

**Minutes
Village of Willow Springs
Public Hearing and
Combined Committee and Board Meeting of the
President and Board of Trustees
March 30, 2020
** MEETING HELD ON ZOOM.US ****

President John Carpino called the meeting to order at 6:37 p.m.

Roll Call: Present: President John Carpino, Trustees: Thomas Birks, Michael Kennedy, Ernie Moon (arrived at 6:40), Melissa Neddermeyer, Fred Posch and Terrence Carr

Also Present: Administrator Brent Woods, Clerk Mary Jane Mannella, Attorney Erik Peck Police Chief Jim Ritz, Public Works Director Keith Grantland, Building Commissioner Bruce Zartler, Engineer Dan Lynch and Attorney Vince Cainkar

President Carpino led the Pledge of Allegiance.

PUBLIC HEARING:

President Carpino opened the Public Hearing at 6:39 p.m.

Public Hearing to hear public comments pertaining to the proposal to establish Special Service Area No. 1, the levy of a special tax, and the issuance of not to exceed \$7,000,000 of special service area bonds.

Attorney Vince Cainkar explained that at the regular meeting on Monday, March 30, 2020, the Village Board will be considering three different items, all related to the residential development proposed for the north side of Archer Avenue west of the east side of the Greco Restaurant property. The development is known as Phase A of the Willow Glen Development. After the public hearing, the following two ordinances will be presented to the Village Board for approval:

AN ORDINANCE ESTABLISHING VILLAGE OF WILLOW SPRINGS SPECIAL SERVICE AREA NO. 1, COOK COUNTY, ILLINOIS

AN ORDINANCE PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$7,000,000 SPECIAL SERVICE AREA NO. 1 UNLIMITED AD VALOREM TAX BONDS, SERIES 2020, OF THE VILLAGE OF WILLOW SPRINGS, COOK COUNTY, ILLINOIS, AND THE LEVY OF AN AD VALOREM TAX SUFFICIENT TO PAY THE PRINCIPAL AND INTEREST ON SAID BONDS.

A special service area is an area within the Village for which special municipal services will be provided at the cost and expense of only the taxpayers within the special service area. A special service area can issue bonds, but those bonds are solely payable from *ad valorem* taxes on the property within the special service area. Bonds of the special service area are not general obligation bonds of the Village. Specifically stated within the bond ordinance is the following language:

THE BONDS WILL CONSTITUTE VALID AND LEGALLY BINDING LIMITED OBLIGATIONS OF THE VILLAGE, PAYABLE SOLELY AND ONLY FROM THE PLEDGED TAXES (AS DEFINED HEREIN) AND AMOUNTS ON DEPOSIT IN CERTAIN OF THE FUNDS ESTABLISHED AND MAINTAINED UNDER THE BOND ORDINANCE AND THE INDENTURE, AS SET FORTH THEREIN. THE BONDS ARE NOT GENERAL OBLIGATIONS OF THE VILLAGE AND NEITHER THE FULL FAITH AND CREDIT NOR THE GENERAL TAXING POWER OF THE VILLAGE, THE STATE OF ILLINOIS, OR ANY POLITICAL SUBDIVISION THEREOF IS PLEDGED AS SECURITY FOR THE PAYMENT OF THE BONDS.

NO HOLDER OF ANY BOND SHALL HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY TAXING POWER OF THE VILLAGE FOR PAYMENT OF THE PRINCIPAL AMOUNT OF, PREMIUM, IF ANY, OR INTEREST ON THE BONDS.

For Special Service Area No. 1, the special services consist of the construction of site improvements including grading, right-of-way improvements, roadways, parking areas, water service, sanitary sewer service, storm sewer service, and storm water retention; engineering services; architectural services; and other services necessary in connection with the construction of Phase A of the Willow Glen Development. In addition, Special Service Area No. 1 authorizes the levy of a special tax for maintenance of the site improvements, if necessary. Again, this special tax is only imposed upon properties within Special Service Area No. 1.

These are difficult times and there may be some delay in the commencement of this Project because of financing issues involving selling the special service area bonds and the construction mortgage. All of the money from the special service area bonds, the construction mortgage, and the developer equity will go into one construction escrow at a title company and be used to pay the contractors for the Project. The proposed contractor will be bonded so that if the contractor cannot finish the job for any reason, a bonding company has guaranteed that they will finish the job. The Village is taking every precaution necessary to bring this new residential development to completion over a three-year period.

If there are any members of the public who wish to ask a question or make a statement regarding the formation of the Special Service Area No. 1, the levy or imposition of a special tax, or the proposed issuance of \$7,000,000 of special service area bonds to be paid solely from *ad valorem* taxes levied in the special service area, please state your name, address, and question or comments.

The floor was opened for public comment at 6:44 p.m.

Don Baar thanked the administration and professionals involved in crafting these agreements. He believes they will shield the village and its residents from any negative ramifications of the development not being able to go forward. The surety bond will guarantee the performance of the primary contractor for the Willow Glen development. It will guarantee that the project will be completed for the contract price. The beneficiary of the bond is the construction company Madison Construction. This guarantees the company cannot go under prior to the project completion. The redevelopment agreement will not need to be modified to include these additional details. Some of the improvements to be paid for by the surety bonds will be off-site improvements needed for the on-site improvements. Any eligible site improvements already conducted on the site such as demolition would be entitled to reimbursement from the surety bond proceeds assuming they have already been paid. There is a budget currently being finalized which will be applied to the surety bond proceeds. The budget will go along with the construction escrow agreement. This informs the title company of the intended use of the bond proceeds. Even after the money is put into construction escrow, the village has to approve every draw.

