

**VILLAGE OF HUNTLEY
VILLAGE BOARD MEETING
December 6, 2012
MINUTES**

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, December 6, 2012 at 7:02 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, IL 60142.

ATTENDANCE:

PRESENT: Mayor Charles Sass; Trustees: Pam Fender, Ron Hahn, Nick Hanson, Niko Kanakaris, Harry Leopold and John Piwko.

ABSENT: None

IN ATTENDANCE: Village Manager David Johnson, Senior Assistant to the Village Manager Lisa Armour, Management Assistant Barbara Read, Director of Development Services Charles Nordman and Village Attorney Mike Coppedge.

PLEDGE OF ALLEGIANCE: Mayor Sass led the Pledge of Allegiance.

SPECIAL PRESENTATION: None

PUBLIC HEARING:

- a) Public Hearing for the Downtown TIF District for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of tax increment allocation financing therefor

A MOTION was made to Open the Public Hearing at 7:03 p.m.

MOTION: Trustee Leopold

SECOND: Trustee Fender

A Voice Vote noted all Ayes and the motion carried.

Director of Development Services Charles Nordman reviewed a Power Point presentation and reported that the Village of Huntley is required by the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4.1) to conduct a public hearing for the proposed Downtown TIF District prior to consideration of adoption of the three ordinances designating the proposed TIF District. The public hearing is the opportunity for public comment on the draft TIF Plan. Notice of the public hearing was given pursuant to Section 11-74.4-5 of the TIF Act, which included notice to Interested Parties, affected taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois on October 4, 2012; by publication in the *Northwest Herald* on November 10, 2012, and November 14, 2012; to residential addresses within 750 feet outside the TIF area on October 11, 2012; and to taxpayers within the TIF area on November 15, 2012.

TIF Redevelopment Plan and Qualifications Report

The proposed TIF District is comprised of 184.1 acres that includes the downtown and Route 47 corridor from Mill Street to north of Algonquin Road. The proposed TIF District makes up approximately 2% of the Village's equalized assessed value (EAV).

The Village's consultant, Kane McKenna and Associates, studied the proposed TIF District to determine its qualification under the TIF Act. Despite the central location at Main Street and Route 47 and the Village-wide growth in recent years, the proposed district faces a number of long-standing redevelopment challenges: certain structures in the area are underutilized; sites may require infrastructure improvements; parking and traffic improvements require continued coordination; and businesses face the general risk of obsolescence or underutilization. It was determined that the improved portion of the TIF District would qualify as a "conservation area" as the term is defined under the TIF Act, and that the 17-acre vacant tract at the corner of Mill Street and Route 47 also would qualify as a "blighted-vacant area" pursuant to the TIF Act. Overall, the parcels within the TIF District either have declined, or are in danger of declining, toward a blighted condition. This condition prevents, or threatens to prevent, the healthy economic and physical development of properties in a manner that the community deems essential to its overall economic health. Additionally, a finding of lagging EAV was made pursuant to the TIF Act due to property in the TIF District having either grown slower or decreased more than the Village EAV during three of the last five years.

Through the TIF Redevelopment Plan and as part of a comprehensive economic development planning, the Village intends to attract and encourage commercial and retail/mixed use to locate, upgrade, expand and/or modernize their facilities within Huntley and to upgrade infrastructure, including streetscape, within the TIF area. This type of significant investment has not occurred in past years and it is unlikely that the area as a whole would be developed or improved in a coordinated manner unless the TIF District is adopted. Ultimately, the implementation of the TIF District will benefit both the Village and surrounding taxing districts, by virtue of the expected expansion of the tax base.

Joint Review Board

The TIF Act requires that the Village convene a Joint Review Board (JRB) to review and consider the proposed District. The JRB is required to consist of a representative of the Village and a representative selected by each community college, local school district, park district, library district, township, fire protection and county that has authority to directly levy taxes on the property within the proposed TIF District. A public member is also nominated by the members of the JRB to sit on the Board.

The JRB met on October 23 and November 1, 2012. Members in attendance included representatives of the Village of Huntley, Huntley Fire Protection District, Huntley Park District, Huntley Area Public Library District, and public member (Ron Giordano). Representatives from McHenry County, McHenry County College #528, Community Consolidated School District #158, and Grafton Township were noticed of the meeting in accordance with the TIF Act, but did not attend.

The JRB reviewed the TIF Plan, eligibility criteria and draft ordinances on October 23, 2012. Prior to recommending approval, members elected to advise their respective boards of the information before voting on a recommendation. Therefore, a second JRB meeting was held on November 1, 2012, at which time the JRB members unanimously approved an advisory, non-binding recommendation to the Village Board to designate the Downtown TIF District.

Financial Impact

The proposed TIF budget is \$40 million based on a current EAV of approximately \$16.6 million and a projected EAV of approximately \$52 to \$58 million at the end of the 23-year period. The proposed budget does not obligate the Village to expend that amount, nor does it guarantee that \$40 million will be generated by the TIF. Ultimately, market conditions and the scope of redevelopment projects will determine the amount of funds generated by the TIF District. Furthermore, the proposed budget is what the TIF has the potential to generate over its lifespan (23 years) – not an annual budget. Nor is it funds the Village will have available upon approval of the TIF; It will most likely take several years for the TIF to generate notable increment.

The overall budget cannot be exceeded, but the individual line-items in the budget are flexible. Adjustments may be made in line-items, either increasing or decreasing line-item costs for redevelopment.

