

VILLAGE OF SLEEPY HOLLOW  
VILLAGE BOARD MEETING MINUTES

MARCH 20, 2017

The regular meeting of the Sleepy Hollow Corporate Authorities was called to order at 7:30 p.m. at the Sleepy Hollow Village Hall. Board members in attendance were President Stephan Pickett and Trustees Scott Finney, Dennis Fudala, Russell Getz, Joseph Nemec, Jeff Seiler and Donald Ziemba. Also in attendance were Village Attorney Mark Schuster, Director of Finance Ellen Volkening and Police Chief James Linane.

MINUTES

1. Ziemba moved with a second from Seiler to approve the Village Board Meeting Minutes of March 6, 2017. Paragraph 3 on page 3 should be modified to reference the truck weight instead of truck vehicle stickers. Motion passed unanimously.

PRESIDENT

No report.

CLERK

No report.

PLAN COMMISSION

No report.

ZONING BOARD

No report.

ZBA

No report.

ATTORNEY

No report.

ENGINEER

No report.

DIRECTOR OF FINANCE

1. Ziemba moved with a second from Seiler to approve the accounts payable of March 20, 2017 in the amount of \$63,384.05. Aye: Ziemba, Seiler, Finney, Fudala, Getz, Nemec. Motion passed.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

Ziemba moved with a second from Nemec to amend the agenda to move the 8 pm discussion with the soccer clubs to now. Motion passed unanimously.

Representatives from Bayern Soccer Club and DC Lions Soccer Club were present to express concerns about the new fee structure for use of the soccer fields which increases costs substantially. Trustee Nemec said it was his recollection that the Village wanted Sundays to be considered more

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special and thus permit fees would be charged on a per Sunday use but the other days would be a permit fee per season; either use would also include the hourly fees for the fields. The rates double for use by non-residents. Trustee Getz noted that his prior research showed the Village was previously charging very little and cost far less than other soccer fields in the Fox Valley region. The policy is not completely clear on the Sunday rental. The intent was to charge more on Sunday in an effort to keep it quieter and allow use by residents on that day. Seiler moved with a second from Nemec to clarify the soccer field use policy that residents will be charged a \$50 permit fee per field, per season plus \$5/hour per field (double for non-residents), on Monday through Saturday. Trustee Finney suggested some type of reduced rate for Sunday use for this year. The rep for DC Lions said he has used the fields for several years and the club is comprised of local families. Finney moved with a second from Nemec to amend the motion to cap the permit fees for DC Lions not to exceed \$200 for this year. Motion passed with Seiler voting nay and Getz abstaining. On main motion: Aye: Seiler, Nemec, Finney, Fudala, Getz, Ziemba. Motion passed.

PARKS, ROADS AND STREETS

1. Getz moved with a second from Seiler to approve the purchase requisition of 700 tons of salt. Aye: Getz, Seiler, Finney, Fudala, Nemec, Ziemba. We will receive the salt through the state program as we have in the past and should have room to store it in the salt barn. The price is unknown at this time.

FINANCE

1. Trustee Ziemba briefly reviewed the 10 month financial statements, noting that surplus is down from last year but we appear on track to meet our final budget numbers, which are lower than last year.

WATER AND SEWER

1. Water efficiency is still down due to water breaks. Sewer efficiency is also down but the meters were recently re-calibrated so that may help.

POLICE AND PUBLIC SAFETY

1. The monthly police activity report was briefly reviewed. Chief Linane also explained the flyer for a fundraiser to benefit the Illinois Chapter of Concerns of Police Survivors that is being sponsored by the SHPD. Clothing and small "hard goods" can be brought to the Village Hall on April 8<sup>th</sup> and the organization will be paid by the pound for the donations.

PUBLIC BUILDINGS AND ENVIRONMENTAL

1. Republic Services dropped off a summary of their proposal to extend their trash/recycling contract, which Trustee Nemec reviewed. This will be on the next agenda for discussion. Another trash company also advised Trustee Nemec that they would like to be included if we go out to bid on the contract.

