

MINUTES OF THE REGULAR MEETING OF THE COMMITTEE OF THE WHOLE OF THE VILLAGE OF VOLO HELD JANUARY 16, 2017.

The Regular Meeting of the Committee of the Whole of the Village of Volo was called to order at 7:00 P.M. in the Board Room of the Volo Village Hall, Mayor Stephen Henley presiding.

Roll Call: Trustees Wagner, Porter, Johnson, Heuser, Northam – present; Trustee Buttita – absent. Village Clerk Rydberg – present.

Also present were various staff members.

PUBLIC COMMENT – AGENDA ITEMS: None.

APPROVAL OF MINUTES: REGULAR MEETING OF APRIL 18, 2017

Trustee Porter made a motion, seconded by Trustee Heuser, to approve the Minutes of the Regular Meeting of April 18, 2017. On voice vote – all “aye”. MOTION CARRIED.

DISCUSSION: ACCEPTANCE OF PRIVATE STREETS – TERRA SPRINGS

Lori Ward, President of the Terra Springs HOA, requested the Village consider accepting maintenance responsibility for the private streets within the subdivision (Grandview Court, Harvest Court, Oak Knoll Court, Terra Firma Lane, Terra Meadow Circle, and Terra Vista Court). She noted the HOA, per its Declaration, has obtained approval from 75% of its owners to dedicate the private streets to the Village.

The Trustees felt that accepting maintenance responsibility for the streets, excluding parking areas and cul-de-sac islands, was in the long-term interest of the Village. As the cost of resurfacing these streets is not anticipated in the road resurfacing program, the consensus was to require a capital contribution as a condition of acceptance.

Mayor Henley requested that Terra Springs establish an escrow for out-of-pocket expenses associated with the dedication and acceptance, including an evaluation of the streets and preparation of any required documents.

He directed staff to evaluate the streets and prepare a cost estimate for resurfacing. The Committee will review the information prior to making a recommendation to the Village Board.

DISCUSSION: FIRE SPRINKLER WAIVER REQUEST – 31727 N. US HIGHWAY 12 (MUNSON PROPERTIES II LLC)

Lisa Waggoner, representing Munson Properties II LLC, requested the Village consider waiving the fire sprinkler requirements in Section 10.1A.3 of the Village Code in conjunction with the proposed addition at 31727 N. US Highway 12. She noted the fire sprinkler system would increase the estimated construction cost by 20%, potentially impacting the feasibility of the project.

Administrator May reviewed the Village's fire sprinkler requirements for non-residential buildings (1,500 square feet for new construction; 3,000 square feet for additions and alterations), which are more restrictive than the 2006 International Fire Code.

The Trustees discussed the rationale behind the more stringent requirements. They acknowledged fire sprinklers reduce loss of life and property; however, they expressed concern about the cost, especially for small businesses.

Mayor Henley asked that the Committee provide a recommendation on the current request and suggested a review of the fire sprinkler requirements.

Trustee Johnson expressed reservations about providing a recommendation on the current request without first reviewing the fire sprinkler requirements. He was concerned that doing so may result in an *ad hoc* decision leading to future questions about the Village's application of its regulations.

The Trustees requested additional information on fire sprinkler regulations in other communities as well as the cost of fire sprinkler systems.

Mayor Henley requested that staff compile the requested information for further discussion by the Committee.

NEW BUSINESS: None.

ADJOURNMENT

There being no further business, Trustee Porter made a motion, seconded by Trustee Wagner, to adjourn the meeting. On voice vote – all “aye”. **MOTION CARRIED.**

The meeting was adjourned at 7:45 P.M.

Respectfully Submitted,

Bonnie J. Rydberg
Village Clerk