

**EXECUTIVE SESSION**

July 14, 2014

**Reason for Executive Session: Personnel and Land Acquisition**

Motion by Sullivan, seconded by Abernathy to convene an Executive Session on July 14, 2014 at 300 Plaza Circle, Mundelein to discuss personnel pursuant to 5 ILCS 120, Section 2(C)(1) and land acquisition pursuant to 5 ILCS 120, Section 2(C)(5). Upon roll call vote, the vote was as follows: Ayes: Sullivan, Abernathy, Meier, Kim, Voss and Semple; nays: none; absent and not voting: none. Motion carried.

Mayor Lentz called the Executive Session to order at 10:16PM.

Call to Order

Clerk Timmerman took the roll. It indicated these members present: Trustees Abernathy, Kim, Meier, Semple, Sullivan and Voss. Village attendance: Village Administrator Lobaito, Chief Sashko, MFD; Deputy Chief Leidig, MFD; Director of Finance Haywood, Director of Public Works & Engineering Boeche, Human Resources Coordinator Maley and Attorney Marino. Also in attendance was Attorney Jill Leka.

Attendance

Village Administrator Lobaito provided an update on recent activity. He stated that the arbitrator served as mediator at two sessions which were productive. He requested the authority to move forward and bring negotiations to a close.

Collective Bargaining –  
International Association  
of Fire Fighters

Attorney Leka stated that the gap on non-economic issues has been narrowed and common ground has been found on economic issues. She detailed the proposed 2012-2016 settlement in the areas of wages, health insurance and sick leave, and sought board approval of such settlement. She stressed that the wage issues are the result of firefighters missing step adjustments during the recession and that the proposed increase achieves equity with comparable communities. She further stated that in September 2013, the board had granted authority for a 3%-5% market adjustment for firefighters and explained that this proposal represents a 4.2% equity increase.

Trustees Abernathy and Voss expressed concerns about fairness to other employees and feel that parity is being lost with the increases to fire and police.

Trustee Sullivan asked if the contract could be extended beyond 2016. Attorney Leka replied that this had been considered but the arbitrator felt that would make achieving compromise more difficult.

Trustee Voss inquired about the cost of providing the same wage increases to all village employees. Village Administrator Lobaito replied that staff will gather data and provide a report.

Collective Bargaining –  
International Association  
of Fire Fighters

A consensus was reached to authorize the bargaining team to move forward. Mr. Lobaito stated that the team will tentatively agree to the compromise package, which will then be reduced to contract form and submitted to the firefighters for ratification. Following that, it will be returned to the board for adoption.

Attorney Leka, Human Resources Coordinator Maley, Chief Sashko and Deputy Chief Leidig departed the meeting.

U.S. Music Property  
Acquisition

Village Administrator followed up on previous interest in the U.S. Music property by some members of the board. He stated that the property had gone into foreclosure and then was sold in a sheriff's sale. There were no bidders and the bank is now in possession of the property. Mr. Lobaito reported that he had reached out to Michael O'Rourke, president of Signature Bank, to ask about the village's annual use of a portion of the property for Community Days. During that discussion, Mr. Lobaito also inquired about the bank's intentions for the property. He informed Mr. O'Rourke that the village is actively promoting the property to developers. Mr. O'Rourke stated that the bank would like to get close to \$3.8 million for the property. Mr. Lobaito stated that the property is worth less than \$500,000. Mr. Lobaito also provided a map of the property, including the flood plain.

Mr. Lobaito then brought up the subject of the Seavey Drainageway improvements, for which \$3 million has been earmarked. Mr. Lobaito stated that the recent developments with the U.S. Music property have brought up the possibility of looking for less intrusive and less expensive ways to solve the Seavey situation. He concluded by stating that he had come to the board to inquire about delaying the Seavey project while looking for a developer interested in purchasing part of the U.S. Music property with the village purchasing the rest.

Trustee Meier voiced her strong support for purchasing the entire U.S. Music property, as she feels it is a critical, long-range component of future downtown development with potential for beautiful open space.

Trustee Semple expressed his support for purchasing the property and suggested that Liberty Township could perhaps be interested in a portion of the property for open space.

Trustee Sullivan noted that this area is a southern gateway to the TIF area and that having it properly developed would enhance the sale of the current Public Works in the future.

Trustee Abernathy interjected that this could be a good area for senior housing.

Attorney Marino suggested an appraiser could appraise the property, excluding the building, and then deduct the cost of demolishing the building, which would result in the market value of the usable land.

U.S. Music Property  
Acquisition (continued)

Mayor Lentz sought consensus on getting an appraisal on the U.S. Music property and temporarily delaying the Seavey improvement project. Trustees Meier, Sullivan, Semple and Abernathy concurred while Trustee Kim disagreed. Trustee Voss stated that pursuing an appraisal is acceptable but not delaying the Seavey project.

Director of Finance Haywood and Director of Public Works & Engineering Boeche departed the meeting.

Mayor Lentz spoke of the need to review and understand proper Executive Session protocol.

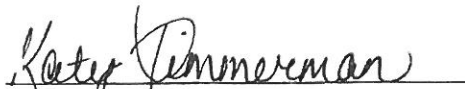
Executive Session  
Protocol

Attorney Marino provided a brief history of such protocol. He stated that there is no legally enforceable way of requiring members of the board to maintain confidentiality where Executive Session topics are concerned; rather, it is left to the moral judgment of individuals to be discreet. He concluded by asserting that the law dictates recessing into Executive Session to discuss certain topics is allowed but not required.

Village Administrator Lobaito stressed that discretion and trust are crucial for candidness to thrive. Mr. Lobaito also outlined the procedure for reviewing and releasing minutes of Executive Sessions.

Motion by Kim, seconded by Abernathy to adjourn the Executive Session. Upon unanimous voice vote, the motion was carried.

The Executive Session was adjourned at 11:33PM.

  
Village Clerk