

**MINUTES OF A SPECIAL MEETING OF THE VILLAGE BOARD OF THE VILLAGE
OF NORTH BARRINGTON WHICH WAS HELD WEDNESDAY,
JUNE 8, 2011 AT 6:30 P.M. AT THE NORTH BARRINGTON VILLAGE HALL,
111 OLD BARRINGTON ROAD**

1. Call to Order and Roll Call

At 7:36 P.M. Trustee Boland called the Meeting to order. The Deputy Village Clerk called the roll:

Present in Person: Trustees Boland, Herrmann, Johnson, Kafka and Kolar.

Absent: President Pino (arriving at 6:45 p.m.)

Trustee Weiner (arriving at 7:35 p.m.)

Also Present: Kris Lennon, Deputy Village Clerk

Village Attorney J.W. Braithwaite

On Motion duly made, seconded and unanimously approved, Trustee Boland was elected as President Pro Tem.

This Special Meeting was called pursuant to Notice; copy attached.

2. Recess for site inspection and resumption of meeting at 112 Old Barrington Road. Member of the Board will conduct a site inspection at the property located at 112 Old Barrington Road. Following the inspection, the meeting will recess and then resume at the North Barrington Village Hall.

Motion: Trustee Herrmann moved to recess the meeting for the site inspection located at 112 Old Barrington Road; seconded by Trustee Kolar.

Discussion: There was no discussion.

Vote on Motion

By Roll Call: Ayes: Trustees Boland, Herrmann, Johnson, Kafka and Kolar

Nays: None

Absent: President Pino and Trustee Weiner

Abstain: None

Trustee Boland declared the motion approved.

The Board reconvened the meeting at 6:42 p.m. at 112 Old Barrington Road.

President Pino arrived at this time and called the meeting to order. The Deputy Clerk called the roll.

Present in Person: President Pino, Trustees Boland, Herrmann, Johnson, Kafka and Kolar.

Absent: Trustee Weiner

Also Present: Kris Lennon, Deputy Village Clerk

Village Attorney J.W. Braithwaite

The Trustees gathered outside of the house. Trustee Kolar explained that the Village has three alternatives regarding the property.

- Market house as-is
- Repair house and market for sale
- Demolish house and sell vacant property

There was discussion among the Board about the different alternatives.

Village Attorney J.W. Braithwaite noted that due to the economy, the process of obtaining a loan are somewhat burdensome for many purchasers and it may be more burdensome if a purchaser has to borrow additional funds in order to do the repairs.

The Board proceeded to the inside of the house.

Entry Room:

It was noted that the entry room requires updating. The built-in wall unit was discussed and the need for its removal. The windows, walls and entry door additionally require repair. The carpet needs replacement.

Kitchen:

It was noted that the kitchen would have to be gutted with items such as kitchen cabinets and counters. The kitchen island is too large. The wallpaper needs to be removed and the walls patched and painted. The floor did not appear to be too damaged however; Trustee Kafka noticed that there in certain areas of the wood floor that are uneven.

Dining Area:

It was noted that there is a water leak in the ceiling of the dining area. Trustee Kolar stated that the bids do not include the repairs to the roof for the water leaks. A rotten window was noted requiring replacement. The dining area windows additionally have a wooden valence requiring removal. The room requires paint.

Front Porch:

Trustee Kolar explained that the front wooden porch has rotted and requires a total replacement.

Living Room:

It was noted that the living room requires paint. The floor appears to be uneven and/or pitched.

Family Room:

It was noted that the family room is in good condition. President Pino noticed a broken window needing repair.

Southwest Bedroom:

Trustee Kolar stated that the bunk beds and wing walls would be removed in order to create more space. New closet doors are needed. The walls and ceiling require patch and paint work. The carpeting requires replacement.

Northeast Bedroom:

Trustee Kolar stated that the built-in desk, dresser, and shelving would be removed in order to create more space. New closet doors are needed. The walls and ceiling require patch and paint work. The carpeting requires replacement.

Southeast Bedroom:

It was noted that a drawer unit in closet would need to be removed and then replaced with closet doors. The walls and ceiling require patch and paint work. The carpeting requires replacement.

Master Bath:

Trustee Kolar stated that the wallpaper would need to be removed and the walls patched and painted. The paneling needs to be repaired in order to match existing panels. Outlets require removal.

