

**MINUTES OF THE EXECUTIVE BOARD MEETING OF THE
BARRINGTON AREA COUNCIL OF GOVERNMENTS
Held in the Lake Barrington Village Hall
May 23, 2017**

Members Present: Karen Darch - Barrington; Mike Kainz – Cuba Township; Paula McCombie - South Barrington; Amy Nykaza - Barrington Township; Al Pino - North Barrington; Kevin Richardson - Lake Barrington

Members Absent: Martin McLaughlin - Barrington Hills; David Parro - Tower Lakes

Staff Present: Janet Agnoletti - Executive Director; Jenny Zales - Program Coordinator

Others Present: Jane Grover – Chicago Metropolitan Agency for Planning; Al Stefan - Robinson Engineering

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order by Chairman Pino at 7:16 pm, followed by the Pledge of Allegiance and roll call attendance with all members present except McLaughlin and Parro.

RESOLUTION RECOGNIZING CUBA TOWNSHIP SUPERVISOR DAVID NELSON

Pino read BACOG Resolution 17-01 recognizing David Nelson for his service to BACOG and the Barrington area community. On a motion by Darch and a second by Richardson, the resolution was unanimously adopted.

Pino introduced Mike Kainz, Cuba Township's new supervisor.

EXECUTIVE BOARD MINUTES OF APRIL 25, 2017

On a motion by Darch and a second by Richardson, the minutes of April 25, 2017 were unanimously approved.

TREASURER'S REPORTS FOR MAY 2017

Agnoletti stated that the budget for FY 16-17 may have a small overage in the line item for the position of Program Coordinator due to a pay raise not forecast in the original budget and a clustering of hours at the beginning of the calendar year.

On a motion by Nykaza and a second by Darch, the Treasurer's Report for May 2017 was unanimously approved on a roll call vote.

COMMUNITY REPORTS / PUBLIC COMMENT

Brian Battle – Barrington Community Unit School District (CUSD) 220

Battle began his report by commending Dave Nelson for his many years of service to the community. He provided a brief update on [Blueprint 220](#), which is a plan to update facilities district-wide. Battle reported that the district will put forth three plans and anticipates one will be adopted in January or February.

Moving on to the Plum Farms development, the project is projected add 250 to 300 students, requiring a new elementary school at a minimum. While negotiations with the developer resulted in a commitment to reserve 5.5 acres on the development site for a new school, the district also is seeking assistance with construction costs in part to cover the differential in impact fees assigned to the BACOG area compared to the lower impact fees assigned to Hoffman Estates. Battle said the developer agreed that District 220 and District 300 will have veto power should the developer seek TIF (Tax Increment Financing) funds for the project.

Concluding his remarks, Battle told the Board that concern remains about the density of the development and that one option maybe to reopen the Woodland facility in Carpentersville. Responding to a district request for the ability to approve the development once final plans are completed, the developer agreed to a “conversation” once the plans were finalized.

Members briefly discussed what other actions could be taken and the actions of other municipalities in Illinois that have been in similar situations.

There was no public comment.

HOFFMAN ESTATES PLUM FARMS DEVELOPMENT DISCUSSION

Battle, responding to Pino’ inquiry about whether the development has altered its plan for density, reported that the plan calls for even higher density but pointed out that the ability of the school districts to opine on the use of TIF funds was a positive outcome of negotiations. In response to additional questions by Pino and Darch, Battle said the development is expected to generate \$36 million in property taxes over the next 23 years and that the size of units is expected to be a minimum of 500 square feet for an apartment and 1,500 square feet for a house. He cautioned, however, that unit sizes could change.

Turning to the question of how the approximately 3 acres of land which was disconnected from the Village of Barrington Hills but is not part of the current annexation agreement may be used, McCombie explained that the area is developable as mixed use residential and commercial. She reminded the group that the border agreement between Hoffman Estates and the Village of South Barrington precludes South Barrington from having a guaranteed role in negotiations between Hoffman Estates and the developer, but reported that area citizens can play an important role.

