Credit
6. Consider for Approval a Resolution to Authorize the Mayor to Execute the Amended McHenry County Gang Task Force Intergovernmental Agreement

**Motion:** *Trustee Collier moved, seconded by Trustee McAlpine, to approve Consent Agenda Items #1 - #6.*

**Ayes:** *Weinhammer, Betz, Collier, McAlpine, Kraus*

**Nays:** *None*

**Abstain:** *None*

**Motion Carried**

#### **VIII. Items for Separate Action**

1. Consider for Approval a Resolution Authorizing the Village Administrator to Execute a Contract Amendment to the FY2020-21 Roadway Resurfacing Program Contract with HR Green, McHenry, IL, in the Additional Amount not to Exceed \$24,000

**Motion:** *Trustee McAlpine moved, seconded by Trustee Betz to approve a resolution authorizing the Village Administrator to execute a contract amendment to the FY2020-2021 Roadway Resurfacing Program contract with HR Green, McHenry, IL, in the additional amount not to exceed \$24,000.*

#### Discussion

Director Morimoto provided an overview of the proposed amendment to the FY2020-2021 Roadway Resurfacing Program Contract.

**Ayes:** *Collier, McAlpine, Weinhammer, Betz, Kraus*

**Nays:** *None*

**Abstain:** *None*

**Motion Carried**

2. Consider for Approval a Resolution Awarding the Spring Street Culvert Replacement Project Bid to Kanzler Construction, LLC, Waukegan, IL and Authorizing the Village Administrator to Execute a Contract in an Amount Not to Exceed \$164,520.38 and Authorizing the Village Administrator to Approve a 10% Contingency for Unforeseen Changes in Scope for a Maximum Project Amount of \$180,972.42

**Motion:** *Trustee Kraus moved, seconded by Trustee Betz to approve a resolution awarding the Spring Street Culvert Replacement Project bid to Kanzler Construction, LLC, Waukegan, IL and authorizing the Village Administrator to execute a contract in an amount not to exceed \$164,520.38 and authorizing the Village Administrator to approve a 10% contingency for unforeseen changes in scope for a maximum project amount of \$180,972.42.*

Discussion

Director Morimoto provided an overview of the proposed project.

**Ayes:** *Collier, McAlpine, Weinhammer, Betz, Kraus*

**Nays:** *None*

**Abstain:** *None*

**Motion Carried**

3. Consider for Approval a Resolution Authorizing the Village Administrator to Execute a Construction Engineering Agreement with Christopher B. Burke Engineering, Rosemont, IL, in an Amount Not to Exceed \$27,586.00 for Inspection Services Associated with the Spring Street Culvert Replacement Project and Authorizing the Village Administrator to Approve a 10% Contingency for Unforeseen Changes in Scope for a Maximum Project Amount of \$30,344.60

**Motion:** *Trustee McAlpine moved, seconded by Trustee Collier to approve a resolution authorizing the Village Administrator to execute a construction engineering agreement with Christopher B. Burke Engineering, Rosemont, IL, in an amount not to exceed \$27,586.00 for inspection services associated with the Spring Street Culvert Replacement Project and authorizing the Village Administrator to approve a 10% contingency for unforeseen changes in scope for a maximum project amount of \$30,344.60.*

Discussion

None.

**Ayes:** *Collier, McAlpine, Weinhammer, Betz, Kraus*

**Nays:** *None*

**Abstain:** *None*

**Motion Carried**

4. Consider for Approval an Ordinance Granting Approval of a Map Amendment and Forty-Six Unit Planned Development with Zoning Departures for the Harper Pointe PUD

**Motion:** *Trustee Collier moved, seconded by Trustee McAlpine to approve an ordinance granting approval of a map amendment and forty-six unit planned development with zoning departures for the Harper Pointe PUD.*

### Discussion

Director Simmons provided an overview of the proposed development.

Trustee McAlpine asked Dave Cook, Elm Tree Properties, to provide information regarding the projected timeframe and price points for the proposed development.

Mr. Cook stated his goal is to submit permit applications by December 2019, begin construction in March-April 2020, and project completion in 2-3 years. Mr. Cook stated the market pricing for the senior rental one-bedroom units is estimated to be \$1,200 – \$1,400 and two-bedroom units around \$1,600 – \$1,900. The duplex units for sale are estimated to be priced in the high \$200,000 range, however they are looking at options which could lower the price to the mid-\$200,000 range.

Trustee Collier asked if the rehab of rental building or the construction of the units for sale would be occur first. Mr. Cook stated the work for both projects would occur simultaneously, with the rehab of the rental building beginning in the spring of 2020.

Mayor Kownick asked if there will be a Homeowners Association (HOA). Mr. Cook stated they hope to have one HOA for the proposed development as well as the one currently under construction.

**Ayes:** *Collier, McAlpine, Weinhammer, Betz, Kraus*

**Nays:** *None*

**Abstain:** *None*

### ***Motion Carried***

## **IX. Administrator's Report**

Administrator Rife stated trick-or-treat hours will be 3:00 – 7:00 p.m. on October 31<sup>st</sup>.

## **X. Department Head Reports**

Chief Finlon stated the CGHS homecoming parade will be October 5<sup>th</sup> at 10:00 a.m. beginning on First Street.

Director Morimoto stated several projects will take place the week of October 7<sup>th</sup>:

- The Rt. 14 sidewalk project
- Fiber optic utility work downtown
- Curbside brush pickup for the north side of Rt. 14
- Hydrant flushing

Director Morimoto stated residents should be receiving information in the mail from the new refuse contractor, Flood Brothers, which will provide them with service options. Director Morimoto stated the warming shelter at the Metra station is now open for use.

Mayor Kownick thanked Director Morimoto and Director Simmons for their departments' work on the Cary Lake at Rotary Park project opening and ribbon cutting.

**XI. Future Agenda Items and Discussion by Village Board**

None.

**XII. Adjourn**

There being no further items to discuss, a motion was made to adjourn the meeting at 6:41 p.m.

**MOTION: Trustee McAlpine**

**SECOND: Trustee Weinhammer**

**The Voice Vote noted all ayes and the motion carried.**

**Respectfully Submitted,**

  
\_\_\_\_\_  
**Susan Greene, Deputy Village Clerk**