

MINUTES

VILLAGE OF LA GRANGE
BOARD OF TRUSTEES REGULAR MEETING
Village Hall Auditorium
53 South La Grange Road
La Grange, IL 60525

Monday, November 10, 2008 - 7:30 p.m.

1. CALL TO ORDER AND ROLL CALL

The Board of Trustees of the Village of La Grange regular meeting was called to order at 7:32 p.m. by President Asperger. On roll call, as read by Village Clerk Robert Milne, the following were present:

PRESENT: Trustees Horvath, Kuchler, Langan, Livingston, Palermo and Wolf

ABSENT: None

OTHERS: Village Manager Robert Pilipiszyn
Assistant Village Manager Andrianna Peterson
Village Attorney Mark Burkland
Assistant Community Development Director Angela Mesaros
Finance Director Lou Cipparrone
Public Works Director Ryan Gillingham
Assistant Public Works Director Mike Bojovic
Fire Chief David Fleege
Police Chief Mike Holub

2. PRESIDENT'S REPORT

- A. Recognition – Auxiliary Police Officer Louis Berardi, 30 Years of Volunteer Service

President Asperger introduced Auxiliary Police Officer Lou Berardi and recognized his dedication and volunteer service to the community for the past 30 years and presented him with a clock in appreciation of his dedication.

- B. Oath of Office – Police Officers Matthew Gill and Scott Wolf

President Asperger stated that recent a retirement and resignation have created vacancies within the Police Department. The La Grange Board of Fire and Police Commissioners appointed Matthew Gill and Scott Wolf to the position of Police Officer effective September 22, 2008. President Asperger welcomed Matthew and Scott. Village Clerk Milne administered the oath of office.

President Asperger announced that the Robert E. Coulter American Legion Post 1941 will host a Veteran's Day Salute on Tuesday, November 11 at 11:00 a.m.

President Asperger noted the upcoming Empty Bowls fundraiser on November 13, whereby ceramic bowls may be purchased for a minimum donation and taken to various participating businesses to be filled. Proceeds will benefit food pantries in the Village.

The last in a series of three Town Meetings will be held on Monday, November 24 at the Community Center.

President Asperger requested Police Chief Michael Holub give an update on the recent arrests made in reference to items stolen from vehicles. Chief Holub noted that most of the thefts were committed on unlocked vehicles. Chief Holub encouraged residents to contact the Police Department regarding any suspicious activity and to lock their vehicles.

Lastly, President Asperger congratulated Finance Director Lou Cipparrone on his 15th anniversary with the Village noting the excellent financial management under his direction..

3. PUBLIC COMMENTS REGARDING AGENDA ITEMS

Harlan Hirt, 421 S. Spring distributed a prepared statement to the Board regarding his continued concerns as it relates to the land exchange between the Village and the Park District.

4. OMNIBUS AGENDA AND VOTE

- A. Award of Contract IDOT "Extraordinary Repairs"- Central Blacktop, La Grange, IL and Suburban General, La Grange Park, IL (\$34,566.60)
- B. Consolidated Voucher 081110 (\$1,490,880.08)
- C. Minutes of the Village of La Grange Board of Trustees Regular Town Meeting, Monday, October 27, 2008

It was moved by Trustee Langan to approve items A, B, and C of the Omnibus Agenda, seconded by Trustee Livingston. Approved by roll call vote.