Second Floor Hallway:

It was noted that walls and ceiling require paint work. The carpeting requires replacement.

Trustee Kolar noted that the washer and dryer are located in the unfinished basement. There was discussion about the possibility of bringing a new stackable washer/dryer to the 2nd floor in the hallway closet in order to make the facilities more accessible; however plumbing and electrical would need to be installed.

Trustee Herrmann inspected the attic. It was empty.

Master Bedroom:

It was noted that walls and ceiling require patch and paint work. The carpeting requires replacement.

Basement:

There was discussion among the Board about the poor condition of the basement; it has not been finished. There was discussion about the removal of an old pressure tank. The hot water heater was additionally discussed and whether repairs are needed.

Screened in Porch:

The screened in porch appeared in good condition.

Pool:

It was noted that the pool is in poor condition. There was discussion that the pool pavers could be broken up and disposed of in the bottom of the pool area.

Notes:

It was noted that there is no air conditioning in the house and that the house would be sold without air conditioning. Additionally, the carpet in the entire house needs to be replaced.

Trustee Boland asked if the well and septic system were inspected. Attorney J.W. Braithwaite stated that he thought they were inspected, but he would have to check.

The Board moved to view the outside of the house, specifically, the detached garage and barn. It was noted that there is farm equipment in the barn and that the barn has four (4) horse stalls.

Trustee Kafka asked if the property is zoned for horses. Trustee Kolar noted that the property is zoned for horses (limited number per Village Ordinance).

Motion: Trustee Johnson moved to recess the meeting in order for the Board to reconvene at the Village Hall; seconded by Trustee Kafka.

Discussion: There was no discussion.

Vote on Motion

By Roll Call: Ayes: President Pino, Trustees Boland, Herrmann, Johnson, Kafka and Kolar
Nays: None
Absent: Trustee Weiner
Abstain: None

President Pino declared the motion approved.

The Board reconvened the meeting at 7:35 p.m. at the Village Hall.

It was noted that Trustee Weiner arrived during this time.

President Pino called the meeting to order. The Deputy Clerk called the roll.

Present in Person: President Pino, Trustees Boland, Herrmann, Johnson, Kafka, Kolar, and Weiner.
Absent: None
Also Present: Kris Lennon, Deputy Village Clerk
Village Attorney J.W. Braithwaite

3. Consideration of repairs to the property located at: 112 Old Barrington Road.

It was noted that three (3) bids for repairs were obtained by Trustee Kolar which were distributed to the Board in their packet materials.

Trustee Kolar stated that his recommendation for repairs for the property located at 112 Old Barrington Road is ST Fisher Enterprises, LLC. Additional proposals were submitted by M.C.N.

Gibbons and Quality Construction. Trustee Kolar noted that he reviewed the bids and had discussions with all of the contractors.

Trustee Kolar stated that \$1,200.00 should have been included in the ST Fisher Enterprises, LLC bid for an appliance allowance including: a stove, washer, dryer, and dishwasher. The roof repair is a separate cost item; the cost estimate for the roof repair is \$15,000.00.

It was noted that the pool repairs costs are a separate cost item. Trustee Kolar explained that he did not have the pool estimate on hand, although; explained that the pool can be done at a later time.

Trustee Johnson asked if the Board is required to take the lowest bid. Village Attorney J.W. Braithwaite noted that the Board is not required to take the lowest bid.

There was discussion among the Board about the advantages and disadvantages of repairs to the house. There was brief discussion about demolition.

Trustee Kolar stated that he believes that the sale of the house would be more advantageous than demolition.

Trustee Johnson suggested selling the house as-is.

There was discussion among the Board about the possibility of having the house for sale, as-is, for a specific amount of time. Trustee Kolar noted that a mortgage company may not finance a property requiring so many repairs.

Trustee Boland asked how long the repairs would take. Trustee Kolar stated a minimum of forty-five (45) days.

Trustee Kolar explained that the roof should take approximately three (3) days to repair. The Village obtained one estimate from Prate Roofing. Trustee Kolar stated that he'd like the Village to obtain two more estimates for comparison. It was noted that there may be added costs for the roof in the event problems surface upon the removal of the existing roof.