Mr. Robert Rychlicki and Nicholas Greifer from Kane McKenna reviewed the following Power Point presentation:

Overview

- I. Background on Proposed TIF District / Plan for Downtown Area
- II. Factors Qualifying Area as a TIF District
- II. Key Elements of TIF Plan

I. Background

The TIF Area

- Area focused on Downtown and Route 47 Corridor
- Generally covers the area subject to Downtown Revitalization Plan which established goals for area
- TIF is tool to achieve goals

Strategic Importance

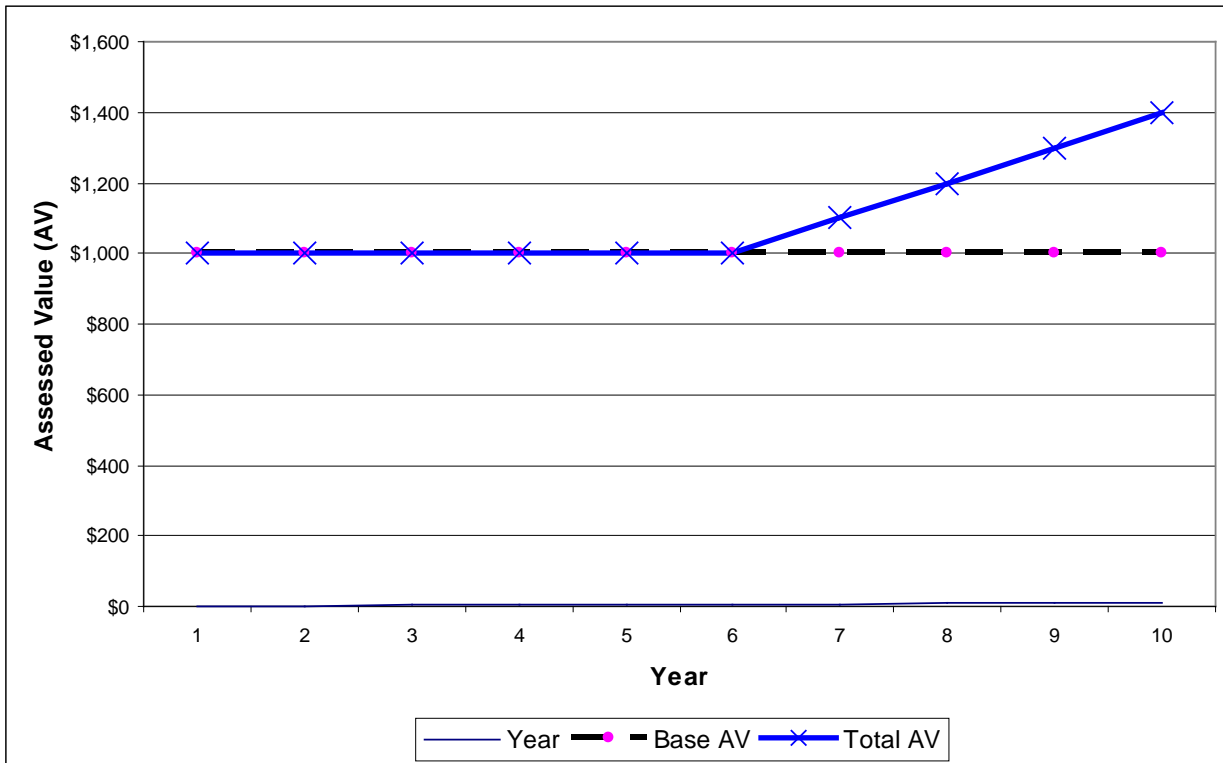
- Historic center of the community
 - Rt 47/Main “heart” of community
- One of few walkable commercial areas in the Village limits
- Also home to key employers
 - Crucial for business retention program
- Despite location and strategic importance, area faces challenges in the marketplace
- Comprehensive/Downtown Revitalization Plan
- Economic Development Goals
- TIF Plan
- RPA Objectives, Plans, and Strategies

Review of TIF Financing

TIF involves splitting property tax revenue generated from properties within the TIF District into two components or “buckets”:

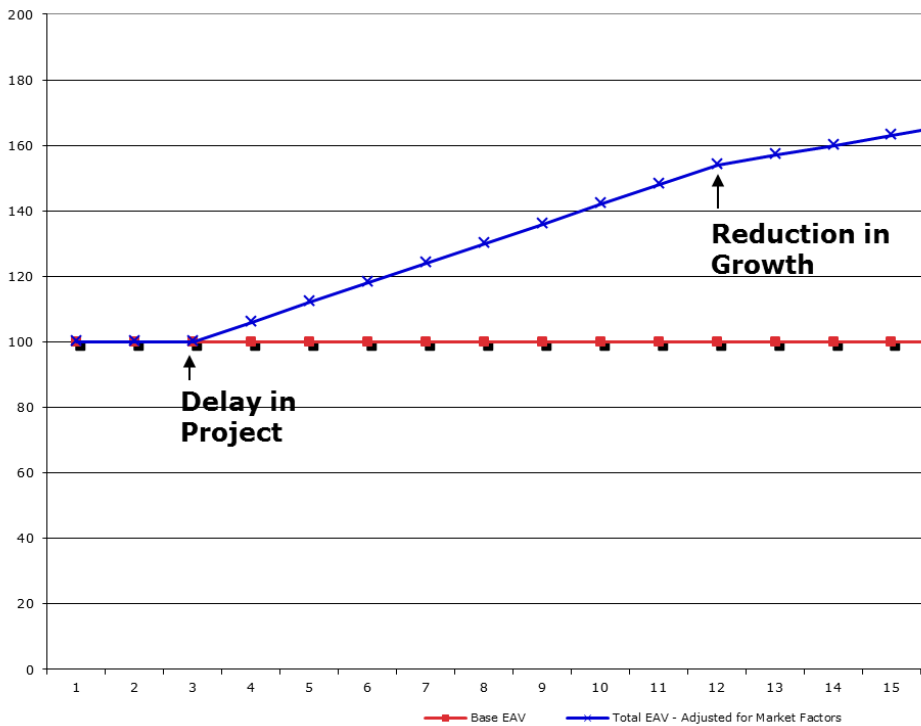
- Bucket for Base Revenues – For All Local Governments
- Bucket for Incremental Revenues – For Redevelopment within TIF

Ideally, a successful TIF produces positive incremental revenue over time.