Adjourn: Public Hearing was adjourned at 6:55 p.m.

MINUTES:

Motion by Trustee Posch, second by Trustee Birks to approve the minutes of the combined Committee and Board Meeting of March 12, 2020. ROLL CALL: ALL AYES. ***Motion Carried.***

PRESIDENT REPORT:

President Carpino thanked everyone for their understanding and cooperation during this time.

Non-essential business have been closed and stay at home orders are in place. He reminded residents to continue to call 911 in an emergency as the police and fire departments are operating, as is public works. The Clerk's office is closed to the public, but phones are being answered during normal business hours. We will respond to calls and messages in a timely manner. Please call us for any special assistance you may need during this time. We will accommodate you whenever possible. According to the Cook County website, we currently have between 1-4 cases of COVID-19 in Willow Springs. Six businesses are up and running for carry-out orders in the village: My Way Café, Willow Springs Family Restaurant, Spring Forest Deli, Capri, Irish Legend, and Jen's Guesthouse. Additionally, Jen's Guesthouse is delivering free meals to Willow Springs home-bound seniors. President Carpino commended them for taking care of our seniors during this time.

Motion by Trustee Birks, second by Trustee Kennedy to appoint Jamie McDaniel to the Beautification Commission for a term ending April 30, 2022. ROLL CALL: ALL AYES.
Motion Carried

ADMINISTRATOR REPORT:

Administrator Woods reiterated that the village hall has been closed due to the Governor's Executive Order. We are still handling business by phone, email, mail and village drop box. Building inspections are being conducted with appropriate social distancing practices being used by the inspectors.

Administrator Woods noted a corrected copy of Ordinance 2020-O-13 from the one in your packet has been provided to each board member. The only change was an address correction.

Motion by Trustee Neddermeyer, second by Trustee Posch to approve **Resolution 2020-R-01**, authorizing the payment of certain routine and recurring expenses. ROLL CALL: ALL AYES. *Motion Carried.*

CLERK REPORT:

Clerk Mannella reminded the board and audience that this is a Census year. Please complete your census online. Easter Egg Hunt has been cancelled.

WEST SUBURBAN WATER COMMISSION:

The Water Commission is working on a modified schedule. Their office is also closed to the public. They have essential personnel working at all times. Lauterbach and Amen has been chosen as the auditor. A new phone system from First Communication has been installed.

ENGINEER REPORT:

Engineer Lynch has been working with Director Grantland to create estimates for the coming year's road program. MWRD is surveying in the 91st and Orchard area for a study for future drainage work.

ATTORNEY REPORT:

Motion by Trustee Kennedy, second by Trustee Moon to approve **Ordinance 2020-O-11**, establishing Village of Willow Springs Special Service Area Number 1, Cook County, Illinois.

Discussion: Trustee Birks asked for confirmation that the bonds will not create a debt for the residents. President Carpino strongly stated that these bonds are not general obligation bonds and will not encumber the village.

ROLL CALL: ALL AYES. *Motion Carried.*

Motion by Trustee Birks, second by Trustee Neddermeyer to approve **Ordinance 2020-O-12**,

providing for the issuance of Not To Exceed \$7,000,000 Special Service Area Number 1 Special Tax Bonds, Series 2020, of the Village of Willow Springs, Cook County, Illinois, and the levy of a special tax sufficient to pay the principal and interest of said bonds. ROLL CALL: ALL AYES. *Motion Carried.*

Motion by Trustee Moon, second by Trustee Kennedy to approve **Ordinance 2020-O-13**, consideration of requested lot subdivision of the property commonly known as 8527 Archer Rd, PIN 18-33-320-010-0000. ROLL CALL: ALL AYES. *Motion Carried.*

TREASURER REPORT:

No report.

BUILDING AND ZONING COMMITTEE:

No report.

FINANCE AND ADMINISTRATION COMMITTEE:

Motion by Trustee Posch, second by Trustee Neddermeyer to approve the warrants dated March 26, 2020 as read. ROLL CALL: ALL AYES. *Motion Carried.*

LICENSE AND FRANCHISE COMMITTEE:

No report.

MUNICIPAL BUILDINGS AND GROUNDS COMMITTEE:

No report.

PUBLIC SAFETY COMMITTEE:

Trustee Neddermeyer encouraged everyone to follow the stay at home order and stay safe. She made everyone aware that our website has village information and links to COVID-19 resources and public services are still operating. Chief Ritz warned residents to be cautious at this time. Scammers are using the COVID crisis to take advantage of people.

PUBLIC WORKS COMMITTEE:

Trustee Birks reminded residents that flushable wipes are not flushable and create huge maintenance expenses for the village. Director Grantland reported that the lift stations were being overwhelmed. Public works is needing to pull and maintain them multiple times a week due to inappropriate things (read flushable wipes) being flushed. He also encouraged the board to find candidates for the Lyons Township summer internship program.

OLD BUSINESS:

No report.

NEW BUSINESS:

No report.

PUBLIC COMMENT:

Trustee Posch thanked the village employees for keeping the village running well. Trustee Birks thanks any resident health care workers for their efforts. President Carpino told the audience other meetings may also take place on Zoom.us.

ADJOURN:

Motion to adjourn by Trustee Posch, second by Trustee Moon. Voice Vote. ALL AYES. *Motion Carried.* 7:25 p.m.

Mary Jane Mannella, Village Clerk