Trustee Kafka noted her concern about the costs for repairs to the house. She stated that she did not have enough information to base her decision on whether to repair, sell or demolish the house. She questioned whether asbestos was found in the house. Trustee Kolar noted that no contractors brought up the issue of asbestos.

There was discussion among the Board about the prime time market for real estate and that if the Board delays repairs, the opportunity to sell the house by the fall may be unsuccessful.

Trustee Herrmann asked if the house was insured. Trustee Kolar explained that the house is insured and was winterized.

It was noted that the grass is being maintained by a lawn service.

Village Attorney explained that two (2) appraisals were performed independently prior to the purchase of the house. Trustee Kolar briefly explained the difference between appraisals and purchase prices.

Trustee Boland reiterated the importance of the roof repair/replacement prior to any repairs in the house.

Motion: Trustee Boland moved that the Board approve the bid as submitted by ST Fisher Enterprises, LLC, in the amount of \$41,950.00 for repairs to the house located at: 112 Old Barrington Road, including the replacement of the existing porch in the amount of \$2,750.00 and replacement of the dining room window in the amount of \$750.00 and; subject to acknowledgment by ST Fisher Enterprises, LLC that \$1,200.00 was included in the bid toward an appliance allowance and; a roofing contract in the amount of not to exceed \$15,000 for the roof repair/replacement by a contractor selected by the Village President and Trustee Kolar, and; that no other repair work will commence prior to the completion of the roof; seconded by Trustee Johnson:

Discussion: There was lengthy discussion.

Vote on Motion

By Roll Call: Ayes: President Pino, Trustees Boland, Johnson, Kolar and Weiner.
Nays: Trustee Herrmann
Absent: None
Abstain: Trustee Kafka

President Pino declared the motion approved

It was noted that Trustee Kafka departed at this time (8:05 p.m.) for the remainder of the meeting.

4. Consideration of BACOG Recommendation FY 2011-12 Budget & Member Assessments

It was noted that the Barrington Area Council of Governments (BACOG) recommended FY 2011-12 budget and member assessments were distributed to the Board in their packet materials.

There was discussion among the Board about the benefits BACOG has contributed over the years such as, the Groundwater Resource in the Shallow Aquifer System.

Village Attorney J.W. Braithwaite noted that the Barrington Area would not be what it is today without the efforts of BACOG and that there is a commonality of preserving a geographic base of School District No. 220.

President Pino stated that Village Presidents associated with BACOG are planning to meet and discuss the future of BACOG.

Motion: Trustee Johnson moved to approve the FY 2011-12 BACOG Budget and Member Assessments; seconded by Trustee Weiner.

Discussion: There was some discussion.

Vote on Motion

By Roll Call: Ayes: President Pino, Trustees Boland, Herrmann, Johnson, Kolar and Weiner.
Nays: None
Absent: Trustee Kafka
Abstain: None

President Pino declared the motion approved.

5. CLOSED SESSION:

Motion: Trustee Herrmann moved a portion of the meeting be closed to the public, effective immediately as permitted by 5 ILCS 120/2(c)(5), to consider the acquisition of real property by the Village, or to consider the selling price of real estate and as permitted by 5 ILCS 120/3(c)(11), to discuss litigation against, affecting, or on behalf of the Village which has been filed and is pending in a court or administrative tribunal or which is probable or imminent and as permitted by 5ILCS 120/2(c)(1) to discuss the appointment, employment, compensation, discipline or performance of specific employees; and as permitted by 5 ILCS 120/2(c) (21) , approval of Closed Session Minutes; seconded by Trustee Kolar.

Vote on Motion

By Roll Call: Ayes: Trustees Boland, Herrmann, Johnson, Kolar, and Weiner.
Nays: None
Absent: Trustee Kafka

6. RECONVENE OF OPEN SESSION

President Pino reconvened open session at 8:47 p.m.
The roll was called and the quorum re-established.

7. Possible action relative to employee salaries

There was no action taken.

8. Adjournment

There being no further business to come before the Board, Trustee Weiner moved to adjourn the Special Meeting; seconded by Trustee Boland. The voice vote was unanimous in favor.

At 8:48 p.m. President Pino declared the meeting adjourned.

These Minutes were approved by the Board at a meeting held June 29, 2011.

Attest:

Kris Lennon, Deputy Village Clerk