In practice, a successful TIF faces certain challenges in seeking to generate positive increment

TIF Performance Adjusted for Project-Related Risks



II. Qualification Factors

The proposed TIF District is found to qualify under the following criteria:

12.06.12 VB Minutes

- *Improved property* - As a “conservation area,” based upon the findings that:
 - A majority (82 out of 102 buildings) are over 35 years in age
 - A combination of 3 or more of the 13 factors set forth in the TIF Act are present in the area
- *Vacant area* – A small portion in the southwestern part of the TIF is separately qualified as “blighted-vacant”
 - Because of lagging EAV and obsolete platting

Improved Property –
Conservation Area Findings Underlined

- 1) Dilapidation
- 2) Obsolescence
- 3) Deterioration
- 4) Presence of Structures Below Code
- 5) Illegal Uses
- 6) Excessive Vacancies
- 7) Lack of Ventilation and Sanitary Facilities
- 8) Inadequate Utilities
- 9) Excessive Land Coverage
- 10) Deleterious Layout
- 11) Environmental Clean-up
- 12) Lack of Community Planning
- 13) Lagging EAV

Obsolescence

- The area is economically and functionally obsolete
 - Economically, obsolescence is manifested by the EAV stagnation + declining property values + vacancies
 - Functional obsolescence seen in the number of “retrofits” (e.g., Union Special building, Catty Manufacturing plant)
- When one part of the Village stagnates, such as this area, this shifts the tax burden onto other parts of Village

Deleterious Layout/Lack of Community Planning

- Per the TIF Act, deleterious layout evidenced by inadequate ingress/egress, limited buffering vs. residential areas (e.g., Dean’s), and other indicators
- Lack of community planning under Act refers to development well before any modern land use planning methods/zoning were utilized

Inadequate Utilities

- Utilities use obsolete materials
 - E.g., Sewer and water mains use outmoded materials prone to breakage/outage such as vitrified clay (modern materials include PVC and ductile iron)
 - Water detention capacity limited too

Lagging EAV

- Equalized Assessed Valuation (EAV) of the proposed TIF District has lagged behind the balance of the Village’s EAV

- 3 of the last 5 years
- TIF Act requires a minimum finding for three of the last five years

Lagging EAV – Improved Area

	2011	2010	2009	2008	2007	2006
Total EAV for Sub-Area 1	\$15,597,132	\$16,061,505	\$17,150,874	\$15,800,908	\$15,208,545	\$14,298,907
EAV Change (%)	-2.9%	-6.4%	8.5%	3.9%	6.4%	--
Village EAV (Excluding Sub-Area)	\$774,153,271	\$779,247,310	\$858,291,784	\$826,381,247	\$758,983,336	\$659,290,400
Village EAV Change (%)	-0.7%	-9.2%	3.9%	8.9%	15.1%	--
CPI	3.2%	1.6%	-0.4%	3.8%	2.8%	--

Lagging EAV – Vacant Area

	2011	2010	2009	2008	2007	2006
Total EAV for Sub-Area 2	\$999,945	\$965,479	\$1,021,711	\$1,021,711	\$998,497	\$935,073
EAV Change (%)	3.6%	-5.8%	0.0%	3.3%	5.4%	--
Village EAV (Excluding Sub-Area)	\$788,750,458	794,343,336	874,420,947	841,160,444	773,203,384	672,654,234
Village EAV Change (%)	-0.7%	-9.2%	4.0%	8.8%	14.9%	--
CPI	3.2%	1.6%	-0.4%	3.8%	2.8%	--

III. Key Elements of TIF Plan

- Base EAV: \$16,597,077 (2011 EAV)
- Projected EAV: Upon completion of redevelopment, approximately \$30,000,000 to \$35,000,000
- Proposed TIF Budget: \$40,000,000 (see next slide)

The TIF Budget is:

- A maximum amount which does not obligate the Village to expend such amounts
- Sized to accommodate potential development requirements
- 23 year budget, not annual budget
- Proposed Land Uses: Retail, commercial, institutional, and residential uses

Program Actions/Improvements	Estimated Costs
Land Acquisition, Assembly, and Relocation	\$4,000,000
Site Preparation, Including Environmental Remediation, Demolition, and Site Grading	\$4,000,000

Utility Improvements (Including Water, Storm, Sanitary Sewer, Service of Public Facilities, Burial of Overhead Lines, and Road Improvements)	\$17,000,000
Rehabilitation of Existing Structures; Taxing District Capital Improvements	\$5,000,000
Public Facilities (including Public Open Space, Parking Facilities and Streetscaping, and Other Public Amenities)	\$8,000,000
Interest Costs Pursuant to the Act	\$500,000
Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reporting, and Marketing)	\$500,000
Job Training	\$500,000
Statutory School and Library District Payments	\$500,000
TOTAL ESTIMATED TIF BUDGET	\$40,000,000

- Budget Guidelines
 - Overall budget cannot be exceeded
 - Line-items in budget are flexible
 - Covers 23 years; hence difficult to estimate
 - Budget expenditures subject to:
 - Village approvals
 - Determination of appropriateness of costs
 - Special TIF audit
 - Review by JRB annually

A TIF Plan.....IS

- A general framework for economic development
- Authorizes but does not require expenditures in certain broad categories
- IS NOT
 - A detailed “blueprint” or strategy document (the Comp Plan, downtown study, and other Village planning efforts fulfill that function)
 - A document mandating expenditures
 - Village Board would have to authorize funding of specific economic development activities under separate ordinances

Next Steps: Upon conclusion of the Public Hearing:

The Village Board has 14-90 days to adopt the three ordinances necessary to implement the TIF.

At the completion of the presentation, Mayor Sass asked if the Village Board had questions.

Trustee Fender asked what would be considered “improved”; Mr. Rychlicki explained that it could be items such as buildings and parking lots. Trustee Fender asked about a residential home being razed for a commercial building within the TIF district; Mr. Rychlicki stated that demolition and acquisition costs are eligible costs but not construction of a new building.

Trustee Hahn asked if this was always tied to 23 years; Mr. Rychlicki reported that it is typically 23 years

but a petition could be made for 12 additional years but that would need State Legislative approval.

There were no other comments or questions from the Village Board.

Mayor Sass noted that two (2) residents signed up for Public Comment.