Darch asked about how impact fees were calculated, and Agnoletti responded that a municipality sets its impact fees by ordinance and that calculation variables in Hoffman Estate’s impact fee ordinance appear to be approximately one-fourth of that of BACOG communities. In previous public comments, Agnoletti had urged Hoffman Estates to use the impact fee variables set for the BACOG area, as District 220 is in the BACOG area. She noted that the land value variable was determined by a formal regional appraisal.

Pino and other Board members expressed support for the remaining concerns of District 220, and Agnoletti read a statement from Marty McLaughlin, Village of Barrington Hills President which called for members to work together to encourage the developer to address concerns of the BACOG community. Pino stated that BACOG support the school district in their objections, especially because of the financial impacts on the taxpayers of this area.

RESOLUTION SUPPORTING ENHANCED SAFETY FOR LAKE ZURICH ROAD AT ROUTE 14 IN BARRINGTON

Pino read BACOG Resolution 17-02 expressing support for the proposed Lake Zurich Road Realignment project. On a motion by Pino and a second by McCombie, the resolution was unanimously adopted. She reminded the Board that the next library board meeting is on June 12.

BYLAWS COMMITTEE REPORT

Chairwoman Darch reported the Bylaws Committee recommended a revision to the bylaws to allow for an annual review or audit. On a motion by Darch and a second by Nykaza, the resolution was

unanimously approved on a roll call vote.

FINANCE COMMITTEE REPORT

Agnoletti, on behalf of Chairman McLaughlin, reported the Finance Committee recommended that Randall Gross & Company conduct a 2017 financial review and authorize BACOG's Executive Director to enter into the contract. On a motion by McCombie and a second by Darch, the recommendation was unanimously approved on a roll call vote.

Following the presentation from the Chicago Metropolitan Agency for Planning, Agnoletti resumed her report about the Finance Committee by noting that the Committee also recommended the approval of the proposed FY 17-18 budget. She called the Board's attention to her recommendation that BACOG enter into another contract with the United States Geological Survey (USGS) for groundwater monitoring. She also pointed out that projected costs for insurance may change as she is researching whether additional insurance may be necessary. On a motion by Darch and a second by McCombie, the recommendation to accept the budget for distribution and consideration by members' boards was unanimously approved on a roll call vote. Pino said the budget and dues will be adopted at the June 27 meeting of the Board and any necessary revisions not yet determined can be addressed at the August meeting for a budget amendment.

POLICY AND LONG RANGE COMMITTEE REPORT

Agnoletti, on behalf of Chairwoman McCombie, reported the Policy and Long Range Committee recommended a cash reserve policy of requiring retention of a minimum amount of \$60,000 or 30 percent of that year's budget, whichever was greater. On a motion by McCombie and a second by Darch, the recommendation was unanimously approved.

CHICAGO METROPOLITAN AGENCY FOR PLANNING (CMAP) ON TO 2050 PLAN WORK SESSION

As part of its [ON TO 2050](#) initiative, Jane Grover explained that CMAP is seeking public engagement around five possible alternative futures: Changed Climate, Walkable Communities, Innovative Transportation, Constrained Resources and Transformed Economy. Using keypads Grover distributed, the Board provided responses to a number of survey questions. Findings are expected to be published in November.

LEGISLATIVE COMMITTEE REPORT

Darch reported that after some success in negotiations, the Illinois Municipal League (IML) decided to change its position on [SB 1451](#) to neutral in order to allow municipalities to take their own positions. Because substantial concerns still remain on issues including permitting and attachment fees and annual rent charges, there was agreement that BACOG will oppose the bill.

Darch outlined several other bills to watch: two bills BACOG opposes - [SB 1033](#), the "Citizens' Empowerment Act" and [SB 1735](#), a bill restricting municipalities' ability to regulate short-term rentals; and a bill BACOG supports - [HB 2958](#), which gives authority to non-home rule municipalities to ban the use of coal tar and other high PAH (polycyclic aromatic hydrocarbons) sealants.

Members discussed the lack of a state budget and local financial planning based on the expectation of reduced revenues from the state. Agnoletti touched upon the meetings she attended during the April lobby days, and highlighted her meeting with the Illinois Department of Natural Resources (IDNR). Having attended spring lobby day, Pino stated the importance of each government member sending at least one

official to each of the BACOG lobby days.

