

VILLAGE BOARD  
Committee of the Whole Meeting  
June 3, 2019  
Lemont Village Hall – Village Board Room  
418 Main St., Lemont, IL 60439

**I. Call to Order**

Mayor Egofske called the COW Meeting to order at 6:30 p.m.

**II. Roll Call**

Present were Trustees, Kittridge, Maher, McClafferty, Sniegowski and Stapleton. Also present were George Schafer, Jason Berry, Mark Herman, Marc Maton, Ralph Pukula, and Christina Smith.

**III. Discussion Items**

**A. Forge at Lemont Quarries License Agreement and Intergovernmental Agreement Discussion**

Village Attorney, Michael Stillman, presented Forge at Lemont Quarries License Agreement and Intergovernmental Agreement with the Board. Lemont Trails Adventure Park (LTAP Acquisition, LLP) has purchased and assembled property within the Heritage Quarry Recreational Area (HQRA) and intends to construct and operate a recreational adventure park to be referred as The Forge and Lemont Quarries. The developer intends to utilize its own property for construction of buildings, and major amenities over a two phased approach, and license adjacent properties from the Village and Township for other components of their operation. In 2017, the developer and the Village entered into temporary license agreements to utilize Village owned reserve strip property for access and project planning. The developer has come through the process to receive zoning entitlements for their overall project and to execute longer term license agreements for the operation of their adventure park. The entitlement requests was discussed at length at the May 20th Committee of the Whole and will be discussed again during a follow-up meeting in front of the Planning & Zoning Commission on June 5th. The issue of the zoning of the parcel along Main Street is still being discussed at that hearing. The Board asked for a few changes on the agreement verbiage.

**B. FY 19 Fourth Quarter Budget Amendment and Budget Update Discussion**

Finance Director, Chris Smith, presented a budget needs to be adopted by the Board before the beginning of the fiscal year and can be amended with Board approval during the course of the fiscal year. On April 9, 2018, the Village passed ordinance O-17-18 adopting the FY2018-2019 Operating and Capital Improvement Budget. This will be the first and final amendment to the FY19 budget. This amendment changes expenditures to account for contracts, emergency maintenance expenditures, and transfers. Additionally, over the course of the fiscal year the Village Board approved 2 court settlements for a total of \$150,000, various TIF contracts, and a new health insurance pool. These actions effected the Village's General Fund revenue/expenditures, Main/Archer TIF, and TOD TIF. Per the attached 4th quarter fiscal year report, the aforementioned budget amendments will cover overages in the Administration, Finance, Community Development and IT areas. Overall the Expenditures are 97% of the Proposed Amended Budget. The Village Board agreed with the aforementioned amendments as well as the proposed loans, staff will prepare the necessary Ordinances and Resolutions for the June 10th Village Board Meeting.

### **C. Strategic Plan status Updates and Future Workshops Discussion**

Village Administrator, George Schafer, presented status checks on various projects in relation to the strategic initiatives of the Village's strategic plan. In addition, there has been interest from members of the board on workshopping certain items that need further discussion and policy direction to staff. Specifically, we will need to look at the residential design standards in the UDO and property maintenance/code enforcement. While we likely won't get into the issues in much detail due to time constraints, the board should discuss potential workshops on these and any other issues soon, either at a COW or a special workshop.

**IV. Unfinished Business – None**

**V. New Business – None**

**VI. Audience Participation – None**

**VII. The Committee of the Whole Meeting adjourned at 9:45 p.m.**