Mack Titus, 12156 White Tail, Huntley stated that it was mentioned that the TIF will not create a new tax but he stated that he believes there is evidence to the contrary and noted that higher levy rates are created for all property owners and noted the 2006 Lincoln Institute Study states that in 250 of 257 TIF Districts in Illinois the property values did not have faster growth; 2009 Chicago property owners pay higher taxes. He stated that a TIF should not be created now.

Carol Donahue, 11875 Mill Street, Huntley stated that the plan gives no specifics to the items listed on page 8 of the Downtown Redevelopment Plan for land assembly, expansion of Jim Dhamer park, Catty, or improved parking.

There were no other comments from the public.

A MOTION was made at 7:28 p.m. to close the Public Hearing.

MOTION: Trustee Fender

SECOND: Trustee Piwko

The Voice Vote noted all ayes and the motion carried.

Mayor Sass reported that the Agenda is being amended to go into Executive Session at this time for a) Probable or Imminent Litigation and Pending Litigation and c) Property Acquisition, Purchase, Sale or Lease of Real Estate.

A MOTION was made to go into Executive Session at 7:28 p.m. for a) Probable or Imminent Litigation and Pending Litigation and c) Property Acquisition, Purchase, Sale or Lease of Real Estate.

MOTION: Trustee Fender

SECOND: Trustee Piwko

The Voice Vote noted all Ayes and the motion carried.

A MOTION was made at 7:48 p.m. to exit Executive Session.

MOTION: Trustee Leopold

SECOND: Trustee Fender

The Voice Vote noted all Ayes and the motion carried.

PUBLIC COMMENTS: None

ITEMS FOR REVIEW AND CONSIDERATION:

- a) Approval of the November 8, 2012 and November 15, 2012 Village Board Meeting Minutes

Mayor Sass asked if the Village Board had any comments or changes to the Minutes; there were none. Mayor Sass reported that Trustee Kanakarlis was absent from the November 15, 2012 Village Board

meeting.

A MOTION was made to approve the November 8, 2012 Village Board Meeting Minutes.

MOTION: Trustee Fender
SECOND: Trustee Hahn
AYES: Trustee Fender, Hahn, Hanson, Kanakaris, Leopold and Piwko
NAYS: None
ABSENT: None
The motion carried: 6-0-0

A MOTION was made to approve the November 15, 2012 Village Board Meeting Minutes.

MOTION: Trustee Leopold
SECOND: Trustee Piwko
AYES: Trustee Fender, Hahn, Hanson, Leopold and Piwko
NAYS: None
ABSENT: None
ABSTAIN: Trustee Kanakaris
The motion carried: 5-0-0-1

a) Approval of the December 6, 2012 Bill List in the Amount of \$209,637.89

Mayor Sass asked if the Village Board had any comments or questions; there were none.

A MOTION was made to approve the December 6, 2012 Bill List in the Amount of \$209,637.89.

MOTION: Trustee Piwko
SECOND: Trustee Fender
AYES: Trustee Fender, Hahn, Hanson, Kanakaris, Leopold and Piwko
NAYS: None
ABSENT: None
The motion carried: 6-0-0

b) Approval of Resolution (R)2012-12.38 - General Services Agreement with Layne Christensen Company for the Maintenance and Repair of Village Wells and Pumps

Mayor Sass reported that last year, the Village Board approved Resolution (R)2011-10.30 to enter into a general services agreement with Layne Christensen Company for the maintenance and repair of Village wells and pumps. Layne Christensen Company has been drilling and servicing Village wells and pumps for over 20 years. Because of this long-standing business relationship, Layne Christensen is continuing to offer a loyalty discount of 5% to 10 % based on work performed.

Staff Analysis

Layne Christensen is a sole vendor for all five wells currently installed at all Village facilities. The proposed contract is for one-year and can be renewed based on satisfactory performance.

Financial Impact

On an annual basis, one well pump is budgeted and serviced at a cost of \$60,000 to \$100,000. With the applied discount, this would result in a cost savings of between \$3,000 and \$10,000.

Legal Analysis

The Village Attorney reviewed the original service agreement prior to Village Board approval in 2011. The agreement presented at this time has not changed.

Mayor Sass asked the Village Board if there were any comments or questions.

Trustee Hahn asked if there were other companies that could service the wells; Village Manager Johnson reported that Layne Christensen is the only one that services this make/type of well.

There were no other comments or questions.

A MOTION was made to approve Resolution (R)2012-12.38 – General Services Agreement with Layne Christensen Company for the Maintenance and Repair of Village Wells and Pumps.

MOTION: Trustee Hanson

SECOND: Trustee Kanakaris

AYES: Trustee Fender, Hahn, Hanson, Kanakaris, Leopold and Piwko

NAYS: None

ABSENT: None

The motion carried: 6-0-0

c) Review of 2011 – 2015 Strategic Plan

Village Manager David Johnson reported that the Village Board adopted the 2011-2015 Strategic Plan in September, 2010. The plan includes eight vision statements and goals and objectives in support of those statements. Budget goals identified in the FY2013 budget have been brought forward in support of the priorities outlined in the Strategic Plan. It is also important as part of the budget process to review and revise, as needed, the Strategic Plan.

Staff Analysis

Staff is recommending the following revisions:

Deletions:

- Objective 1 under Vision 7, Goal 2 – Complete demolition of former Marathon building and identify new use for site; The building was removed in 2011 and the Master Streetscape Plan for downtown identifies the property as a potential gateway site for signage and landscaping
- Objective 2 under Vision 7, Goal 2 – Complete demolition of vacant building on the northeast corner of Rt. 47 and North Street; The building was removed in 2012

Additions:

- Under Vision 2, add a new goal: Enhance the transportation network throughout the Village; add as objectives: Complete the reconstruction of the full interchange at I-90 and Route 47; Complete the extension of Kreutzer Road from Route 47 to Main Street; Explore the extension of Reed Road west to Coyne Station Road; Identify locations for pedestrian and bike path connections; Promote transit options including bus service and commuter rail

It is important to note that while some goals may not have specific FY2013 action items listed; Staff continues to work on these goals. Many of them are related to on-going programs and activities that go

beyond an individual budget year. In addition, the Strategic Plan covers a time period of five years, and goals and accomplishments will be spread across this timeframe.

