

VILLAGE OF SLEEPY HOLLOW  
VILLAGE BOARD MEETING MINUTES

FEBRUARY 1, 2016

The regular meeting of the Sleepy Hollow Corporate Authorities was called to order at 7:35 p.m. at the Sleepy Hollow Village Hall. Board members in attendance were President Stephan Pickett and Trustees Scott Finney, Dennis Fudala, Joseph Nemec, Jeff Seiler and Donald Ziemba. Trustee Russell Getz was absent. Also in attendance were Village Attorney Mark Schuster, Village Engineer Jeff Steele, Director of Finance Ellen Volkening, and Police Chief James Linane.

MINUTES

1. Seiler moved with a second from Nemec to approve the Village Board Meeting Minutes of January 18, 2016. Motion passed with Ziemba abstaining.

PRESIDENT

1. President Pickett reviewed the proposed letter to accompany the stickers/tags application to the residents which extends the deadline to purchase and display stickers to the close of business on Monday, May 2. After the deadline, the Secretary of State list of registered vehicles in Sleepy Hollow will be compared to village residents to determine who has not purchased vehicle stickers.

CLERK

1. Finney moved with a second from Seiler to approve the January 19, 2016 Comcast request for a utility permit. Motion passed unanimously.

PLAN COMMISSION

No report.

ZONING BOARD

No report.

ZBA

No report.

ATTORNEY

1. Nemec moved with a second from Finney to approve Ordinance No. 2016-2, "An Ordinance Amending Article 12 of Title 1 of the Village Code Regarding Settlement of Various Offenses and the Village's Administrative Warning Ticket Program." Aye: Nemec, Finney, Fudala, Seiler, Ziemba. Motion passed. This corrects some information from a previous ordinance.

ENGINEER

1. Engineer Steele and Trustee Nemec reviewed the areas of Kay Court and Thorobred Lane regarding on-going drainage issues. Mr. Steele discussed a possible solution to the Thorobred Lane area and estimated a cost of \$22,000. The installation of underground pipes to the creek would eliminate the low spot on Thorobred and remove the need for Public Works to pump out the area when it rains. Ditches in the area could also be regraded. A second project on Kay Court would replace collapsed drain tiles in the area and utilize a drainage easement, along with regrading the ditches. This second project was estimated to cost \$18-19,000. These projects will be added to upcoming budget discussions.

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2. The sanitary water meter at Locust is deteriorating at its base as is the lining in the manhole. Mr. Steele will obtain cost estimates for this work. West Dundee will also need to be contacted regarding this project when the work is done. This will also be added to the budget discussions.

DIRECTOR OF FINANCE

1. Ziembra moved with a second from Seiler to approve the accounts payable of February 1, 2016 in the amount of \$72,593.49. Aye: Ziembra, Seiler, Finney, Fudala, Nemec. Motion passed. One of the bills will be deferred until the next meeting.

COMMENTS FROM THE PUBLIC

1. Don Plass spoke on behalf of the Bluffs Homeowners Association regarding burned out street lights. He was advised of the village financial constraints and possible solutions to address this issue. Mr. Plass said the Homeowners' Association may consider paying the cost to replace one streetlight in the Bluffs per year with an LED light. He was asked to submit a written proposal to the Village.

PARKS, ROADS AND STREETS

No report.

FINANCE

1. Trustee Ziembra reviewed the December 31 financial statements.

WATER AND SEWER

No report.

POLICE AND PUBLIC SAFETY

No report.

PUBLIC BUILDINGS AND ENVIRONMENTAL

1. The tree ordinance revisions were deferred to the next meeting.

BUILDING AND ZONING ENFORCEMENT

No report.

OLD BUSINESS

1. The revised codebook summary is ready to be posted on the Village website and given to new residents. It will be revised again in the near future if changes are made to the zoning code.

2. Mr. Schuster and the Board discussed his memo regarding possible options for the Village's future, and the process of each, should the tax increase referendum fail. The three possible options are (a) dissolution of the village as a municipal corporation, which would be initiated by residents; (b) annexation to an adjoining municipality, which would be initiated by ordinances from both municipalities or resident petition; (c) unification with a contiguous municipality where a new name would be chosen, which would be initiated by resident petitions of both municipalities and submitted to the circuit clerk. All options would require a referendum and majority affirmative vote by the residents to proceed. The Board agreed this summary should be put on the Village website.

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3. Mr. Schuster presented draft comprehensive zoning text amendments regarding sheds, boats, and fences. These amendments are also rewritten in a more organized and understandable format. This should be reviewed by the Board and Police Chief for any changes, after which the Zoning Board will be directed to schedule a hearing on these proposed changes for Sections 8-3A-3 and 8-3A-5 of the Village Code.

4. Trustee Finney felt that the proposed cell tower should be camouflaged and the location moved farther south of the current proposed location. There was concern about whether the location would affect the annual fireworks display.

NEW BUSINESS

No report.

Seiler moved with a second from Finney to adjourn to executive session at 8:43 p.m. for the purpose of discussing sale or lease of public property pursuant to §2(c)(6) of the Open Meetings Act. Aye: Seiler, Finney, Fudala, Nemec, Ziemba. Motion passed.

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The regular meeting resumed at 9:27 p.m.

Nemec moved with a second from Seiler to adjourn the meeting at 9:27 p.m. Motion passed unanimously.

Respectfully submitted,



Norine Olson  
Village Clerk



Released 7-3-17

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VILLAGE BOARD

EXECUTIVE SESSION MINUTES  
FEBRUARY 1, 2016

The executive session of the Sleepy Hollow Corporate Authorities was convened at 8:43 p.m. at the Sleepy Hollow Village Hall for the purpose of discussing the lease of village owned property pursuant to Section 2(c)(6) of the Open Meetings Act. Board members in attendance were President Stephen Pickett, and Trustees Scott Finney, Dennis Fudala, Joseph Nemec, Jeff Seiler, and Donald Ziemba. Trustee Russell Getz was absent. Also in attendance was Village Attorney Mark Schuster.

President Pickett stated the purpose of the meeting was to discuss the lease proposal from National Wireless for the proposed cell tower. Mr. Pickett prefers the Village and Mr. Schuster negotiate the terms of the lease, rather than retain outside assistance.

Trustee Finney, an employee of AT&T, did not feel it necessary to recuse himself from these discussions but would also discuss this with his employer's legal counsel.

Trustee Nemec asked if the Village should see if other companies may be interested in building a cell tower with more lucrative options for the Village. He also questioned if there was any advantage to the Village taking ownership of the tower at a certain point.

The lease should be modified to include additional monthly fees to the Village for any new carriers that are added to the tower. QuadCom would also like to be added to the tower but we do not anticipate revenue from them. The eventual removal of the tower should also be addressed in the lease so the Village does not become liable for the costs associated with the removal, with a bond to ensure this removal.

The Board wishes to move the tower location farther south, to the tree line, if possible. It was unknown if the area is flood plain which could prevent a location change.

The Board will also ask that the tower be camouflaged. A windmill was suggested as was a black tower. It was agreed that Corten, a weathering steel that will turn a rust color over time, and requires no painting, was a better option.

The Board directed Mr. Schuster to also request a monthly lease amount of \$2,950, with an annual escalator of 3% across the board. The Board prefers a stream of monthly payments rather than any advance lump sum payments.

Ziemba moved with a second from Seiler to adjourn the executive session at 9:27 p.m. Motion passed unanimously.

Respectfully submitted,

*Norine Olson*

Norine Olson, Village Clerk