2. The engineers reviewed the bridge at the Village Hall and recommend it be abandoned for safety. The cost to replace it would be \$175-225,000. He also suggests the blacktop private drive from the trail to Sleepy Hollow Road be removed so maintenance is not necessary and to discourage



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people from turning onto it from Sleepy Hollow Road. Some board members did not feel the asphalt road needed to be removed and that it could simply be blocked off. The village and postal boxes could be moved to an "island" area on the driveway off Thorobred to allow easy access by residents and the postman. The bridge access by vehicles will be blocked as soon as possible.

BUILDING AND ZONING ENFORCEMENT

No report.

OLD BUSINESS

1. A survey from the Code Enforcement Officer was presented and will be discussed at another meeting. This compared the handling by nearby towns of commercial vehicles/appurtenances, boats, trailers, etc. It was suggested the Zoning Board chair attend the next meeting to give his comments on these issues.
2. Chief Linane said the auction house has now quoted him a very high cost to transport the end loader to their facility for auction. He will follow up with the auction house. The Chief suggested we put the end loader at the end of the driveway with a for sale sign in the meantime.

Getz moved with a second from Seiler to adjourn to executive session at 8:28 p.m. to discuss lease of village-owned property pursuant to §2(c)(6) of the Open Meetings Act. Aye: Getz, Seiler, Finney, Fudala, Nemec, Ziemba. Motion passed.

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The regular meeting resumed at 8:45 p.m.

The Board discussed certain terms of the Insite Towers Development cell tower lease with Robert Stapleton of National Wireless, who was present. President Pickett noted there was an approximate \$10,000 outstanding balance for professional fees. Mr. Stapleton said they would make payments toward that balance – two \$1,000 payments for a 9 month option to allow time to obtain federal approvals, \$5,000 within 60 days of executing the agreement, and \$1,000 when the first month's rent starts. He said he does not see an issue with making the village whole from legal fees.

The monthly rent would be \$1,800 and Mr. Stapleton agreed to a 2% escalator per year, with a review every five years to look at past averages and make any adjustments.

Mr. Stapleton also agreed to co-locator fees of \$500/month and \$750/month for the second and third co-locators.

Mr. Stapleton briefly discussed the steps they have started toward this project. Mr. Stapleton also offered the Village the option of receiving the first year of rent in one lump sum upfront and the Village accepted this offer.

Getz moved with a second from Seiler to accept the cell tower lease of Insite Towers Development with the terms as discussed. Aye: Getz, Seiler, Nemec, Ziemba. Nay: Finney, Fudala. Motion passed.

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NEW BUSINESS

No report.

Seiler moved with a second from Getz to adjourn the meeting at 8:58 p.m. Motion passed unanimously.

Respectfully submitted,

*Norine Olson*

Norine Olson  
Village Clerk

Released 7-3-17

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VILLAGE BOARD

EXECUTIVE SESSION MINUTES  
MARCH 20, 2017

The executive session of the Sleepy Hollow Corporate Authorities was convened at 8:28 p.m. at the Sleepy Hollow Village Hall to discuss a lease of village-owned property pursuant to §2(c)(6) of the Open Meetings Act. Board members in attendance were President Stephan Pickett and Trustees Scott Finney, Dennis Fudala, Russell Getz, Joseph Nemec, Jeff Seiler and Donald Ziemba. Also in attendance was Village Attorney Mark Schuster.

The cell tower lease was reviewed by Mr. Schuster who discussed our counter-proposal with Robert Stapleton of National Wireless.

The monthly rent of \$1,800 is acceptable along with a 2% escalator every year. National Wireless does not feel a CPI rate would not work for their business. The lease will be in 5 year renewal terms. The Board wants to have a review of the escalator every 5 years to compare averages of the CPIU and possibly increase the escalator, but it will not be less than 2%.

National Wireless said they would only pay \$250 and \$350 for the second and third co-locator rent. They will also pay the Village \$5,000 for each new co-locator that comes on the tower.

The lease allows for a \$2,500 repayment of professional fees. The Village has expended over \$15,000 in fees and National Wireless has paid \$5,000, leaving a balance of \$10,000. The Board was divided on splitting the \$10,00 balance between the Village and National Wireless. It was noted that the lease does have a paragraph to reimburse the Village for reasonable defense fees and costs should there be a legal challenge to this lease or related matters.

Ziemba moved with a second from Seiler to adjourn the executive session at 8:45 p.m. Motion passed unanimously.

Respectfully submitted,

*Norine Olson*

Norine Olson  
Village Clerk