2011 – 2015 STRATEGIC PLAN VISIONS, GOALS, AND OBJECTIVES

VISION 1	Setting the standard for managing and providing quality municipal services while maintaining a commitment to preserving our history, environment, and unique demographic make up
<i>Goal 1</i>	<i>Improve Service Delivery Methods Throughout All Departments</i>
Objective 1	Evaluate current technology and procedures and update as needed
Objective 2	Utilize the Village’s web site to conduct more transactions on-line
Objective 3	Investigate other forms of technology and service delivery methods to identify areas for improvement
<i>Goal 2</i>	<i>Enhance communications with residents, businesses, and others</i>
Objective 1	Expand use of the Village web site and internet to disseminate and collect information
Objective 2	Actively seek opportunities to speak to community groups
Objective 3	Host public information meetings for residents on important community projects
<i>Goal 3</i>	<i>Maintain and enhance commitment to organizational development</i>
Objective 1	Update the Organization and Staffing study to reflect current and projected operating conditions
Objective 2	Invest in on-going training of elected officials, employees, and volunteers as budget allows
Objective 3	Review location and capacity of existing Village facilities to determine space needs and identify areas for potential satellite facilities if needed
<i>Goal 4</i>	<i>Establish a balance between preserving unique historical structures while encouraging redevelopment opportunities</i>
Objective 1	Establish criteria to determine candidate properties for preservation and rehabilitation
Objective 2	Identify properties to be preserved and properties more suitable for redevelopment
Objective 3	Work to ensure new development is complementary to adjacent development
<i>Goal 5</i>	<i>Enhance the financial position of the Village</i>
Objective 1	Conduct a comparative analysis of license and permit fees with other communities
Objective 2	Identify potential new sources of revenue to reduce reliance on State shared revenues
Objective 3	Monitor legislation at the state level that would impact Village finances
VISION 2	Protecting and enhancing the quality of life and preserving resources for future generations

<i>Goal 1</i>	<i>Promote responsible property ownership and tenants in all neighborhoods and commercial developments</i>
Objective 1	Implement a rental property inspection program
Objective 2	Maintain an active code enforcement program that acts to prevent complaints rather than reacting to calls
Objective 3	Provide educational resources to assist property owners and tenants
Objective 4	Explore incentives to encourage rehabilitation of existing housing
<i>Goal 2</i>	<i>Maintain public safety throughout the Village</i>
Objective 1	Maintain CALEA accreditation
Objective 2	Expand crime prevention programs for residents and businesses
Objective 3	Maintain appropriate staffing levels to meet needs and expectations of the community
Objective 4	Annually review and update the Village's Emergency Operations Plan
<i>Goal 3</i>	<i>Protect natural resources</i>
Objective 1	Promote sustainable development standards with new development
Objective 2	Take an active role in regional discussions concerning groundwater supply
<i>Goal 4</i>	<i>Enhance the transportation network throughout the Village</i>
Objective 1	Complete the reconstruction of the full interchange at I-90 and Route 47
Objective 2	Complete the extension of Kreutzer Road from Route 47 to Main Street
Objective 3	Explore the extension of Reed Road west to Coyne Station Road
Objective 4	Identify locations for pedestrian and bike path connections
Objective 5	Promote transit options including bus service and commuter rail
VISION 3	Building partnerships and collaborating with the private sector, community organizations, local taxing bodies and other communities to meet challenges and create opportunities for the future
<i>Goal 1</i>	<i>Promote intergovernmental cooperation</i>
Objective 1	Identify opportunities to share resources for service delivery and to avoid duplication of efforts
Objective 2	Actively participate in local, state, and regional groups such as McHenry Council of Governments to work together to pursue common goals
<i>Goal 2</i>	<i>Expand Business Retention Program</i>
Objective 1	Work with Chamber of Commerce and other organizations to provide assistance to local businesses
Objective 2	Expand business visitation program

<i>Goal 3</i>	<i>Secure facilities to meet the needs of aging community</i>
Objective 1	Work with developers to attract a quality, full service nursing home
Objective 2	Work with area medical providers to secure location of a hospital within the Village
VISION 4	Providing for a variety of housing options for all ages and income groups
<i>Goal 1</i>	<i>Consider affordable senior housing opportunities</i>
Objective 1	Explore local, state, and federal programs to assist with development of affordable senior housing
Objective 2	Identify developers of quality senior housing and establish contacts
Objective 3	Identify appropriate areas of the Village to locate senior housing
<i>Goal 2</i>	<i>Consider mixed-use developments that offer different types of housing choices</i>
Objective 1	Identify appropriate areas of the Village for different housing types
Objective 2	Review and revise land use ordinances to ensure that different housing types can be accommodated
VISION 5	Maintaining and enhancing the business environment to attract quality commercial, office, service, and business park development, creating more opportunities for residents to work and shop in Huntley
<i>Goal 1</i>	<i>Attract quality employers and retailers that create economic strength and employment options</i>
Objective 1	Identify businesses seeking to grow and expand within the Chicago metropolitan region
Objective 2	Develop an aggressive marketing program to reach targeted businesses
Objective 3	Conduct a tour of the community for potential investors to showcase development opportunities
<i>Goal 2</i>	<i>Facilitate location and expansion of businesses to retain and create new jobs</i>
Objective 1	Review and update the economic incentive policy as needed
Objective 2	Maintain a streamlined development review process to expedite approval times
Objective 3	Maintain a streamlined building permit review process to expedite approval times
VISION 6	Attracting new dining, entertainment, and lodging facilities that serve not only Huntley residents, but also serve to draw visitors to the community
<i>Goal 1</i>	<i>Attract quality entertainment establishments that attract visitors and serve residents</i>
Objective 1	Work with developers in Route 47 corridor to attract a quality movie theater
Objective 2	Continue aggressive marketing program to national and regional dining facilities