WATER RESOURCES INITIATIVE AND COMMITTEE REPORT

Zales reported that the next BACOG Level 2 water testing event to determine natural aquifer water quality will take place in July in conjunction with the [Illinois State Water Survey \(ISWS\) Public Service Lab](#). The Level 1 event for bacteria and nitrate testing will take place on October 10 and kits will be sold at village halls and township offices the week before. Zales said that for the first time, BACOG will use social media as another tool to publicize the event.

Zales described the short survey done by BACOG that resulted in useful information for planning future water testing events. The survey results will be considered by the Water Resources Committee at their next meeting.

McCombie called the Board's attention to the Northwest Water Planning Alliance's new [web site](#) which has a tool allowing visitors to see where their water comes from, i.e., Lake Michigan, groundwater, etc.

EMERGENCY MANAGEMENT REPORT

Agnoletti briefly summarized the feedback from BACOG participants of the April VEOCI training that while the training was useful, the exercise felt chaotic at times. All participants recommended more exercises and use of VEOCI.

NOMINATIONS COMMITTEE REPORT

McCombie reported that the Nominations Committee recommended David Parro for the position of Executive Board Chairman and Kevin Richardson to remain in his position of Vice-Chairman. On a motion by Darch and a second by Richardson the recommendations were unanimously approved and members will be contacted for their consent to serve in 2017-18.

SCHEDULE OF MEETINGS FOR FY 2017-2018

Agnoletti called for approval of the dates and locations proposed for BACOG's FY 2017-2018 meetings. On a motion by Darch and a second by Richardson, the schedule was unanimously approved.

Zales asked the Board for feedback about three possible dates for the annual dinner. There was general agreement that the best date to hold the annual dinner was Friday, October 27. The BACOG office will poll the board to confirm all can attend on this date.

PRESIDENTS' AND SUPERVISORS' REPORTS

Barrington

While providing a brief update on the status of the Lake Zurich Road realignment project and the construction of an underpass, Darch commented that negotiations are continuing with some residents in the Jewel Park neighborhood.

Barrington Township

Nykaza noted that there will be special services at two local cemeteries in honor of Memorial Day.

North Barrington

Pino reported on cooperation between the Village of North Barrington and Morgan Stanley.

Lake Barrington

Richardson announced that the Village of Lake Barrington is looking for a new administrator, and reported that Speedway will begin construction this summer and the Barn Stomp will be held again this fall.

South Barrington

McCombie reported that South Barrington officials and residents recently met to discuss the proposed Plum Farms development. She also noted that South Barrington is looking for a new deputy fire chief. She mentioned that village town hall meetings were going well and concluded with an announcement that two new restaurants and a bungee activity center will be opening in South Barrington.

Cuba Township

Kainz reported that the Cuba Township Road District is renegotiating shared services agreements with the Villages of North Barrington and South Barrington and that the Township is seeking a new location for its food pantry, as it has outgrown its location in the township office.

CLOSED SESSION

On a motion by Darch and a second by Richardson and unanimously approved by a roll call, the meeting was moved to closed session at 9:45 pm pursuant to the following exemptions to the Open Meeting Act: 1.) the appointment, employment, compensation, discipline, performance, or dismissal of a specific employee or legal counsel for the public body; 2.) pending or probable litigation against, affecting or on behalf of the public body.

On a motion by Darch and a second by Nykaza the closed session was unanimously adjourned by roll call vote at 10:25pm.

NEW BUSINESS

A discussion was held in closed session pursuant to the exemptions described above. No formal action is necessary.

Chairman Pino stated that the Board agreed to work in a concerted effort to reduce potential negative impacts of the Plum Farms development. Of particular concern is the impact on taxpayers and schools and the lack of a firm development plan. He said each member will go back to their boards for their support and to address the request for help with financing.

On a motion by Richardson and second by Darch, with all in favor on a roll call vote, an increase of 2.25 percent was approved for BACOG staff and will be shown in the budget distributed to members' boards.

ADJOURNMENT

On a motion by Richardson and a second by Nykaza, the meeting was unanimously adjourned at 10:35 pm.

Respectfully submitted by:

Jenny Zales