

**VILLAGE OF ROSCOE
10631 MAIN STREET
ROSCOE, ILLINOIS 61073
Committee of the Whole Minutes
Tuesday, February 4, 2020**

1. CALL TO ORDER

The Committee of the Whole meeting was called to order by Administrator Sanders on Tuesday, February 4, 2020 at 6:38 pm.

2. ROLL CALL

Present: Trustees Dunn, Gustafson, Mallicoat, Petty, Keene and Plock.

3. APPROVAL OF MINUTES

3.1 Approval of January 21, 2020 COTW Minutes. Administrator Sanders entertained a motion to **approve** the minutes. Trustee Plock made the **motion**; seconded by Trustee Keene. Voice Call Vote: All Ayes present, No Nays heard. **Motion Passed 6-0-0**

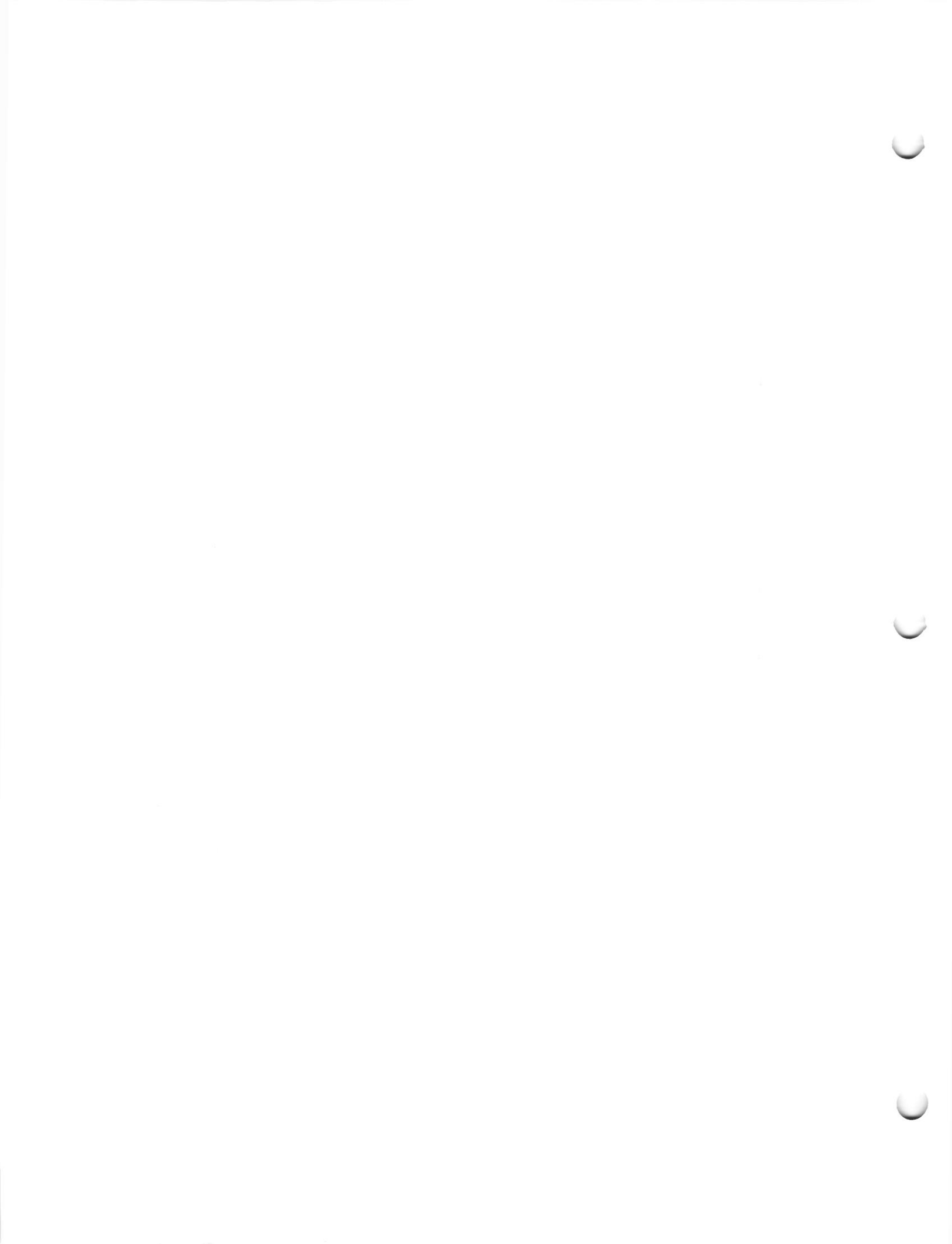
4. PUBLIC COMMENT (Limited to 3 minutes per speaker)