Goal 2	<i>Attract quality lodging establishments that attract visitors and spin-off investment</i>
Objective 1	Work with developers in Route 47 corridor to attract a quality hotel
Objective 2	Identify potential sites for a large banquet hall and seek a developer
Objective 3	Conduct a feasibility study for a conference center
VISION 7	Preserving and revitalizing downtown Huntley, as well as fostering redevelopment along the Route 47 corridor and infill development in other areas
Goal 1	<i>Establish downtown Huntley as a destination location for residents and visitors</i>
Objective 1	Implement recommendations of Downtown Revitalization Plan
Objective 2	Continue community events held downtown, i.e. Farmers Market, Memorial Day parade, 4 th of July event
Objective 3	Expand the Village Square to accommodate larger events
Objective 4	Identify financial incentives to assist small businesses locate and expand downtown
Goal 2	<i>Pursue redevelopment opportunities along Rt. 47</i>
Objective 1	Complete demolition of former Marathon building and identify new use for site
Objective 2	Complete demolition of vacant building on the northeast corner of Rt. 47 and North Street
Objective 3	Attract a developer to redevelop the Marlowe Feed property
Objective 4	Promote redevelopment of vacant property at northwest corner of Mill St. and Rt. 47 (former school)
Objective 5	Prepare revitalization plan for Rt. 47 corridor from Kreutzer Road to Algonquin Road
Goal 3	<i>Promote adaptive re-use of residences adjacent to the downtown</i>
Objective 1	Review land use ordinances and building codes to identify challenges to re-use of existing buildings
Objective 2	Revise land use ordinances and building codes, as feasible, to facilitate redevelopment
VISION 8	Working with area and regional colleges and universities to establish local facilities offering a wide range of educational and employment training opportunities, including degree programs at all levels
Goal 1	<i>Establish contacts with area schools</i>
Objective 1	Identify appropriate contacts with various institutions and meet with them to introduce Village of Huntley
Objective 2	Maintain regular communication with school officials to position Huntley for future expansion
Objective 3	Work with School District 158 to assess needs of graduating students and to explore establishing programs such as a Police Cadet Program

Goal 2	Develop outreach and marketing program
Objective 1	Work with local property owners and developers to identify available sites
Objective 2	Conduct community survey to assess interest in educational opportunities offered within the community
Objective 3	Host an event in the Village for area schools to showcase available sites and opportunities

FY2013 BUDGET GOALS BY DEPARTMENT

Note: V refers to Strategic Plan Vision Number
G refers to Strategic Plan Goal Number
O refers to Strategic Plan Objective Number

VILLAGE BOARD GOALS FOR 2013

- Continue progress on the Village's two main transportation priorities, the re-constructed full interchange at Interstate 90 and Route 47 and the extension of Kreuzer Road (V2, G4, O1, O2)
- Remain active in the McHenry County Council of Governments (McCOG) and the Illinois Municipal League (IML) for the purpose of monitoring local and state issues that potentially impact the Village of Huntley
- Adopt a Legislative Agenda for 2013 (V3, G1, O2)
- Continue implementation of the goals and objectives of the 2011-2015 Strategic Plan (V1)
- Complete the process of enacting the Downtown Tax Increment Financing (TIF) District (V7, G1, O4)

VILLAGE MANAGER'S OFFICE

- Enhance public information efforts through various communication forms (V1, G2, O1)
- Complete the annual Resident/Customer Service Survey (V1, G2, O1)
- Continue to build a comprehensive Economic Development Plan to attract new retail, commercial, and industrial development (V5, G1, O2)
- Ensure that Centegra Hospital – Huntley commences construction in 2013 to stay on track for a first quarter 2016 opening (V3, G3, O2)
- Continue review and update of Village Code of Ordinances (V1, G1, O1)
- Identify opportunities to share services with other units of government to maximize public resources (V3, G1, O1)
- Continue the 50/50 Residential Tree Replacement Program (V2, G3, O1)

FINANCE AND HUMAN RESOURCES

- Research and implement an e-bill system for distribution of water bills (V1, G1, O2, O3)
- Complete a comprehensive analysis of the health insurance program as part of the 2013 renewal process (V1, G1, O1)
- Continue customer service program training (V1, G3, O2)
- Update the Employee Personnel Manual (V1, G1, O1)

- Submit the Village's FY12 financial report to the Government Finance Officers Association (GFOA) for the purpose of obtaining the Certificate of Achievement in Financial Reporting (CAFR) (V1, G2, O1)
- Submit the Village's FY13 budget document to the Government Finance Officers Association (GFOA) for the purpose of obtaining the Distinguished Budget Presentation Award (V1, G2, O1)
- Implement the 2013 Information Technology Update (V1, G1, O1)
- Upgrade the Audiovisual System in the Village Board Room (V1, G1, O1)
- Conduct the employee fitness test (V1, G3, O2)
- Conduct Village-wide software training (V1, G3, O2)
- Conduct annual fire and tornado drills (V2, G2, O4)
- Continue MXU meter reading device replacement program (V1, G1, O1)

DEVELOPMENT SERVICES

- Continue Implementation of the Downtown Revitalization Plan (V7, G1, O1)
- Coordinate the implementation and administration of Downtown/Route 47 Corridor TIF District (V7, G1, O4)
- Prepare master streetscape plan for Downtown, including the preparation of engineering plans based on a manageable phasing plan (V7, G1, O1)
- Update the text of the Village's Comprehensive Plan (V4, G1, O3 ; V4, G2, O2)
- Continue to track and monitor vacant properties and proactively enforce the Property Maintenance Code (V2, G1, O2)
- Review and amend the Village's Building Code amendments to facilitate development/re-development (V7, G3, O1, O2)
- Continue to bring key development projects through the planning, zoning, and annexation process in a timely manner (V5, G2, O2)
- Continue to improve department policies to further streamline application and development procedures (V5, G2, O3)
- Continue to promote outstanding customer service (V1)
- Continue to educate residents on building code and permit procedures (V2, G1, O3)