Ayes: Trustees Horvath, Kuchler, Langan, Livingston, Palermo, Wolf, and President Asperger
Nays: None
Absent: None

5. CURRENT BUSINESS

A. Preliminary Review of the Proposed 2008 Property Tax Levy Request: Referred to Trustee Kuchler (Resolution #R-08-10)

Trustee Kuchler stated that this is a preliminary review of the proposed 2008 property tax levy request and explained that the Truth in Taxation Law requires a preliminary review of the proposed tax levy at least 20 days prior to its adoption. If the aggregate levy is more than 5% greater than the preceding year's extension, exclusive of debt service, the Village must hold a public hearing before adopting the proposed property tax levy. Since the proposed Truth in Taxation levy request, excluding debt service, shows a total increase of 5.47% over the prior years' extension, the Village of La Grange is required to hold a public hearing prior to the adoption of the 2008 property tax levy. Trustee Kuchler indicated the Property Tax Limitation Act limits the increase in property tax extensions, exclusive of debt service and new property growth, to 5%, or the percent increase of the Consumer Price Index (CPI) whichever is less. The CPI for the 2008 tax levy determined as of December 2007 was 4.1%.

Trustee Kuchler gave a detailed explanation of the Village limiting rate; the General Fund levy; Police and Fire Pension Fund levies; debt service levies; Library Tax Levy; and Special Service Area tax levy.

Trustee Kuchler noted that the La Grange Public Library is a municipal library not a library district therefore the library levy is a part of the Village levy. The Library's tax levy request represents an increase of 5.47% over the 2007 property tax levy extension.

At this time the Village is announcing the 2008 preliminary tax levy and the ordinance adopting the 2008 tax levy will be presented at the December 8th Village Board meeting which will be preceded by a public hearing in order to receive public comment and answer questions regarding the 2008 tax levy.

It was moved by Trustee Kuchler that the Village Board approve the Resolution announcing the estimated 2008 tax levy of \$7,155,844, exclusive of debt service, which is a 5.47% increase from the 2007 tax levy, seconded by Trustee Langan.

Trustee Palermo inquired about several items related to pensions and Finance Director Cipparrone responded.

Trustee Horvath inquired about pension funding and Finance Director Cipparrone noted that by remaining committed to fund the minimum required annual contributions (tax levies) as determined by independent actuarial valuations, the Village Pension Funds should be fully funded within the required statutory timeframe of 2033.

Approved by roll call vote.

Ayes: Trustees Horvath, Kuchler, Langan, Livingston, Palermo and Wolf
Nays: None
Absent: None

B. Intergovernmental Agreement & Ordinance (#O-08-28) – YMCA Redevelopment Project / Land Exchange Between The Village of La Grange and The Park District of La Grange: Referred to President Asperger

President Asperger summarized the nature and process related to the land exchange between the Village and the Park District. President Asperger noted the items which have been resolved from the draft intergovernmental agreement and described the revisions. President Asperger added that it is also necessary to adopt an Ordinance which requests that the Park District transfer title of the subject property to the Village pursuant to the intergovernmental agreement.

President Asperger reviewed key elements of the agreement and stated that the Park District Board of Commissioners unanimously approved the revised agreement at its meeting on October 23, 2008. Village Attorney Burkland noted the need for individual motions to approve the Intergovernmental Agreement and the Ordinance.

Trustee Langan moved to approve the agreement for transfers of property by the Park District of La Grange to the Village of La Grange and by the Village of La Grange to the Park District of La Grange, seconded by Trustee Livingston.

Approved by roll call vote.

Ayes: Trustees Horvath, Kuchler, Langan, Livingston, Palermo and Wolf
Nays: None
Absent: None

Trustee Langan moved to approve the Ordinance requesting the transfer of property from the Park District of La Grange to the Village of La Grange pursuant to the Local Government Property Transfer Act, seconded by Trustee Livingston.

Approved by roll call vote.

Ayes: Trustees Horvath, Kuchler, Langan, Livingston, Palermo and Wolf
Nays: None
Absent: None

As a courtesy to the concerns expressed by Mr. Harlan Hirt, President Asperger requested Village Attorney Burkland to respond. Attorney Burkland complied by explaining the applicable standards of the transaction.