None

5. NEW BUSINESS

5.1 Discussion related to the regulation of Garage Sales taking place within the Village of Roscoe. Chief Evans stated that large multi family garage sales are becoming a safety concern. She stated that the traffic in the area is very congested and it has had an impact with the school buses and garbage trucks. Administrator Scott Sanders and Chief Evans brought forward the idea of requiring a permit at no cost for garage sales and a special event permit for multi family garage sales. The special event permit would cover the additional costs for Public Works and the Police Department presence during these times. The chairman for the Chicory Ridge garage sales came forward and stated that they already have a hard time collecting the charge required to participate in the subdivision garage sale. The Committee supported the idea of moving forward with implementing both individual garage sale permits, and Special Event permits for group garage sales.

5.2 Discussion and **Recommendation to the Board** for consideration of residential development at Glenwood Estates subdivision. Administrator Sanders presented a proposed submitted to the Village by Mr. Dan Baumann that would result in a total per lot 'development fee' of \$10,623.56 per lot, broken down as follow: \$1,500.00 in impact fees to the School District, \$4,804.56 to the RRWRD, and \$4,319.00 to the Village. This offer would require the RRWRD to split their basin development fee,

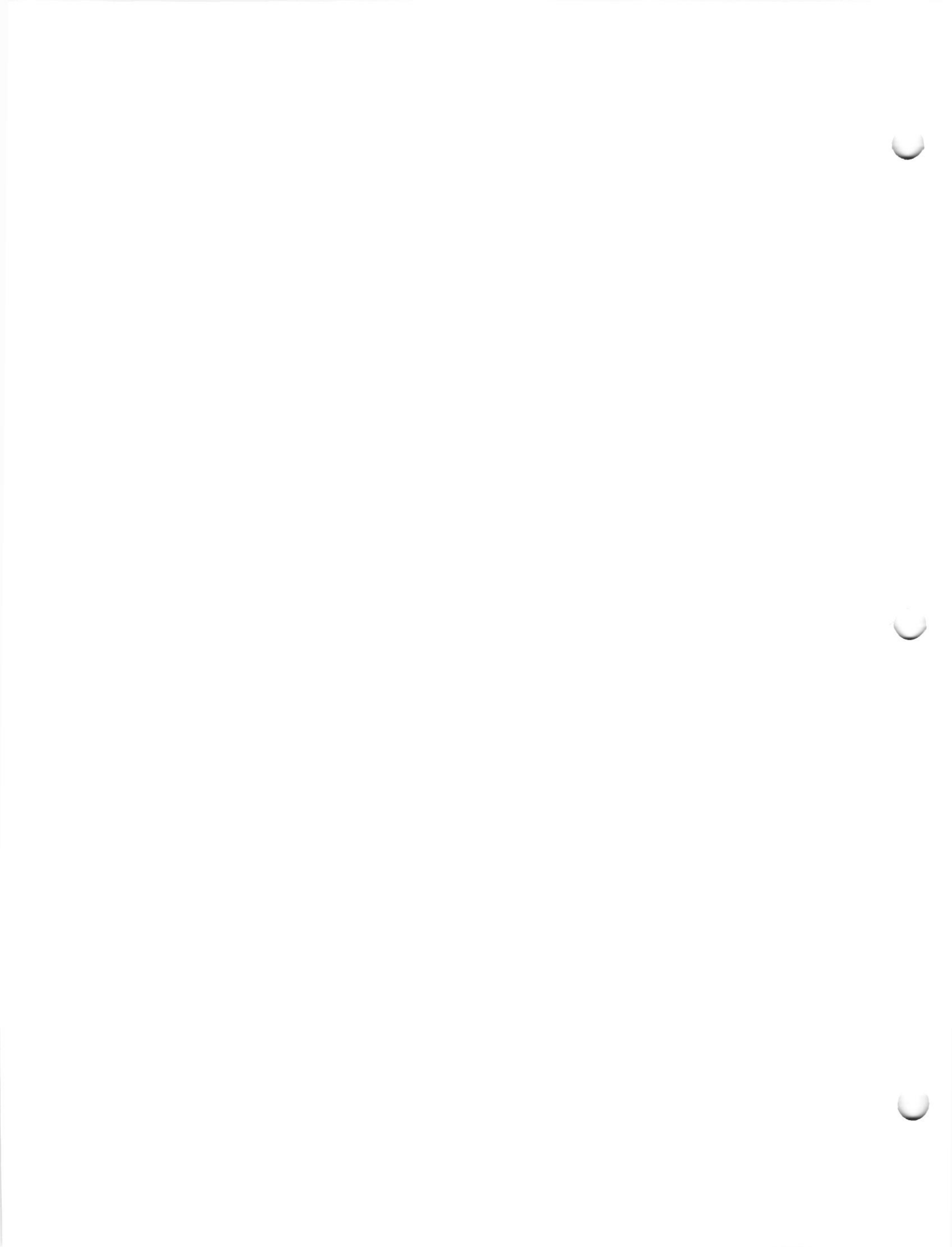


giving 50% (\$1,819.00) of the fee to the Village. Trustee Gustafson expressed her frustration that both the School District and the RRWRD would stand to benefit financially moving forward from the proposed development, and that the Village would not see any future revenues generated from these properties. Mr Baumann stated that with the purchase price of the land and the necessary infrastructure improvements that will be required, he is already facing a per lot cost of over \$32,000.00. With these proposed development fees, his acquisition and development costs are in excess of \$42,000.00 per lot before he can even attempt to gain a profit from the sale of parcels for construction. Trustee Mallicoat acknowledged that it was a bad situation created by the actions of a past Board and a past RRWRD administration. He felt it was best to get this issue behind us and that any money recouped at this point was better than nothing. Trustee Gustafson expressed her preference for refusing this offer and holding out for a better one. Mr. Baumann did clarify that fees would be paid on a 'per lot' basis as zoning and building permit applications were submitted. Mr. Sanders entertained a **motion to approve**; Trustee Mallicoat made the motion to **approve**; seconded by Trustee Petty. Roll Call Vote: Keene, Petty, Plock, Dunn and Mallicoat – YES Trustee Gustafson – NO **Motion Passed: 5-1-1**

5.3 Discussion related to partnering with Winnebago County to fund an Intersection Design Study at Rockton and Willowbrook Roads. President Szula, Administrator Sanders, and Village Engineers met the Winnebago County Highway Department to discuss the need for intersection expansion at and around Rockton and Willowbrook. The County acknowledged that the intersection was not a current priority, but agreed that the intersection needs attention Reconstruction of an intersection is a time consuming process, especially within the review authority of IDOT. The first required step is completion of an Intersection Design Study (IDS) for IDOT review and approval. This study will set the parameters for re-design. The price for the Intersection Design Study is \$38,000. The County is willing to split the cost, paying \$19,000 as long as The Village of Roscoe pays \$19,000. Administrator Sanders entertained a **motion to approve**. Trustee Dunn made the **motion**; seconded by Trustee Keene. Roll Call Vote: Trustees Mallicoat, Plock, Keene, Dunn, Gustafson and Petty **Motion Passed: 6-0-0**

5.4 Discussion and related to ongoing agreement with Winnebago County for animal control services. Administrator Sanders stated the new Administrator for the WCAS has moved from a pro-rata per call cost to a flat fee for each community. The fee for the Village of Roscoe has been established at \$15,000.00, up from average billings of around \$13,000.00 the past three years. The flat fee model will have an annual escalator of 2.0% moving forward. Trustee Gustafson expressed her frustration about this fee being raised and a shift in ideological approach to animal management with no discussion on the matter.

6. OLD BUSINESS



7. PUBLIC COMMENT

Terry Brock came forward to state that when there are garage sales in progress, a lot of traffic violations occur. He also spoke in regards to the intersection at Rockton Rd and Willowbrook and stated that the intersection should have been a concern when the new gas stations were approved. Mr. Brock also requested that the Village explore adding street lights to the two Willowbrook and McCurry intersections.

8. EXECUTIVE SESSION (If necessary)

None

9. ADJOURNMENT

Scott Sanders entertained a motion to adjourn at 7:44 pm. Trustee Plock made the motion; seconded by Trustee Keene. Voice Call Vote: All Ayes Present – No Nays heard. **Motion approved 6-0-0**

Prepared by: Christina LaBree, Village Clerk

APPROVED: Christina LaBree