ENGINEERING

- Continue partnership with ISTHA to ensure the new full access interchange at I-90 and Route 47 is open to traffic before the end of FY13 (V2, G4, O1)
- Complete construction of Kreutzer Road extension from Route 47 west to Main Street (V2, G4, O2)
- Coordinate the Annual Pavement Management Program, including the resurfacing of Freeman Road, crack sealing, and pavement patching (V2, G4)
- Coordinate completion of the sidewalk connection on Dean Street to Route 47 (V2, G4, O4)
- Conduct environmental studies as needed for the extension of Reed Road (V2, G4, O3)
- Coordinate continued enhancements to the GIS Program (V1, G1, O3)
- Administer the 50/50 Residential Sidewalk Rebate Program (V1, G1, O3)
- Identify and implement green initiatives in the design of new development and infrastructure (V2, G3, O1)
- Enhance the Engineering Department web page to provide additional information and educational resources to residents and developers (V1, G2, O1)
- Continue review and complete update of the Tree and Landscape Ordinance (V1, G1, O1)
- Review and update the Subdivision Regulations and Design Criteria (V1, G1, O1)
- Update Standard Details and Specifications Criteria (V1, G1, O1)

PUBLIC WORKS

- Contract landscape maintenance of grass mowing, fertilizing, and weed control for Municipal Complex (V1, G1, O3)
- Replace windows at Old Village Hall (V1, G4, O2)
- Sealcoat municipal parking lots (V1, G1, O1)
- Conduct Curbside Branch Pick-Up (V1, G1, O1)
- Conduct Parkway Compliance Program (V2, G2)
- Continue Mosquito Abatement Program (V2, G2)
- Maintain streets through regular street sweeping and cleanout catch basins to minimize local flooding hazards (V2, G3)
- Assist with Emerald Ash Borer (EAB)/50-50 Tree Replacement Program (V2, G3, O1)
- Coordinate maintenance and repair of streetlights with contractor (V2, G2)
- Continue Pavement Patching Program as a component of the overall Pavement Management Program (V1, G1, O1)
- Complete installation of rip-rap around Scott Drive detention pond basin (V2, G3)
- Purchase new 6-Wheel Dump Truck equipped with snowplow, wing plow, chemical system, and spreader (V1, G1, O1)
- Purchase new Front End Loader equipped with lifting forks and snowplow (V1, G1, O1)
- Participate in regional Water Task Force discussions on groundwater supply (V2, G3, O2)
- Ensure a high standard of water quality by meeting or exceeding standards set by the Illinois Environmental Protection Agency (IEPA) (V2, G3, O2)
- Paint interior of Well #10 Tower (V1, G1, O1)
- Repaint Tower No. 3 (Southwind) (V1, G1, O1)
- Pull and service Well #10 Well Pump (V1, G1, O1)
- Continue to meet requirements to receive Fluoridation Award from the Department of Public Health (V2, G3, O2)
- Review and update the Water Conservation Program (V2, G3)
- Implement Wastewater Pre-Treatment Program (V2, G3, O2)
- Continue to obtain the Certificate of Recognition for participation and compliance with the Illinois Environmental Protection Agency's (IEPA) Discharge Monitoring Report Quality Assurance Study Program (V2, G3, O2)

- Host IEPA wastewater exams at Public Works facility (V3, G1, O1)
- Continue participation in the Fox Valley Operators Association and other regional groups (V3, G1, O1)
- Host tours for various community groups of the wastewater treatment facilities (V1, G2, O3)
- Continue Sewer Lining Program (V1, G1, O1)
- Continue Televising of Sanitary Sewers (V1, G1, O3)
- Replace East Wastewater Plant Digester Blowers (V1, G1, O1)
- Replace East Wastewater Plant vehicle storage garage (V1, G1, O1)
- Purchase sewer televising camera and accessories (V1, G1, O1)
- Continue annual Lift Station Pump Maintenance and Replacement Program (V1, G1, O1)
- Computerize Rounds and Lab Data Reporting System (V1, G1, O1)

POLICE

- Obtain CALEA re-accreditation (V2, G2, O1)
- Complete 40 hours in-service training per employee (V1, G3, O2)
- Implement a Crime Mapping Program (V1, G1, O1)
- Enhance Bicycle Patrol Program (V1, G1, O3)
- Hire one new Police Officer (V2, G2, O3)
- Assign an additional detective to investigate cyber crimes (V2, G2, O3)
- Train four Crime Prevention Officers (V2, G2, O2)
- Develop curriculum for drug awareness at Leggee School to replace DARE (V2, G2, O2)
- Purchase 3 replacement vehicles for fleet (V1, G1, O1)
- Upgrade Evidence Section (V1, G1, O1)
- Complete Huntley/Algonquin Joint Firearms Training Facility (V1, G3, O3)
- Improve radio communication at Huntley High School (V1, G1, O1)

Mayor Sass asked if the Village Board had any comments or questions; there were none.

This Agenda Item was for review only and no action was required.

- d) Approval of Resolution (R)2012-12.39 - Accept and Place on File the Village of Huntley Village Board and Advisory Board Meeting Date and Holiday Schedule for 2013

Mayor Sass reported Included in the packet is the proposed holiday schedule and meeting dates for the Village Board, Committee of the Whole and Advisory Boards for 2013. Once the schedule has been approved by the Village Board the meeting schedule will be published and distributed as necessary. If necessary, meetings may be added or cancelled throughout the year, after approving the schedule, with appropriate legal notice.

The Village of Huntley will hold its **COMMITTEE OF THE WHOLE** meetings for the 2013 Calendar Year at 7:00 p.m. at the Board Room, 10987 Main Street, Huntley, IL 60142 on: (1st and 3rd Thursday of each month unless otherwise noted).

January 17, 2013	June 20, 2013
February 7, 2013	July 18, 2013
February 21, 2013	August 1, 2013
March 7, 2013	August 15, 2013
March 21, 2013	September 5, 2013
April 4, 2013	September 19, 2013
April 18, 2013	October 3, 2013
May 2, 2013	October 17, 2013
May 16, 2013	November 7, 2013
June 6, 2013	

The Village of Huntley will hold its **REGULAR VILLAGE BOARD** Meetings for the 2013 Calendar Year at 7:00 p.m. at the Board Room, 10987 Main Street, Huntley, IL 60142 on: (2nd & 4th Thursday of each month unless otherwise noted).