C. Agreement – Public-Private Partnership for The Renovation La Grange Theater:
Referred to Trustee Livingston

Trustee Livingston summarized numerous Village Board meetings and discussions related to the proposed public-private partnership for the renovation of the La Grange Theater. Trustee Livingston explained the proposal suggested by Trustee Kuchler to purchase an easement encompassing the façade of the theater building with the assurance that should the theater cease operating as a theater the owners of the theater would then return the Village's investment.

Trustee Livingston described the infrastructure and operational improvements proposed and the Village's authority for review and approval. He noted that the Village's level of participation is less than what was requested by the owners of the theater as a result of active dialogue among the Village Board. Trustee Livingston noted that while other funding sources were examined, including the General Fund, TIF funds were the best alternative.

Trustee Livingston noted the importance of the theater to the Village, and thus the need to approve the agreement.

Trustee Livingston moved to pass the agreement for a public-private partnership for the renovation of the La Grange Theatre, a façade preservation easement, and theatre operation covenants, seconded by Trustee Langan.

President Asperger invited Trustee discussion.

Trustee Horvath expressed concerns which he believes need to be resolved prior to voting on this item. Trustee Horvath does not feel that TIF funds are the proper funding mechanism and does not believe the General Fund would be in jeopardy if utilized.

Trustee Palermo feels the original appraisal of the theater is higher than it would be in today's economic environment and expressed concerns with securing the Village's investment. Trustee Palermo concurs that the vote should be postponed until further particulars are detailed. Trustee Palermo also noted his objection to the use of TIF funds.

Trustee Wolf expressed concerns with cost items and definitions, and feels that the agreement should have more stringent wording. Trustee Wolf feels that General Funds should be utilized and is also objectionable to the use of TIF funds.

Trustee Kuchler noted the importance of keeping the theater operational as an economic development tool, source of local entertainment especially children, and for its unique architecture. Trustee Kuchler supports the use of TIF funds because it is budget neutral.

Trustee Langan complimented Trustee Kuchler on his suggestion to purchase an easement encompassing the façade of the theater building and noted the long and deliberative examination of the proposal by the Village Board.

Trustee Horvath expressed his interest in amending the motion to postpone voting on this item.

President Asperger noted the difference in opinions on the Board. If the agreement creates a material or adverse tax consequences, the agreement would be brought back to the Board; any lesser items would be addressed by the Village Manager.

Trustee Palermo added his concerns relating to possible refinancing which may reduce equity. Attorney Burkland noted negotiations with the bank are scheduled to address his concerns.

Trustee Livingston noted the opportunity to remedy and clarify the agreement as the process moves forward and the proposed framework leads to the next level of detail.

President Asperger indicated a motion had been made and seconded to pass the agreement for a public-private partnership for the renovation of the La Grange Theatre through a façade preservation easement and theatre operation covenants. Motion approved by a four to three vote.

Ayes: Trustees Kuchler, Langan, Livingston, and President Asperger
Nays: Trustees Horvath, Palermo, and Wolf
Absent: None

6. MANAGER'S REPORT

Village Manager Robert Pilipiszyn advised residents that Village Offices would be closed on Tuesday, November 11 in observance of Veterans' Day.

7. PUBLIC COMMENTS NOT ON AGENDA

Harlan Hirt, 421 S. Spring Avenue stated his belief that the Village Board is ill-advised regarding zoning issues. Attorney Burkland attempted to address his concerns.

8. EXECUTIVE SESSION

9. TRUSTEE COMMENTS

Trustee Kuchler complimented Finance Director Cipparrone on his professionalism in financial management and 15 years of service to the Village. Trustee Kuchler extended congratulations to St. Francis Xavier on their 5k run.

Trustee Langan thanked Village Manager Pilipiszyn and staff for securing \$100,000 in state funds for extraordinary road repairs.

10. ADJOURNMENT

At 9:40 p.m. it was moved by Trustee Langan to adjourn, seconded by Trustee Horvath. Approved by unanimous voice vote.

Elizabeth M. Asperger, Village President

ATTEST:

Robert N. Milne, Village Clerk

Approved Date