January 10, 2013	July 11, 2013
January 24, 2013	July 25, 2013
February 14, 2013	August 8, 2013

February 28, 2013
March 14, 2013
March 28, 2013
April 11, 2013
April 25, 2013
May 9, 2013
May 23, 2013
June 13, 2013
June 27, 2013

August 22, 2013
September 12, 2013
September 26, 2013
October 10, 2013
October 24, 2013
November 14, 2013
November 21, 2013
December 5, 2013
December 12, 2013
December 19, 2013

No Committee of the Whole meeting will be held on July 4th. November 21st will be a Village Board Meeting and no meeting will be held on November 28th due to Village offices being closed for Thanksgiving Day. All dates in December will be Village Board Meetings with no meeting held on December 26th.

The Village of Huntley will hold its **PLAN COMMISSION** Meetings for the 2013 Calendar Year at 6:30 p.m. at the Municipal Complex Board Room, 10987 Main Street, Huntley, IL 60142 on: (2nd and 4th Monday of each month).

January 14, 2013	July 8, 2013
January 28, 2013	July 22, 2013
February 11, 2013	August 12, 2013
February 25, 2013	August 26, 2013
March 11, 2013	September 9, 2013
March 25, 2013	September 23, 2013
April 8, 2013	October 14, 2013
April 22, 2013	October 28, 2013
May 13, 2013	November 25, 2013
June 10, 2013	December 9, 2013
June 24, 2013	December 23, 2013

The Village of Huntley will hold its **ZONING BOARD OF APPEALS** Meetings for the 2013 Calendar Year at 7:00 p.m. at the Municipal Complex Board Room, 10987 Main Street, Huntley, IL 60142 on the Wednesday after 2nd & 4th Monday of each month on an **as needed basis**.

The Village of Huntley will hold its **HISTORIC PRESERVATION COMMISSION** Meetings for the 2013 Calendar Year at 6:00 p.m. at the Municipal Complex Board Room, 10987 Main Street, Huntley, IL 60142 on: (Tuesday following 3rd Monday of each month).

January 22, 2013	July 16, 2013
February 19, 2013	August 20, 2013
March 19, 2013	September 17, 2013
April 16, 2013	October 22, 2013
May 21, 2013	November 19, 2013
June 18, 2013	December 17, 2013

The Village of Huntley will hold its **BOARD OF POLICE COMMISSIONERS** meetings for the

2013 Calendar Year at the Municipal Complex, in Conference Room C107, 10987 Main Street, Huntley, IL 60142 on an **as needed basis**.

VILLAGE OFFICES WILL BE CLOSED

New Year's Day	Tuesday, January 1, 2013
Martin Luther King, Jr.	Monday, January 21, 2013
President's Day	Monday, February 18, 2013
Spring Holiday	Friday, March 29, 2013
Memorial Day	Monday, May 27, 2013
Independence Day	Thursday, July 4, 2013
Labor Day	Monday, September 2, 2013
Veterans' Day	Monday, November 11, 2013
Thanksgiving Day	Thursday, November 28, 2013
Day After Thanksgiving	Friday, November 29, 2013
Christmas Eve Day	Tuesday, December 24, 2013
Christmas	Wednesday, December 25, 2013

Mayor Sass asked if the Village Board had any comments or questions; there were none.

A MOTION was made to approve Resolution (R)2012-12.39 – Accept and Place on File the Village of Huntley Village Board and Advisory Board Meeting Date and Holiday Schedule for 2013.

MOTION: Trustee Fender
SECOND: Trustee Kanakaris
AYES: Trustee Fender, Hahn, Hanson, Kanakaris, Leopold and Piwko
NAYS: None
ABSENT: None
The motion carried: 6-0-0

- e) Approval of Ordinance (O)2012-12.58 – Reed Road and the Reed Road/Route 47 Intersection Recapture Agreement

Trustee Leopold reported that the Village Board had not received all the information required to proceed.

A MOTION was made to TABLE the consideration of Ordinance (O)2012-12.58 – Reed Road and the Reed Road/Route 47 Intersection Recapture Agreement.

MOTION: Trustee Leopold
SECOND: Trustee Fender
AYES: Trustee Fender, Hahn, Hanson, Kanakaris, Leopold and Piwko
NAYS: None
ABSENT: None
The motion carried: 6-0-0

VILLAGE ATTORNEY'S REPORT: None

VILLAGE MANAGER'S REPORT:

Trustee Leopold asked for a brief update on the Interchange project. Village Manager Johnson reported that significant progress is being made: pouring of the deck is in progress; work on the traffic switch over may possibly take place this year which will cause a significant change to the traffic patterns; no plans to open the ramps until the project is completed which is still scheduled for the Fall of 2013.

Trustee Fender reported that there is no speed limit sign on eastbound West Main Street; Village Manager Johnson stated that Staff will contact the County as this portion is under McHenry County jurisdiction.

Trustee Hanson reported that he has had discussions with the Village Manager's Office to possibly look into installing a cell tower flag pole at the Village's parcel at the southeast corner of Route 47 and I90; he stated that this could be funded by private donations or a cell tower provider. It was the consensus of the Village Board to look into this request.

Trustee Piwko thanked Staff for the good job on the Christmas on the Square event.

VILLAGE PRESIDENT'S REPORT:

Mayor Sass reported that next week's meeting will include the Public Hearing for the FY13 Budget

Mayor Sass reported that the next McCOG meeting is Dec 12th.

Mayor Sass reported that the Employee Recognition is next Friday.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

EXECUTIVE SESSION:

Executive Session was moved up on the agenda and was held after the Public Hearing.

ACTION ON CLOSED SESSION ITEM: None

ADJOURNMENT:

There being no further items to discuss, a MOTION was made to adjourn the meeting at 8:02 p.m.

MOTION: Trustee Piwko

SECOND: Trustee Fender

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary